



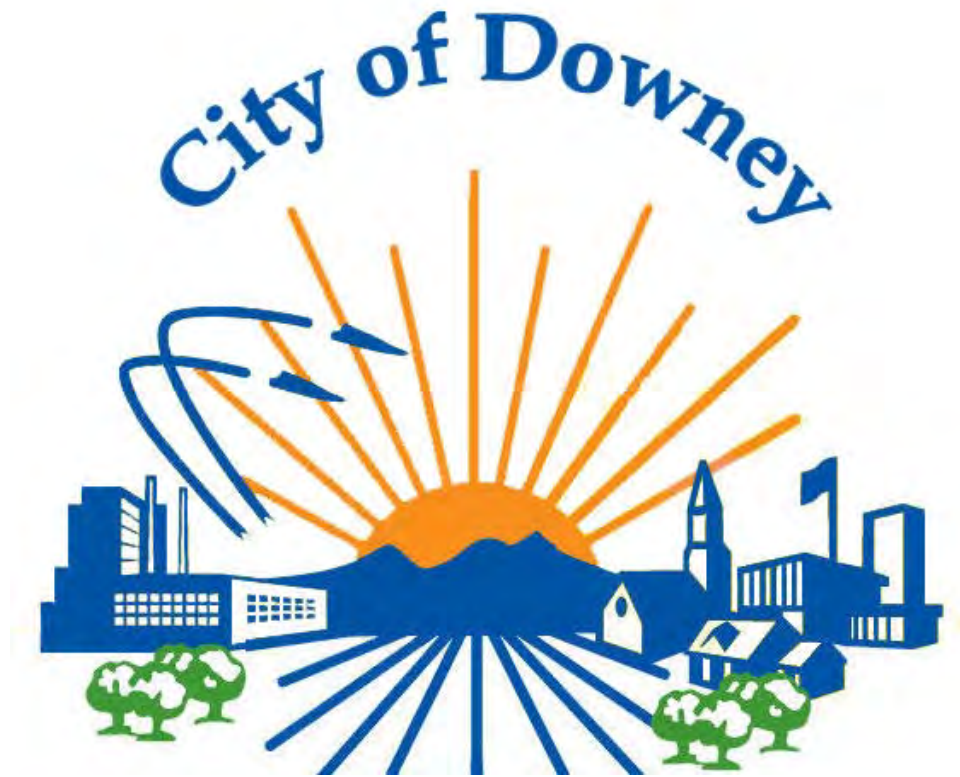
CITY OF DOWNEY 2014-2021 Housing Element

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Prepared for the
City of Downey by ESA



2014-2021 Housing Element



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1. Introduction

1.1 – Housing Overview

1.1.1 – Historical Perspective

The City of Downey is a full service City of more than 112,000 people located in Los Angeles County. As shown in **Figure 1**, Downey is located near and adjacent to four major freeways including Interstates 5, 105, 605 and 710. Settlement in the Downey area first occurred in 1873 when John Downey began subdividing the local Spanish ranchos. Soon after, the Southern Pacific Railroad was completed near the settlements, and the community developed into a hub for local agricultural businesses. By the early 1900s, the City was well established, with a Sunkist packing plant and retail businesses downtown.

The World War II years marked the birth of the aerospace and petroleum industries in Downey. North American Rockwell began producing aircraft for the war, and later became the home of the Apollo and the Space Shuttle programs. In 1956, the City of Downey incorporated amidst a post-war population boom. Following incorporation during the 1950s and 1960s, the population grew from under 30,000 to more than 86,000, as agricultural land was rapidly replaced by new housing developments.

By 1970, almost no agricultural land remained in the community. Downey continued to prosper during the 1970s and 1980s, particularly due to defense industry related employment at the NASA/Rockwell Plant. During this time, the City became even more accessible and central to the Southern California economy with the planning and development of the Interstate 105 and the Metro Green Transit Line with the Lakewood Avenue Station. This transit corridor facility was routed through the southern portion of the City, directly connecting the City of Norwalk with the Los Angeles International Airport and the South Bay-Redondo Beach area. As a result of the development of the freeway and transit line, hundreds of homes were removed and the population of the City declined slightly.

Today Downey is home to numerous families and offers a virtual plethora of employment opportunities. The City's location and freeway access make it an ideal location to reside within the region. The City in recent years is planning for future growth, specifically new residential development, through major planning efforts, like the Downtown Downey Specific Plan. The Specific Plan area has already seen a number of development applications and is positioned to serve as a catalyst for revitalization of key neighborhoods within the City.



Figure 1: City of Downey Location Map





1.1.2 – Demographics

The City's economic and population growth over the past five decades has been accompanied by a shift in the demographic characteristics of the population. Significant changes include an increase in the number of family households in the City, racial composition of the City shifting from a non-Hispanic white majority to a Hispanic majority and a decrease in the average age of residents in the City. Generally, a large proportion of residents living in Downey are young, middle class, families that seek a variety of housing options that are affordable and located strategically to access the region.

1.1.3 – Housing Stock

In 2010, there were a total of 34,836 dwelling units in the City, a nominal increase (0.3 percent) from the 2000 Census. The City's housing stock is predominately characterized by single-family detached dwelling units which comprise 65 percent of the housing stock. As the City plans for future housing activity it is important to note that approximately 86% of the City's housing stock is more than 30 years old and may be in need of repair or rehabilitation.

Despite the limited availability of vacant residentially zoned land in the City, Downey has experienced modest housing growth over the past several decades. Through incentive programs the City has encouraged larger underutilized parcels including large residential estate/agricultural parcels to be recycled and divided into smaller parcels for new single family homes or consolidated for the development of larger projects.

In 2010 the City also adopted the Downtown Downey Specific Plan (Specific Plan). The Specific Plan was initiated by the City to guide growth and facilitate development in the Downtown core, encourage economic revitalization, and create a dynamic center of activity in the City. The 131-acre Specific Plan area is envisioned to take the form of a traditional downtown, including a civic center, transit center and central gathering space supported by commercial and residential development. A key component of the Specific Plan is the introduction of housing into the Downtown area, an existing low density commercial hub, at densities up to 75 dwelling units per acre. The Specific Plan is intended to establish the Downtown as a vibrant urban center with dining, employment, housing, shopping, entertainment, and cultural opportunities all within a short walking distance of one another.

As a successfully developed community, Downey will focus on preserving and enhancing existing housing, while encouraging and facilitating compatible higher



density development within the 2014-2021 Housing Element. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and to improve the quality of life in the City's neighborhoods.

1.2 – Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their Comprehensive General Plans not less than once every five years.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. **Table 1-1** summarizes these State requirements and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

Downey's Housing Element was last updated in 2009 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.



- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

1.2.1 Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Downey is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 814 units, including 210 for very low income, 123 for low income, 135 for moderate income, and 346 for above-moderate income households.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period."

The Housing Element for the 2008-2014 planning period was adopted in 2010 and certified by HCD, but the City was unable to complete the rezoning necessary to



provide adequate sites to accommodate the City’s lower income RHNA. Specifically per Program 5, *Land Use Element/Zoning*, the Downey Landing Specific Plan was not amended to accommodate residential units. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2008-2014) planning period. The City has provided a strategy in **Section 6, Housing Resources**, to address AB 1233 as well the current RHNA allocation.

1.3 – Required Housing Element Contents

State law contains very specific information concerning the content and effect of programs identified to implement the housing element. The State’s housing element requirements are summarized in **Table 1-1**.

Table 1-1: Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 4.1.4
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 4.3.6
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 4.4.4.D
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 6.3.1
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.1
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.2



Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis concerning the needs of the homeless.	Section 65583.a	Section 4.3.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 4.3
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 6.6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 4.5
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 4.5
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 2 Goal 1
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Section 6.3.1
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 6.3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Section 1.4
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 6.1
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Section 6.2

Source: State of California, Department of Housing and Community Development.



1.4 – Public Participation

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

Prior to the submittal of the Housing Element for initial review, two public workshops were held to inform City Council, Planning Commission, residents, and interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshops was to receive feedback related to the current and future housing needs of the City. A public workshop to provide general information on the Housing Element process was held with the City Council on November 27, 2012 and a second workshop with the Planning Commission was held on December 19, 2012. Both workshops were noticed in the Downey Patriot, the local paper, as an 1/8th page ad, and flyers advertising the meetings were mailed directly to stakeholders, posted on the main page of the City's website, and shown on a digital monitor at City Hall. A copy of the flyer and a list of the stakeholder groups that received that mailing are provided in Appendix B.

In December of 2012 the Draft Housing Element was submitted to the State Department of Housing and Community Development for their initial review. In February 2013, the City received news from HCD that after only one round of review the Draft Element had been precertified, meeting all the requirements of State law. To formally adopt the Housing Element, additional hearings are planned before both the Planning Commission and City Council. These meetings are scheduled for May 1 and May 28, 2013, respectively. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, and provided on the City's website in advance of each hearing.



1.5 – General Plan Consistency

The Downey Vision 2025 General Plan is comprised of the following nine elements: 1) Land Use; 2) Economic Development; 3) Circulation; 4) Housing; 5) Open Space; 6) Conservation; 7) Safety; 8) Noise; and 9) Design. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Downey Vision 2025 General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

1.6 – Organization of the Element

The Housing Element sets forth housing goals and policies for Downey to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the **Section 2, Housing Plan**. The updated Downey Housing Element is comprised of the following major components:

1. Preparation of a Housing Plan to address Downey's identified housing needs, including housing goals, policies and programs.
2. An analysis of the City's population, household and employment base, and the characteristics of the housing stock.
3. An updated evaluation of housing need, including the housing needs of very low-income households and the disabled.
4. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
5. Preparation of an inventory of housing resources including potential housing sites in the community to accommodate and facilitate housing development.
6. An assessment of past housing element accomplishments.



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2. Housing Plan

For the City of Downey the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period. Downey's housing goals, policies, and programs address the following five major areas:

1. Housing and Neighborhood Conservation;
2. Adequate sites to achieve a diversity of housing;
3. Opportunities for affordable housing;
4. Removal of governmental constraints, as necessary; and
5. Promotion of equal housing opportunities.

Downey's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs which have been added to address the City's housing needs.



Goal 1: Preserve and Improve Existing Housing

Continued maintenance and preservation of the existing housing stock in Downey is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 1.1: Monitor and enforce building and property maintenance code standards in residential neighborhoods.

Policy 1.2: Promote the repair, revitalization, and rehabilitation of residential structures which have fallen into disrepair.

Policy 1.3: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing values and neighborhood quality.

Policy 1.4: Provide a high quality of services to maintain the appearance of neighborhoods and quality of life of residents.

Policy 1.5: Pursue comprehensive neighborhood preservation strategies for portions of the community that need reinvestment.

Program 1 - Code Enforcement

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues. The Code Enforcement Division handles approximately 70 complaints a month for these types of violations. Building code violations are referred to the Building Division and to housing staff for rehabilitation assistance.

Program Objective: Continue to conduct inspections on a complaint basis through the City's Code Enforcement Division.



Funding Source: General Fund, CDBG

Responsible Agency: Code Enforcement

Time Frame: 2014-2021

Program 2 – The Housing Rebate and Grant Program

The Housing Rebate and Grant Program will offer homeowners the opportunity to apply for small grants and loans to complete improvement projects on their properties. The Housing Grant Program provides assistance for very low income households, offering grants up to \$10,000 to allow residents to address code enforcement violations, health and safety concerns and complete exterior painting. The Grant Program also provides funding to residents to complete exterior and interior home repairs as well as perform architectural modifications to achieve ADA compliance or reasonable accommodation for residents with disabilities. The Housing Rebate portion of the program will focus on providing a refund of 50% or 80%, to homeowners that have completed a wide range of property, structural, and energy/water conservation improvements.

Program Objective: Address property, structural, and energy/water conservation improvements for low income homeowners in the City. The City anticipates that 10 projects will be assisted annually based on funding availability.

Funding Source: CDBG and HOME

Responsible Agency: Housing

Time Frame: 2014 – 2021



Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing Division, the use of additional affordable housing assistance programs, as appropriate, to preserve existing affordable units that are at risk of converting to market-rate. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities. Similarly, the City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Program Objective: City Staff will maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

Funding Source: CDBG, HOME

Responsible Agency: Housing

Time Frame: 2014 – 2021



Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City provides information on their website and will continue to periodically update their literature regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all new and existing residential projects. The City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program that are intended to help homeowners implement energy conservation measures. Additionally, as part of the Housing Preservation Program and the Home Improvement Loan Program, outlined above, residents can apply for loans to increase the energy efficiency of their home.

Program Objective: Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. Encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures. Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design.

Funding Source: General Plan

Responsible Agency: Planning

Time Frame: Ongoing 2014-2021 – The City will continue to monitor technology advances and new materials and equipment and review new ordinances when appropriate.



Goal 2: Encourage a variety of housing types to meet the existing and future needs of City residents.

Downey strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner households.

Policy 2.1: Provide adequate sites and zoning to encourage and facilitate a range of housing to address the regional fair share allocation.

Policy 2.2: Encourage infill development and recycling of land to provide adequate residential sites.

Policy 2.3: Facilitate and encourage the development of affordable housing for seniors, large families, and other identified special housing needs.

Policy 2.4: Assist private and nonprofit developers in providing affordable housing to low-income residents and special needs groups.

Program 5 – Housing Opportunity Sites

The Downey Land Use Element and Zoning Code provide for a variety of residential land uses to accommodate the City's 2014-2021 Regional Housing Needs Allocation (RHNA). The Zoning Code includes provisions for second units on R-1 and R-2 zoned lots in the City's Second Unit Development Overlay (SUD) districts, development of additional units on R-1 and R-3 zoned sites that are currently underutilized, and future residential development within the Downtown Downey Specific Plan area. The adopted Downtown Downey Specific Plan, which includes five land use districts allows for mixed use development, which promotes new residential development at densities up to 75 du per acre. To encourage and facilitate the development of a variety of housing types, the City will provide information on housing opportunity sites identified in the Housing Element and any additional areas of the City to interested developers.

Program Objective: Staff will continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community through an updated inventory available throughout the 2014-2021



planning cycle. Provide information to interested developers and on the City's website about potential residential opportunity sites.

Funding Source: General Fund

Responsible Agency: Economic Development

Time Frame: Ongoing 2014-2021

Program 6 - Second Unit Zoning

The City has many large lots (7,500 square feet and above) that are underutilized and that can accommodate additional housing. To facilitate affordable rental units for families, the City allows second unit developments. There are 24 designated second unit development areas, 17 of which have potential to accommodate new development. In the R-1 zone, the second unit must be a detached structure; otherwise, it can be attached to the primary unit. In all cases, however, the secondary units cannot be sold separately from the primary unit and the owner must live in one of the units.

Recently adopted amendments to the second unit zoning program (November 2008) included allowing second units administratively and permitting a reduction in the required lot size (from 10,000 sq. ft. to 7,500 sq. ft.) to qualify for a second unit, thus increasing opportunities to construct second units in the City. Second units, also known as "granny flats," are a practical method for a family to maximize the available land on their own lot. By utilizing land and utilities, a family minimizes construction costs. The City is capitalizing on the Zoning Code by increasing the stock of affordable units while maintain the existing single-family neighborhoods.

Development of second unit housing provides lower-income households an affordable housing opportunity typically within a single-family neighborhood setting. Therefore, the City will continue to allow for second units to be constructed within the Second Unit Overlay.

To ensure greater participation on behalf of Downey residents in the program, the City is committing to a public outreach program to encourage second unit development, including advertising second unit development opportunities on the City's website, in local newspapers, in local utility bills, and at various community centers, including the Public Library.

The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation



by Downey residents.

Program Objective: Based on previous planning periods, it is reasonable to expect 8-12 second units to be constructed during the planning period, therefore. Throughout the planning period, the City will inform eligible property owners of the potential to construct second units through updated handouts and information on the City's website.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021

Program 7 - Senior Housing Zoning

The City facilitates and encourages the construction of senior housing. Senior housing is currently permitted in the R-3 (Multi-Family Residential), C-3 (Central Business District), C-M (Commercial Manufacturing), H-M (Hospital Medical Arts), and DDSP (Downtown Downey Specific Plan). Additionally, senior housing is allowed in the M-U (Mixed Use) zone, subject to the approval of a Conditional Use Permit. Affordable senior projects are permitted at densities up to 50 units per acre. To assist and facilitate the development of affordable senior housing, the Zoning Code permits the following additional incentives: reduced parking standards (only 1 space per unit), reduced unit sizes (studio at 550 square feet, plus 150 additional square feet for each bedroom), height (up to 4 stories), and increased maximum lot coverage (60 percent). The City is committed to informing developers of the Senior Housing program incentives and will strive to promote the application to further encourage development.

Program Objective: The City will continue to offer incentives to developers to facilitate the development of alternative housing models that are favorable to senior residents. Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: Ongoing 2014 – 2021



Goal 3: Provide Housing Assistance Where Needed

Downey is home to a number of groups with special housing needs, including seniors, large families, developmentally disabled persons, disabled persons, single parent families, and extremely low-income individuals, among others. These groups may face greater difficulty in finding decent and affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, disability, or health issues. The City will continue to cooperate with the County to assist low income home owners and promote neighborhood stability. Incentive programs, such as City's density bonus allowance for projects with affordable units will also continue and will offer a cost effective means of supporting affordable housing development.

Policy 3.1: Use public financial resources, as feasible, to support the provision of housing for lower income households and special needs groups.

Policy 3.2: Provide rental assistance to address existing housing problems and provide homeownership assistance to expand housing opportunities.

Policy 3.3: Support the conservation of mobile home parks, government-subsidized housing, and other sources of affordable housing.

Policy 3.4: Further public-private partnerships to develop, rehabilitate and maintain affordable housing.

Program 8 - Mortgage Credit Certificate

The City participates in the federal Mortgage Credit Certificate Program operated by the Los Angeles County Community Development Commission. The MCC program allows qualified first-time homebuyers to take an annual credit against their federal income taxes of up to 10 percent of the annual interest paid on the applicant's mortgage. The MCC helps the buyer qualify for a loan by allowing an authorized lender to reduce housing expense ratio by the amount of the tax savings, allowing homebuyers more income available to make monthly payments. While the City is not directly responsible for the administration of this



program, Staff can direct residents to the County website and provide information on the program at City Hall, on the City website and in public places.

Program Objective: Continue participation and distribute fliers and advertise program availability.

Funding Source: General Fund

Responsible Agency: Housing

Time Frame: 2014-2021

Program 9 - Section 8 Rental Assistance

The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City maintains an on-going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Downey. The City's Housing Division keeps record on the number of households in Downey that participate in the Section 8 program. On average, there are approximately 620 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals. While the City is not directly responsible for the administration of this program, Staff can direct residents to the County website and provide information on the program at City Hall, on the City website and in public places.

Program Objective: Continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority. The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.

Funding Source: County Housing Authority

Responsible Agency: Housing

Time Frame: 2014 - 2021



Program 10- Los Angeles County Partnership

As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Community Development Commission (CDC) and Los Angeles County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include:

- Housing Economic Recovery Ownership (HERO),
- Home Ownership Program (HOP),
- American Dream Down Payment Initiative (ADDI),
- The Single Family Grant Program (SFGP), and
- The Single Family Rehabilitation Loan Program.

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website and at City Hall.

Program Objective: Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.

Funding Source: County Housing Authority

Responsible Agency: Housing

Time Frame: 2014 - 2021



Goal 4: Remove Governmental Constraints

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources to absorb additional costs. The City is committed to removing governmental constraints that hinder the production of housing and offers a streamlined permitting process to facilitate efficient entitlement and building permit processing. In addition to the density bonuses and flexible development standards already in place, the City proposes revisions to the Zoning Ordinance to encourage housing opportunities for extremely low-income households and special needs persons.

Policy 4.1: Review development fees annually to ensure that fees and exactions do not unduly constrain the production and maintenance of housing.

Policy 4.2: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.

Policy 4.3: Utilize density bonuses, fee reductions, or other regulatory incentives to minimize the effect of governmental constraints.

Policy 4.4: Utilize the Housing Authority as a tool to provide sites and assist in the development of affordable housing.

Program 11 – Remove Development Constraints

City Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as disabled individuals. The City of Downey is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. The City will work with the developer through density bonuses or a PUD if necessary and will further review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In the interim, Staff will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide



development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.

Program Objective: On an annual basis, the City will review development standards, to ensure that the development of lower income housing can occur. Revise the development code to address all constraints identified in Section 5 of the Housing Element. Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021

Program 12 - Density Bonus

To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low income households; or (2) at least 5 percent reserved for very low income households; or (3) at least 50 percent reserved for senior households. The units must remain affordable for at least 30 years if both the density bonus and development incentives are granted, and 10 years if only the density bonus is granted. Additional incentives are available with planned unit developments. Developers are informed of the Density Bonus Program through contact with Community Development Department staff members and handouts.

Program Objective: Inform and encourage developers to utilize the density program by promoting the program on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021



Program 13 - Planned Unit Developments

The Planned Unit Development (PUD) process provides developers with the opportunity to plan creative projects that are not constrained by the literal application of zoning codes. The PUD application process allows for flexibility in site development standards and encourages innovative and imaginative land use concepts. The standards of the base zone apply in Planned Unit Developments; however, density, setbacks, and open space requirements are calculated on a project wide basis.

Program Objective: Continue to encourage Planned Unit Developments as a means to provide affordable housing through creative land use techniques. Inform developers of the density incentives under the program

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021

Program 14 - Streamline Processing

The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City modified the application packet to simplify and streamline the application process. The City has also been computerizing property data to provide more reliable information to the public in a more cost-effective manner using new permitting software by Accela. This includes zoning, general plan, land use, property owner information, prior planning cases, county assessor maps, and digital aerial photographs for each parcel. The City's comprehensive zoning map and general plan land use map have also been computerized using enhanced geographic information system technology.

Program Objective: Continue to monitor permit processing times and investigate ways to streamline the process. Continue to digitize information including building permits and the Zoning Code.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021



Program 15 – Prioritize Housing Program Activities

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain Downey's stable yet aging housing stock. In addition, the City uses CDBG and HOME funding sources to assist in improvements and expansions to the City's existing housing stock. Similarly, funds are made available (through the Section 8 program) to address renter over payment issues. Finally, priority status has been given to the use of redevelopment agency housing set-aside funds to construct new housing affordable to low income residents.

The City recognizes that housing priorities shift over time as housing needs change. The characteristics of the City's current housing need have been identified through the Housing Needs Assessment specifically the analysis of the special needs groups. Based on the needs analysis in this Housing Element, there is a need to provide affordable rental units for large families. The City will also prioritize its program activities to meet the needs of other special needs groups, including extremely-low income households, and people with disabilities including developmental disabilities.

Program Objective: Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City's Consolidated Plan.

Funding Source: Section 8, CDBG, HOME

Responsible Agency: Housing

Time Frame: 2014-2021

Program 16 - Planning and Development Fees

The City conducts annual internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. In addition, the City recently conducted a comprehensive review of its internal organization, operations, and finances. Included in this comprehensive study were recommendations for changes to the City's fee structure, including development fees.

Downey also streamlines the permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant.



Program Objective: Continue to conduct annual reviews of planning and development fees.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: 2014-2021

Program 17 - Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Downey is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers, all of which are City of Downey service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Program Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.

Funding Source: General Fund

Responsible Agency: Planning; Public Works

Time Frame: 2014-2021

Program 18 - Flood Management

In accordance with Government Code Section 65302, as part of the current General Plan update process the City shall review and revise where appropriate the Conservation and Safety Elements to consider flood risks when making land use decisions. Specifically, the City shall upon the next revision of the housing element on or after January 1, 2009, the Conservation Element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.

Upon the next revision of the housing element on or after January 1, 2009, the



Safety Element shall identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

Program Objective: Ensure that flood risks are considered when making land use decisions.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: Following Housing Element certification

Program 19 - Lot Consolidation

Parcels identified as part of the Downtown Downey Specific Plan zone range in size from approximately 0.5 acres to 2.5 acres and in some cases are narrow or shallow in size, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, the City offers incentives to encourage lot consolidation including: a reduction in the minimum lot size/dimensions. Also, when feasible Staff encourages applicants to utilize the Lot Line Adjustment process to consolidate parcels, which is an administrative process with lower fees. To encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the Downtown Downey Specific Plan area, the City may also offer to subsidize a portion of development fees. The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.

Program Objective: Encourage lot consolidation of smaller parcels to accommodate projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher.

Funding Source: General Fund

Responsible Agency: Planning

Time Frame: Following Housing Element certification



Goal 5: Promote Equal Housing Opportunities

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of age, race, religion, family status, or physical disability. The City, attempts to achieve this through reasonable accommodation and through a partnership with the Fair Housing Foundation of Long Beach.

Policy 5.1: Encourage the use of barrier-free architecture in new housing developments.

Policy 5.2: Provide Fair Housing Services.

Program 20 - Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Downey is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of Downey encourages and promotes accessible housing for persons with disabilities. This includes the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction.

The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the Housing Rebate and Grant Program, and will continue to direct eligible residents to apply for funds. Applicants can apply for grants or a rebate to complete improvement projects that remove constraints to their living facilities. In general, City Staff takes into consideration the provisions of the Americans with Disabilities Act (ADA) in the review and approval of housing projects and grants modifications and



deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City anticipates that they will have formal reasonable accommodations prepared by 2013, however in the instance that formal procedures are not implemented during the 2008-2014 planning period due to Staff cutbacks, the City would ensure that they are implemented within one year of Housing Element adoption.

Program Objective: Administer the Housing Rebate and Grant Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Provide information in public places regarding the City's reasonable accommodation ordinance that expands upon the provisions of the Housing Rebate and Grant Program and make information on this program more widely available to residents. If necessary implement reasonable accommodate procedures within one year of

Funding Source: General Fund

Responsible Agency: Housing, Planning, and Building

Time Frame: 2014-2021- Provide informational handouts and information on the City's website about reasonable accommodation procedures and the Housing Rebate and Grant Program.

Program 21 - Fair Housing

The City will continue to contract with a Fair Housing Foundation to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the Fair Housing Foundation include counseling and mediation between tenants and landlords. The Fair Housing Foundation also conducts seminars and information activities throughout the region. The City will refer fair housing complaints to the Fair Housing Foundation as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations.

Program Objective: Continue to assist households through the Fair Housing Foundation, and continue to refer fair housing complaints to the Fair Housing Foundation.

Funding Source: CDBG

Responsible Agency: Housing

Time Frame: 2014-2021



City of Downey



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3. Quantified Objectives

3.1 – Affordable Housing Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Downey cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, substantial rehabilitation of substandard units and the conservation of affordable housing. New construction of affordable units focuses on the City's ability to accommodate its combined remaining RHNA allocation of 1,201 units (see Table 6-4) on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community.

In addition to new construction, the City anticipates that approximately 10 units will be assisted annually through the Housing Rebate/Senior Grant Program, as outlined in **Section 2, Housing Plan**. As indicated in **Table 4-25** there are four ownership properties at risk of transitioning to market rate prices that the City is monitoring. In total the City anticipates that approximately 182 units will be constructed in the upcoming planning



period, 4 units will be preserved through rent subsidies, 70 units will be rehabilitated or assisted through City programs and 1,201 units will be facilitated and accommodated through the housing sites inventory as presented in **Section 6, Housing Resources**.

In total the City anticipates that 1,457 units will be constructed, preserved or rehabilitated during the planning period, which is more than appropriate to accommodate the City’s remaining RHNA allocation.

Table 3-1: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction (a)	2	10	50	20	100	182
Units accommodated by opportunity sites	239	239	242	135	346	1,201
Rehabilitation (b)	0	0	0	0	0	0
Conservation/Preservation (c)	0	0	4	0	0	4
Units Assisted through Programs(d)	0	20	20	30	0	70
TOTAL	241	269	316	185	446	1,457

Source: City of Downey, 2012.

Notes:

- (a) Construction objectives represent the number of units the City realistically expects might be constructed within the planning period, as opposed to the “units accommodated by opportunity sites” which includes the City’s remaining RHNA.
- (b) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. The rehabilitation objective is consistent with the City’s Housing Plan.
- (c) The conservation/ preservation objective is consistent with the City’s total count of affordable units that are permanent but could potentially be at-risk units including 4 at risk ownership units.
- (d) The units included in the table as assisted through programs includes 10 households assisted annually through the Housing Rebate and Grant Program. The number of units was estimated by income category based on past utilization of the program.

4. Housing Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Downey. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Downey in an effort to determine the specific housing needs of the City and its residents.

4.1 – Population Trends and Characteristics

4.1.1 Population Growth Trends

The 1990 U.S. Census reported that the City of Downey had a population of 91,444 persons. The number of residents grew to 107,323 by the year 2000, marking an increase of 15,879 people in ten years. This was a 17.4 percent increase. During the same period, Los Angeles County's population grew 7.4 percent from 8,863,164 to 9,519,338. The City's population growth rate was 2.4 times the County's population growth rate. In comparison to the cities surrounding Downey (including Bellflower, Bell Gardens, Norwalk, Paramount, Pico Rivera, and South Gate), Downey had the highest population growth rate. The surrounding cities experienced population growth rates ranging from a low of 2.6 percent in Bellflower to a high of 15.9 percent in Paramount with an average growth rate of 8.9 and a median average population growth rate of 9.6 percent.

Based on the U.S. Census, in 2010 the City's population was 111,772, a 4.1 percent increase from the population reported in 2000. In comparison to Los Angeles County, the City's growth rate was lower than the countywide growth rate of 10.7 percent.

Overall, between 1990 and 2010, the total population growth in Downey was 22.2 percent. During this same period, the growth rate for Los Angeles County was 10.7 percent. The growth rate for Downey was nearly 2 times the County's growth rate. The cities surrounding Downey experienced population growth rates during this period ranging from a low of 6.3 percent in Pico Rivera to a high of 24 percent in Bellflower. **Table 4-1** indicates population growth trends for Downey and surrounding communities.



Table 4-1: Population Growth Trends

Jurisdiction	1990	2000	2010	Percent Change 1990-2010
Downey	91,444	107,323	111,772	22.2%
Bellflower	61,815	63,428	76,616	23.9%
Bell Gardens	42,355	44,054	42,072	-.01%
Norwalk	94,279	103,298	105,549	11.9%
Paramount	47,669	55,266	54,098	13.4%
Pico Rivera	59,177	63,428	62,942	6.3%
South Gate	86,284	96,375	94,396	9.4%
Los Angeles County	8,863,164	9,519,338	9,818,605	10.7%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

4.1.2 Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low to moderate priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** shows the age distribution of the population of the City of Downey in 2010, and the proportionate age distribution Los Angeles County residents in 2010.

According to the 2010 Census, Los Angeles County, as a whole, can be characterized as having a young population (34.8 years in 2010). Downey follows this trend with a median age of 33.3 years in 2010. In Downey, preschool and school age residents comprised 30 percent of the population in 2010. Young adults between the ages of 25 and 44 comprised 29.5 percent of the population. Finally, senior residents, ages 65 years and older, comprise approximately ten percent of the total population. As the majority of the population is school age or considered to be a young adult, it evident the Downey is predominately made up of families.



Table 4-2: Age Distribution

Age Group	2010			
	Los Angeles County		Downey	
	Population	Percent	Population	Percent
Preschool, under 5 years	645,793	6.6%	7,814	7%
School Age, 5-19 years	2,066,165	21.1%	25,782	23.1%
College Age, 20 to 24 years	752,788	7.7%	8,484	7.6%
Young Adults, 25 to 44 years	2,906,057	29.6%	33,056	29.5%
Middle Age, 45 to 64 years	2,382,103	24.2%	25,057	22.5%
Senior Citizens, 65 and over	1,065,699	10.9%	11,579	10.3%
Total	9,818,605	100%	111,772	100%
Median Age	34.8		33.3	

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

4.1.3 Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of Downey residents between 2000 and 2010.

In Downey, between 2000 and 2010, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group, transitioning from a white, non-Hispanic majority. In 2010, the Hispanic population made up 70.7 percent of the total population, a 12.8 percent increase from 2000.

In addition to the Hispanic Origin/White, Non-Hispanic demographic trends, between 2000 and 2010, the Black (African-American) population decreased by 3.8 percent, and the Asian/Pacific Islander population increased by 0.4 percent. The 2010 Census identified 495 Black, and 608 Asian/Pacific Islander residents in the City. In 2010 the U.S. Census also reports that 320 people identified as American Indian a significant decrease from 929 persons in 2000.



Table 4-3: Racial and Ethnic Change

Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
Hispanic or Latino ^(a)	62,089	57.9%	78,996	70.7%
White Alone	30,851	28.7%	43,469	38.9%
Black or African American Alone	4,502	4.2%	495	0.4%
American Indian and Alaska Native Alone	929	0.9%	608	0.5%
Asian Alone	8,308	7.7%	320	0.3%
Some Other Race Alone	31,180	29.1%	30,578	27.4%

Source: U.S. Census 2000 Summary File 1 (SF 1) - Sample Data and U.S. Census Bureau 2010 Summary File 2 (SF 2) - Sample Data.

Notes:

^(a) Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

4.1.4 Employment

The 2010 U.S. Census reports that there were 54,941 people in the Downey labor force. As shown in **Table 4-4**, there were 49,557 Downey residents employed, indicating an unemployment rate of 9.8 percent. Out of the six occupational categories listed in Table 4-4, 20.4 percent of the employed worked in educational services, and health care and social assistance occupations. The next highest category (with 11.4 percent of the employed) is retail trade. Generally, pay compensation for managerial, professional and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed below are so broad, it is difficult to draw more specific conclusions.

The construction industry has a 6.7 percent share of the employed labor force for the City. Current industry trends in Southern California suggest a significant drop in construction industry employment. The residential construction industry, although recently booming, has stalled and shrunk due to the contracting of the housing market as of the writing of this document. The education, health and social services industry, however, has been growing and is expected to continue to grow as long as the State population continues to grow and the aging “baby boomer” population continues to grow.



Table 4-4: Employment by Sector

Industry Sector	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	158	0.3%
Construction	3,313	6.7%
Educational services, and health care and social assistance	10,103	20.4%
Manufacturing	6,422	13.0%
Wholesale trade	3,020	6.1%
Retail trade	5,754	11.6%
Transportation and warehousing, and utilities	3,420	6.9%
Information	937	1.9%
Finance and insurance, real estate and rental leasing	3,640	7.3%
Professional, scientific, management, and administrative services	4,175	8.4%
Arts, entertainment and recreation	4,039	8.2%
Public administration	2,133	4.3%
Other professions	2,443	4.9%
Total (civilian employed population)	49,557	59.2%

Source: 2006-2010 American Community Survey 5-Year Estimates.

4.2 – Housing Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

4.2.1 - Household Composition and Size

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or



blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2010 U.S. Census, there were 33,936 households in the City of Downey with an average household size of 3.27 persons. Of these households, 26,490 (approximately 78 percent) were families. Generally, Downey was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprise 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 16.8 percent of all households in Downey were single person households. The remaining 5.1 percent of households were unrelated non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-5**.

Table 4-5: Downey Household Characteristics

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	23,519	74.6%	26,490	78.1%	12%
With children	14,197	43.0%	13,583	40%	-4.3%
Without children	9,322	28.2%	12,907	60%	38.5%
Singles	6,479	20.6%	5,721	16.8%	11.6%
Other non-families	1,513	4.8%	1,725	5.1%	392%
Total Households	31,511	100%	33,936	100%	2.8%
Average Household Size	3.20		3.27		
Average Family Size	3.55		3.68		

Source: U.S. Census Bureau 2000 and 2010.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As indicated in **Table 4-5**, between 2000 and 2010, the average household size in Downey increased significantly from 3.20 to 3.27 persons per household. However, as



noted in **Table 4-6**, among neighboring cities, Downey had the third lowest persons per household compared to its neighboring cities. The persons per household among neighboring cities range from a low of 3.13 persons per household in the City of Bellflower to a high of 4.18 persons per household in the City of Bell Gardens. The County of Los Angeles had 2.97 persons per household in 2010.

Table 4-6: Average Household Size

City	Persons Per Household
Downey	3.27
Bellflower	3.13
Bell Gardens	4.18
Norwalk	3.73
Paramount	3.72
Pico Rivera	3.80
South Gate	3.97
Los Angeles County	2.97

Source: U.S. Census Bureau: State and County QuickFacts, 2010.

4.2.2 – Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2011 American Community Survey, 2,288 households, or 6.74 percent of all households in Downey were overcrowded. Of this total approximately 955 were renter households, representing 2.9 percent of all overcrowded households and 5.7 percent of all renter households. The incident of overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a City.



Table 4-7: Overcrowding by Tenure

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	16,776	955	5.6%	761	4.5%
Owners	16,866	1,333	7.9%	461	2.7%

Source: U.S. Census Bureau, 2011 American Community Survey.

4.2.3. – Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. According to the 2010 Census, the median household income in Downey was \$59,674 per year. The median household income for the County of Los Angeles was less but close to the City median at \$55,476 per year. Among neighboring cities, the median household income ranged from a low of \$39,167 in Bell Gardens to a high of \$50,565 in Bellflower. The \$45,667 median household income for the City of Downey was the third highest among neighboring cities, behind Bellflower at \$59,674 and Norwalk at \$60,488.

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 2010 MFI for the Los Angeles County MSA (\$63,000) was used to interpolate the City's income distribution from the census according to the above categories. The income distribution of the City of Downey, based on 2010 Census data, is presented in **Table 4-8**. In 2010, it is estimated that: 7 percent of the households earned less than \$14,999 annually; 20 percent earned between \$15,000 and \$34,999 annually; 15 percent earned between \$35,000 and \$49,999 annually; 21 percent earned between \$50,000 and \$74,999 annually; and 37 percent earned above \$75,000 annually.



Table 4-8: Downey Household Income – 2010

Income Level	No. of Households	% of Total
< \$10,000	1,143	3.4%
\$10,000 - \$14,999	1,296	3.9%
\$15,000 - \$24,999	3,358	10.1%
\$25,000 - \$34,999	3,309	9.9%
\$35,000 - \$49,999	4,903	14.7%
\$50,000 - \$74,999	6,997	21.0%
\$75,000 - \$99,999	4,691	14.0%
\$100,000 - \$149,000	5,296	15.9%
\$150,000 +	2,399	7.2%
Total Reporting	33,392	100%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

4.2.4 – Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. In 2010, there were 27,917 total households paying mortgage or rent, of those households 55 percent were overpaying for housing according to the Census. Of these overpaying households, 7,165 (45 percent) were households with a mortgage, while the remaining 8,409 households (55 percent) were in renter-occupied units. **Table 4-9** summarizes housing overpayment statistics by tenure for the City of Downey and also LA County.

Table 4-9: Summary of Housing Overpayment in Downey

Overpayment	Households	Percent	LA County Percent
Owners with mortgage	12,091	--	--
Overpayment (>30% income on housing)	7,165	55.6%	55.1%
Occupied units paying rent	15,826	--	--
Overpayment (>30% income on housing)	8,409	53.9%	56.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey



4.3 – Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition. **Table 4-10** summarizes the special needs populations in Downey. Each of these population groups, as well s their housing needs is described below.

Table 4-10: Special Needs Groups

Special Needs Group	Persons	Households	Percent ^(a)
TOTAL Persons or Households in City	110,921	33,392	
Large Households (5+ persons)		7,615	22.8%
Renter		3,159	(41.4%)
Owner		4,456	(58.6%)
Seniors (65+)	11,099		10.0%
With a Disability	4,416		(39.6%)
Senior Households		6,047	18.1%
Renter		1,503	(24.8%)
Owner		4,544	(75.2%)
Persons with Disability	9,267		8.4%
Female-Headed Households		5,416	16.2%
with Related Children		3,286	(60.7%)
Farm workers ^(b)	158		0.3%

Source: 2006-2010 American Community Survey 5-Year Estimates.

Notes:

^(a) Numbers in () reflect the percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households the number of renter versus owner households is divided by the total number of large households in the City.

^(b) Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.



4.3.1 – Elderly

The special housing needs of the elderly are an important concern in Downey. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2009-2011 American Community Survey, 11,099 City residents, or 10 percent of the total population, were 65 years old or older. In terms of tenure, 4,544 owner-occupied and 1,503 renter-occupied units were headed by occupants 65 years old or older. Many elderly persons have limited income potential, as they are most often retired and have fixed income. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period. The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. In 1999 a 31-unit senior housing complex, Heritage Courts Senior Apartments was developed that is 100 percent affordable and limited to residents 65 or older. Within the complex there are 12 one-bedroom units and 19 two-bedroom units. The covenant on the development does not expire until 2039.

The City will continue to work with developers to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through the Housing Rebate and Grant Program.

4.3.2 – Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-11**, the 2008 - 2010 American Community Survey Estimates indicates that 7.8 percent of Downey's population age 18 years and older has some form of work or mobility/self-care disability. A total of 8.2 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income



disabled persons are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

Table 4-11: Disability Status of Non-Institutionalized Persons

Age and Disability Status	Number	Percent ^(d)
Persons 18-64 Years Old	4,851	7.0%
With Employment Disability ^(a)	1,549	2.2%
Mobility/Self-Care ^(b)	2,002	2.9%
Sensory, Physical & Mental ^(c)	2,166	3.1%
Persons 65 Years and Over	4,416	39.6%
With Employment Disability ^(a)	1,257	11.4%
Mobility/Self-Care ^(b)	3,994	36.0%
Sensory, Physical & Mental ^(c)	2,861	25.8%
Total Persons, 18 Years and Over	9,267	
With Employment Disability ^(a)	2,806	
Mobility/Self-Care ^(b)	5,996	
Sensory, Physical & Mental ^(c)	5,027	

Source: U.S. Census Bureau, 2008 - 2010 American Community Survey.

Notes:

(a) Census data that represents persons with cognitive disability.

(b) Census data that represents persons with self-care and an independent living difficulty.

(c) Census data that represents persons with hearing and vision difficulty.

(d) Percent of persons disabled of the represented population.

4.3.3 – Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral



palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-12 provides information from the South Central Los Angeles Regional Center of on the number of developmentally disabled individuals in the City of Downey. In 2012, there were approximately 268 individuals actively utilizing services at the Regional Center for a developmental disability.

Table 4-12: Developmentally Disabled Residents by Age

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
90239	0	0	0	0	0	0
90240	76	67	24	4	2	173
90241	124	111	63	15	5	318
90242	95	113	41	12	7	268

Source: South Central Los Angeles Regional Center, 2012.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the South Central Los Angeles Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially



persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

4.3.4 – Large Households

The 2010 Census reports that 7,615 households (22.8 percent) in the City of Downey are large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 3,159 large households are renter households, representing 41.4 percent of all large households and 18.9 percent of all renter households in the City.

There are approximately 13,826 housing units in the City with four or more bedrooms. There are an additional 6,326 3-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan.

4.3.5 – Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2006 – 2010 American Community Survey indicates that there are 6,418 female-headed households in the City of Downey, of which 3,286 have children under the age of 18. These numbers account for approximately 19 percent and 9.8 percent, respectively, of all households in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent,



respectively, of all households in the County. The percentage of female-headed households within the City is slightly higher than that of County as a whole.

4.3.6 – Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2006 – 2010 American Community Survey reported that less than one percent of the City of Downey’s residents (158 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Downey’s urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

4.3.7 – Extremely Low-Income Households

According to 2005 – 2009 CHAS data generated for the City, there were approximately 4,310 very low-income households living in Downey. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 4,055 extremely low income households in Downey (renters and owners). **Table 4-13**, below, includes data characterizing affordability and other housing problems in Downey for various income groups.

There are limited opportunities to address the housing needs of extremely low-income households in Downey. However, the needs of this special needs group are taken into consideration and are generally addressed through the City’s overall programs for housing affordability.



Table 4-13: Housing Problems for All Households

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	2,850	1,205	4,055
# with any housing problems	2,525	865	3,390
# with cost burden > 30%	2,435	855	3,290
# with cost burden > 50%	2,160	725	2,885
Very Low-Income (31-50% MFI)	2,625	1,685	4,310
# with any housing problems	2,520	1,040	3,560
# with cost burden > 30%	2,435	1,040	3,475
# with cost burden > 50%	890	855	1,745
Low-Income (51-80% MFI)	4,250	2,280	6,530
# with any housing problems	3,110	1,340	4,450
# with cost burden > 30%	2,345	1,250	3,595
# with cost burden > 50%	240	670	910
Moderate-Income (81% + MFI)	5,490	11,710	17,200
# with any housing problems	1,220	4,375	5,595
# with cost burden > 30%	460	3,900	4,360
# with cost burden > 50%	0	1,150	1,150
Total Households	15,215	16,880	32,095
# with any housing problems	9,375	7,620	16,995
# with cost burden > 30%	7,675	7,045	14,720
# with cost burden > 50%	3,290	3,400	6,690

Source: CHAS Data Book, 2005 - 2009.

4.3.8 – Homeless Persons

According to the City of Downey Community Development Department, there are a nominal number of transients in the City at one time. The Downey Police Department estimated that approximately 15-20 individuals may reside in the City at any one time, however it was stated that the number does fluctuate. The City of Downey has seen an increase in that number since hospitals in neighboring cities have shut down. Transients are transported to Downey hospitals and when they are released, they stay in the City. The City provides the transients with homeless shelters and emergency food locations, but typically this assistance is refused.

The City of Downey is one of 100 communities nationwide participating in the 100,000 Homes Campaign, a national movement to identify and house 100,000 of the most vulnerable homeless nationwide by July 2014. Through this effort, known as Downey



Counts, up 58 community volunteers canvassed the streets and riverbeds of Downey from January 29-31, 2013, between the hours of 8 PM and 1 AM to count the number of homeless individuals sleeping in the City. Downey Counts is a community-driven street-to-home initiative spearheaded by The Moravian Church of Downey, Kingdom Causes Bellflower, and Our Place Housing Solutions, in collaboration with local government, regional non-profit organizations, and community volunteers that aims to identify and permanently house the most vulnerable homeless persons living on the streets of Downey. Hotspots for homeless encampments within Downey were selected by a team of outreach workers and the Downey Police Department. The final count for the City included 65 individuals in January 2013.

4.3.9 – Emergency Shelters and Transitional Housing

There are two confidential emergency shelters or transitional housing facilities in the City of Downey. The additional emergency shelters and transitional housing facilities are available the nearby Cities of Bell, Long Beach, Santa Ana and Downtown Los Angeles. These facilities provide temporary shelter and some services for individuals to help them prepare for re-entering market rate rental housing. **Table 4-14** lists homeless services and facilities in the region.

Table 4-14: Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
Southern California Alcohol and Drug Programs, Inc. Angel Step Inn Address: Confidential Site Downey, CA 90239	Emergency shelter for battered, substance abusing women and women with children.
Salvation Army Bell Shelter 5600 Rickenbacker Rd. #2d Bell, CA 90201 (323) 262-1804	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.



Organization	Services Provided
<p>Christian Outreach Appeal 515 E. Third Street Long Beach, CA 90802 (562) 436-9877</p>	<p>Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.</p>
<p>Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351</p>	<p>Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.</p>
<p>Family Crisis Center Confidential Location Redondo Beach (310) 792-5900</p>	<p>Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months.</p>
<p>Harbor Interfaith Shelter 670 W 9th Street San Pedro, CA 90732 (310) 831-0589</p>	<p>Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.</p>
<p>House of Yahweh 4430 West 147th Street Lawndale, CA 90260 (310) 675-1384</p>	<p>Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.</p>
<p>Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292</p>	<p>Provides shelter and a 12-month substance abuse program for men and women. Up to 120 beds are provided. The length of stay varies. Provides food services to the public.</p>
<p>Salvation Army 809 E. 5th St. Los Angeles, CA 90013 (213) 626-4786</p>	<p>Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.</p>
<p>Southern California Alcohol and Drug Programs, Inc. The Women's Council 11500 Paramount Boulevard Downey, CA 90241</p>	<p>Provides addiction counseling and life skills education for mothers living in shelter plus care and permanent housing.</p>
<p>Southern California Alcohol and Drug Programs, Inc. La Casita 10603 Downey Avenue Downey, CA 90241</p>	<p>Residential treatment for pregnant and parenting women and their children.</p>



Organization	Services Provided
Southern California Alcohol and Drug Programs, Inc. Positive Steps 11501 Dolan Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Southern California Alcohol and Drug Programs, Inc. Los Angeles Area 11500 Paramount Boulevard Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides residential stay for up to 12 persons for chronically mentally ill persons.

Source: California Department of Housing and Community Development, the Multi-Service Center City of Long Beach Health and Human Services; City of Downey Housing Division.



4.4 – Housing Characteristics

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

4.4.1 – Housing Growth

According to the 2006 – 2010 American Community Survey, there are 34,836 dwelling units in Downey, an increase of 87 units (0.25 percent) since 2000. The growth rate for the City is significantly lower than the growth rate for the County overall (5.4 percent). Compared to neighboring jurisdictions, Downey had the lowest growth rate for the time period of 2000 to 2012. A comparison of housing growth trends for Downey and neighboring jurisdictions is provided in **Table 4-15**.

Table 4-15: Housing Growth Trends

City or Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
Downey	34,749	34,836	0.3%
Bellflower	24,247	25,446	4.9%
Bell Gardens	9,788	10,040	2.5%
Norwalk	27,554	28,492	3.4%
Paramount	14,591	15,441	5.8%
Pico Rivera	16,807	17,000	1.1%
South Gate	24,269	25,108	3.5%
Los Angeles County	3,270,909	3,449,489	5.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.



4.4.2 – Housing Type and Tenure

Table 4-16 provides characterization of the City's housing stock in 2000 and 2010 by unit type. The 2010 Census indicates that single-family detached homes continue to be the predominant housing type in the City; however the majority of growth occurring is condominium and apartment complexes with five or more units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the 2010 Census, the proportion of owner-occupied households in Downey was 51.4 percent which is slightly higher than that of renter-occupied households at 48.5 percent.

Table 4-16: Comparative Housing Unit Mix in 2000-2010

Housing Type	2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	20,347	92.4%	19,972	93.6%
Attached	1,662	7.6%	1,376	6.4%
Total	22,009	63.3%	21,348	61.2%
Multi-Family				
2-4 Units	1,623	4.7%	1,576	4.5%
5+ Units	10,934	32.5%	11,552	33.1%
Total	12,557	36.1%	13,128	37.6%
Mobile Homes	193	0.6%	318	0.9%
Total Housing Units	34,759		34,836	
Total Occupied	33,989	100.0%	33,392	100%
Owner-occupied	17,601	51.8%	17,177	51.4%
Renter-occupied	16,388	48.2%	16,215	48.5%
Vacancies	770	2.2%	1,444	4.1%

Source: U.S. Census, 2000; U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

^(a) The 2000 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other." Department of Finance also includes manufactured housing under the count of mobile homes.



4.4.3 – Age and Condition of Housing Stock

Table 4-17 shows the age of the housing stock in Downey. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in **Table 4-17**, approximately 85.7 percent of Downey’s housing units were constructed prior to 1980 with a significant portion (42 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are long time homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City’s housing rehabilitation assistance programs, including the Housing Rebate and Grant Program. These existing programs can help preserve the City’s existing affordable housing stock.

Table 4-17: Age of Housing Stock

Structures Built	Number	Percent
Total Housing Units ^(a)	34,836	100%
2005 or later	341	1.0%
2000 to 2004	386	1.1%
1990 to 1999	1,076	3.1%
1980 to 1989	3,151	9.0%
1970 to 1979	4,036	11.6%
1960 to 1969	5,719	16.4%
1950 to 1959	14,645	42.0%
1940 to 1949	4,291	12.3%
1939 or earlier	1,191	3.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

^(b) Does not include mobile homes or manufactured housing units.

The Code Enforcement Division is responsible for code enforcement activities in the City. In the process of handling code enforcement caseloads, the Code Enforcement Division compiles statistics on the number and type of code complaints in the City. According to the Code Enforcement Division, in 2012 there were approximately 829 residential property complaints. Of these complaints, 645 were for property maintenance issues and 184 were for illegal conversions of garages into housing units. According to the Chief Code Enforcement Officer, investigations of property



maintenance complaints usually involve overgrown and un-kept landscaping, peeling paint, broken windows and screens, deteriorated roofs and other property deficiencies that indicate prolonged deferred maintenance. The illegal-conversion of garages to living quarters, on the other hand, can indicate the presence of overcrowding due to a lack of affordable housing in the community. Although there are other categories of code enforcement complaints received by the Code Enforcement Division, these two types of complaints are the most common that relate to housing condition and affordability.

4.4.4 – Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-18: Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5



4.4.4.A – For Sale Housing

The City of Downey currently has the highest median value for owner-occupied housing stock in the southeast Los Angeles County area. The 2010 Census documents a median housing unit value of \$522,800 in Downey. This is approximately 2 percent above the countywide median of \$508,800. **Table 4-19** compares single-family and condominium sales prices during August 2012 in Downey and nearby communities by ZIP code, and contrasts this with the sale prices during August 2011. A total of 81 units were sold in the City during 2012, commanding a median sales price of \$342,000. Median sale prices in Downey were higher than all of the neighboring communities. The year to year price increase was comparable to that experienced among all the neighboring jurisdictions, the majority of which experienced an increase in single-family median home prices.

Table 4-19: 2010 Median Housing Unit Values

Community	Zip Code	No. of Homes Sold	Median Home Price	Percent Change from 2011	No. of Condos Sold	Median Condo Price	Percent Change from 2011
Downey	90240	19	\$360,000	9.1%	1	\$174,000	-21.8%
	90241	32	\$395,000	17.0%	2	\$214,000	22.1%
	90242	21	\$308,000	-6.6%	3	\$210,000	16.0%
Bellflower	90706	35	\$325,000	11.1%	7	\$180,000	-12.2%
Norwalk	90650	85	\$270,000	0.0%	11	\$200,000	-8.0%
Paramount	90723	11	\$233,000	-1.1%	13	\$103,000	12.6%
Pico Rivera	90660	39	\$270,000	0.0%	8	\$193,000	3.5%
South Gate	90280	33	\$239,000	2.6%	1	\$225,000	12.5%
Los Angeles County		5,633	\$348,000	8.7%	1,899	\$290,000	5.5%

Source: DQNEWS – 2012 Los Angeles Times ZIP Code Chart, <http://dqnews.com>

According to Trulia.com, in October 2012, there were 7 less housing listings in than in September 2012. A sample of 152 sold homes (single-family residences and condominiums/townhouses) sold in early 2008, showed that the majority (53.2 percent) had 3 bedrooms. The second most sold type (26 percent) had 2 bedrooms. Four-bedroom homes were 15 percent of the total homes sold. In comparison, **Table 4-20**, below, indicates that two and three-bedroom homes still constitute the greatest proportion of housing units within the City. Three-bedroom homes make up the most significant part (33.5 percent) of the City’s housing stock. Four or more bedroom homes were approximately 15 percent of the housing stock. Most of these larger homes were built during or after the 1980s.



Table 4-20: Number of Bedrooms

Bedrooms	Number	Percent
Occupied Housing Units	33,392	95.9%
No Bedroom	902	2.6%
1-bedroom	6,303	18.1%
2-bedrooms	10,993	31.4%
3-bedrooms	11,681	33.5%
4-bedrooms	3,988	11.4%
5 or more bedrooms	1,029	3.0%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

4.4.4.A – Housing Rental Rates

According to the 2006-2010 American Community Survey Estimates, there were 33,392 total occupied units in Downey. Approximately 71.3 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Downey was \$1,139 per month between 2006 and 2010. This was the second highest median rent level among all neighboring cities, which had a median rental range from \$938 in South Gate to a high of \$1,207 in Norwalk. The median rent for the County overall was approximately \$1,117. **Table 4-21** provides a comparison of median rental rates for Downey and its neighboring jurisdictions.

Table 4-21: Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Downey	\$1,139
Bell Gardens	\$997
Norwalk	\$1,207
Paramount	\$1,107
Pico Rivera	\$1,123
South Gate	\$938
County of Los Angeles	\$1,117

Source: U.S. Census Bureau, 2006-2010 American Community Survey.



Rental information for Downey was obtained from internet rental listings on Craig’s List and Southland Rental websites. **Table 4-22** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

Table 4-22: Inventory of Rental Units

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	13	\$950 - \$1,550	\$1,250
2	56	\$950 - \$1,850	\$1,400
3	3	\$1,775 - \$2,575	\$2,175
Condominiums/Townhomes			
2	3	\$1,300 - 1,395	\$1,358
3	1	\$2,100	\$2,100
Single-Family Homes			
1		N/A	\$N/A
2	2	\$1,495 – 1,900	\$1,698
3	6	\$1,900 – 2,575	\$2,238

Source: Trulia.com, 2012.

4.4.4.C –Tenure and Housing Size

As indicated in **Table 4-23**, The City had a total of 33,392 occupied housing units in 2010. The majority of these units are renter-occupied (50.8 percent). In comparison, owner-occupied units constituted approximately 49.2 percent of all occupied units in the City. About 96.3 percent of the owner-occupant units were single-family attached dwellings. Approximately 3.3 percent of all owner-occupied units were in buildings with 2 or more units. Overall, renter-occupied units are primarily found in multiple family buildings while owner-occupied units were primarily single family dwellings.



Table 4-23: Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Housing Units	33,141	100%
Owner-Occupied	16,321	49.2%
1-detached or attached	15,715	96.3%
2 – 4 units	182	1.1%
5 or more units	363	2.2%
Other Unit Types	61	0.3%
Renter-Occupied	16,820	50.8%
1-detached or attached	4,863	28.9%
2 – 4 units	1,503	8.9%
5 or more units	10,267	61.1%
Other Unit Types	187	1.1%

Source: U.S. Census Bureau, 2009-2011 American Community Survey

A review of recent Craig's List listings for Los Angeles, a regional internet classified ad website, and Spring Street at www.springstreet.net, an internet rental real estate service, shows that rental rates in Downey are comparable to those in the immediate neighboring Cities of Bellflower and Norwalk.

4.4.4.D – Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. **Table 4-24** illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

Comparison of these maximum affordable housing costs with the sales price data shown sold in Downey. It should be noted, however, that listing previously, indicates that not even moderate income households (81 to 120 percent MFI) would be able to afford the lowest priced single-family homes recently prices can often be higher than



actual sales prices.

According to the data in **Table 4-24**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment for \$950/month. The maximum rent affordable to very low-income households is \$658 (for a four-person household). Some low-income households are also priced out of the rental market in Downey. The maximum rental rate affordable to a low-income household is \$1,026. This would make only studios and one-bedroom apartments available to the highest earning low-income households.

Moderate-income households could afford rental units within the City. However, they would be limited to one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$950 to \$1,850. Some 3-bedroom apartments would also be affordable to the moderate-income household with a rent cost of 1,785 and below.

As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,100 per month. Within this range, there are limited rental opportunities for some moderate-income households.



Table 4-24: Housing Affordability by Income Group

Income Group	AMI adjusted by Size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance ^(a)	Owner ^(b)	Renter
Extremely Low (0-30% MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293		\$ 332	\$ 332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192		\$ 380	\$ 380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091		\$ 427	\$ 427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$23,325		\$ 583	\$ 583	\$125	\$100	\$83,390	\$458
Very Low (30-50% MFI)	50% AMI							
One Person (Studio)	\$12,650		\$316	\$316	\$50	\$115	\$35,219	\$266
Two Person (1 bedroom)	\$21,075		\$527	\$527	\$50	\$115	\$84,263	\$477
Three Person (2 bedrooms)	\$33,725		\$843	\$843	\$100	\$130	\$142,767	\$743
Four Person (3 bedrooms)	\$32,400		\$810	\$810	\$125	\$140	\$126,904	\$685
Five Person (4 bedrooms)	\$38,875		\$972	\$972	\$175	\$145	\$151,790	\$797
Lower (50-80% MFI)	60% AMI	70% AMI						
One Person (Studio)	\$15,180	\$17,710	\$443	\$443	\$48	\$150	\$57,107	\$395
Two Person (1 bedroom)	\$25,290	\$29,505	\$738	\$738	\$85	\$165	\$113,544	\$653
Three Person (2 bedrooms)	\$40,470	\$47,215	\$1,180	\$1,180	\$125	\$190	\$201,504	\$1,055
Four Person (3 bedrooms)	\$38,880	\$45,360	\$1,134	\$1,134	\$175	\$210	\$174,406	\$959
Five Person (4 bedrooms)	\$46,650	\$54,425	\$1,361	\$1,361	\$200	\$220	\$219,026	\$1,161
Moderate Income (81-120% MFI)	110% AMI							
One Person (Studio)	\$27,830		\$696	\$812	\$135	\$405	\$63,268	\$561
Two Person (1 bedroom)	\$46,365		\$1,159	\$1,352	\$135	\$405	\$189,149	\$1,024
Three Person (2 bedrooms)	\$74,195		\$1,855	\$2,164	\$157	\$475	\$356,734	\$1,698
Four Person (3 bedrooms)	\$71,280		\$1,782	\$2,079	\$211	\$571	\$302,009	\$1,571
Five Person (4 bedrooms)	\$85,525		\$2,138	\$2,494	\$238	\$628	\$379,195	\$1,900

Source: Compiled by ESA.

Notes:

^(a) Property taxes and insurance based on averages for the region.

^(b) Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income. 3. Based on 2012 Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits 4. Monthly affordable rent based on payments of no more than 30% of household income.



4.5 – Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Downey, and evaluates those units at risk of conversion during the eight year 2014-2021 planning period. There are currently two rental properties with affordability covenants; neither is at risk during the planning period.

Table 4-25: Affordable Housing At-Risk of Conversion to Market Rate

Project	Tenure	Total Affordable Units	Number of Bedrooms	Year Built	Termination of Covenant	Risk Status (2014-2024)
The View	Rental	50	Varies	2013	55 Years	No Risk
8133 3 rd St	Rental	31	12 – 1 bdrm 19 – 2 bdrm	1999	2039	No Risk
9303 Elm Vista	Rental	4	2 bedrooms	2007	2042	No Risk
10527 La Reina #1	Ownership	1	2 bedrooms	1995	2015	At Risk
8828 Stoakes Ave	Ownership	1	2 bedrooms	1995	2015	At Risk
7928 Puritan St	Ownership	1	3 bedrooms	1996	2016	At Risk
9049 Stoakes Ave	Ownership	1	2 bedrooms	2000	2020	At Risk
12821 Blodgett Ave	Ownership	1	4 bedrooms	2010	2055	No Risk

Source: City of Downey, 2012.

Currently the City has no renter occupied units at risk during the planning period. Conversely, all of the owner-occupied units, shown in **Table 4-25**, are at risk of conversion during the 2014-2021 planning period. The City will actively work to create programs in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

5. Housing Constraints

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

Constraints to the provision of housing may be governmental, such as development standards and zoning regulations or non-governmental which may include market and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

5.1 – Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.



5.1.1 – Land Use Controls

The Land Use Element of the City of Downey's Vision 2025 General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of Downey Vision 2025 General Plan and Zoning Ordinance provide for a range of different intensities of residential land use, including the following:

- Single-Family Residential (R-1) - up to 8 dwelling units per acre, including:
 - R-1 5,000 - up to 8 dwelling units per acre
 - R-1 6,000 - up to 7 dwelling units per acre
 - R-1 7,500 - up to 5.8 dwelling units per acre.
 - R-1 8,500 - up to 5 dwelling units per acre
 - R-1 10,000 - up to 4 dwelling units per acre.
- Two-Family Residential (R-2) - up to 17 dwelling units per acre
- Multi-Family Residential (R-3) - up to 24 dwelling units per acre
- Downtown Downey Specific Plan (DDSP) – up to 75 dwelling units per acre

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Downey, 62 percent of the City's land area (3,764 acres) is designated for residential use. Single-family residential neighborhoods are by far the most common residential use in Downey, accounting for 54 percent of all City acreage, and 87 percent of residential acreage in the City. Residential land use acreage includes land used for stacked-flat apartment complexes, "stacked flat" -style condominiums, and "townhome" -style condominiums.

The Final EIR for the Downey Vision 2025 General Plan, adopted in 2005, documents a residential "build out" of 36,915 units, or 2,156 units above the City's existing (2000) housing stock of 34,759 units. This figure includes all vacant and developed residential land. Most of the land is already developed but some parcels are underutilized under the Zoning Code. All new housing units are likely to come from under-utilized residential properties. This will occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The City also anticipates new development in the mixed use districts established in the Downtown Downey Specific Plan, adopted in September 2010.



5.1.2 – Residential Development Standards

The City's current residential development standards, both on and off-site, are typical for those cities immediately surrounding Downey. The surrounding cities developed and matured during the same period. The density permitted, yard setback requirements, and other standards regulating residential development in the City are in concert with those being used by other surrounding communities and to a great extent, throughout the suburbs of Los Angeles and Orange Counties. The Downey Municipal Zoning Code limits all single-family residential building heights to between 26 and 30 feet in two stories. Multifamily building heights are limited to 35 feet or 3 stories, whichever is less.

The City currently offers a height and/or density bonus for affordable units. In addition, the application of these standards, particularly in the multiple-family residential zone districts (R2 and R3 zones), has resulted in the redevelopment of parcels (that were previously underdeveloped) with new residential projects. Typical redevelopment includes demolition of current structures and the construction of new units to the allowed maximum density (24 du/acre), usually consisting of multifamily dwellings with units located above ground floor garages. Examples of these types of projects include projects recently constructed on the south side of Telegraph Road, along the City's northern border with Pico Riviera.

The City has recently undertaken a comprehensive update to its residential development standards in 2008. The adopted residential development standards place slightly greater restrictions on the permitted sizes of houses in R-1 zone districts, including more restrictive setback requirements. These standards are aimed to limit the size of single family homes in the City to discourage over-sized homes that are incompatible with homes in existing single-family neighborhoods. For properties in the R-3 zoning district, the development standards remain largely unchanged (setback, height, and parking requirements) from the existing standards. Therefore, the new standards will not introduce new regulatory requirements nor would they impede the redevelopment of underdeveloped multifamily zoned properties as described above.

The current residential development standards for single-family development are shown in **Table 5-1** and development standards for multi-family development are summarized in **Table 5-2**.



Table 5-1: Single Family Development Standards

Development Standard	Zone					
	R-1 – 5,000e	R-1 – 6,000	R-1 – 7,500	R-1 – 8,500	R-1 – 10,000	Lots ≥ 15,000
Lot area - minimum (square feet)	5,000	6,000	7,500	8,500	10,000	15,000
Lot width - minimum (feet)	50	50	60	65	70	70
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots.					
Floor area ratio ^(a)	.60	.60	.60	.60	.60	.60
Building height - maximum (feet)						
main building	28	28	28	28	30	30
accessory building	12	12	12	12	12	12
Maximum 2nd floor footprint/1st floor footprint (percent)	80	80	80	80	80	90
Yard setbacks - minimum (feet) ^(b)						
Front ^(c)	20	20	20	20	20	25
rear	20	20	20	20	20	20
side						
interior (one-story structure)	5	5	5	5	5	5
interior (two-story structure)						
each side/total of both sides	5/15	5/15	5/15	5/15	5/15	10/25
corner	10	10	10	10	10	10
Dwelling unit size - minimum (sq ft) ^(d)						
one (1) bedroom	700	700	700	700	700	700
two (2) bedroom	850	850	850	850	850	850
three (3) bedroom	1,100	1,100	1,100	1,100	1,100	1,100
four (4) bedroom	1,300	1,300	1,300	1,300	1,300	1,300
more than four (4) bedrooms	1,500	1,500	1,500	1,500	1,500	1,500
Building separation - minimum (feet)	10	10	10	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5	5	5	5
AC, mechanical, roof, and utility equipment	Subject to Section 9504					
Design review	Subject to Section 9820					
Drainage	Subject to Section 9522					
Environmental protection standards	Subject to Section 9516					
Landscaping, lighting, and walls	Subject to Section 9522					
Nonconforming uses, lots, and structures	Subject to Section 9410					
Off-street parking and loading	Subject to Chapter 7					
Signs	Subject to Chapter 6					
Site plan review	Subject to Section 9822					
Visibility	Subject to Section 9538					
Wireless communication facilities	Subject to Section 9428					

Source: Downey Planning Division: October, 2012.



Notes:

- (a) Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of 0.65, in accordance with the provisions of Section 9312.08(B)(2).
- (b) No more than forty (40) percent of a second-story façade may occur at the specified first floor front setback. Remaining portions of the second story shall be set back a minimum of an additional five (5) feet.
- (c) Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.
- (d) Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

Table 5-2: Multi-Family Development Standards

Development Standard	Zone		
	R-2	R-3	R-3-O
Lot area - minimum (square feet)	5,000	10,000	10,000
Lot area per dwelling unit - minimum (square feet)	2,500	1,980 1,815 (for lots greater than 15,000 square feet)	1,980 1,815 (for lots greater than 15,000 square feet)
Lot width - minimum (feet)	50	100	100
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots		
Lot coverage - maximum (percent)	50	50	50
Building height - maximum (feet)			
main building	30 feet or two stories, whichever is less 12 feet	35 feet or three stories, whichever is less ^(a) 12 feet	35 feet or three stories, whichever is less ^(a) 12 feet
accessory building			
Yard setbacks - minimum (feet)			
front	20	15	15
rear ^(b)	20	see note ^(b)	see note ^(b)
side			
interior ^(c)	5	5 ^(c)	5 ^(c)
corner	10	7.5	7.5
Dwelling unit size - minimum (square feet) ^{(d),(e)}			
studio units	--	500	500
one (1) bedroom	700	600	600
two (2) bedroom	850	800	800
three (3) bedroom	1,100	1,000	1,000
four (4) bedroom	1,300	1,300	1,300
Building separation - minimum (feet)	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5
Usable open space area per dwelling unit - minimum (square feet)	--	200	200
Air conditioning, mechanical roof and utility equipment	Subject to Section 9504		
Design review	Subject to Section 9820		



Development Standard	Zone		
	R-2	R-3	R-3-O
Drainage	Subject to Section 9522		
Environmental protection standards	Subject to Section 9516		
Landscaping, lighting, and walls	Subject to Section 9522		
Nonconforming uses, lots, and structures	Subject to Section 9410		
Off-street parking and loading	Subject to Chapter 7		
Signs	Subject to Chapter 6		
Site plan review	Subject to Section 9822		
Visibility	Subject to Section 9538		
Wireless communication facilities	Subject to Section 9428		

Source: Downey Planning Division: October, 2012.

Notes:

- (a) When abutting R-1 or R-2 zoned properties, the variable height requirement shall apply in accordance with Section 9534.24.
- (b) When the rear yard abuts an R-1 Zone, the following minimum setbacks are required: twenty (20) feet for a one (1) story building, thirty (30) feet for a two (2) story building, and forty-six (46) feet for a three (3) story building. When the rear yard area abuts a fully dedicated public alley, the following minimum setbacks are required: no setback required for a one (1) story building, ten (10) feet for a two (2) story building, and twenty-six feet for a three (3) story building. When the rear yard area abuts another R-3 Zone the following minimum setbacks are required: ten (10) feet for a one (1) story building, fifteen (15) feet for a two (2) story building, and twenty (20) feet for a three (3) story building.
- (c) When abutting the R-1 Zone, the minimum setback shall be ten (10) feet.
- (d) Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.
- (e) Each additional bedroom over four (4) shall be a minimum of one hundred thirty (130) square feet.

5.1.3 – Provisions for a Variety of Housing Types

Housing Element Law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

5.1.3.A – Multi-Family Rental Housing

Multiple-family housing is the second most predominant dwelling type in the City, comprising about 42 percent of the total housing units. The number of multi-family units has increased in recent years as underdeveloped multi-family zoned lots with only one unit located on them are recycled and redeveloped with higher density uses. Many



multi-family zoned lots occupied with single-family homes are still located throughout the City. The City’s Zoning Ordinance provides for multiple-family units in the R-3 Zone.

In addition, the City has also identified the Downtown Downey Specific Plan area as an opportunity area for the development of multifamily housing. The Downtown Downey Specific Plan was initiated by the City to guide growth and residential development in Downtown, encourage economic revitalization, and create a lively center of activity for the City. The Specific Plan establishes 131 acres as mixed use and looks to create unique districts with specific development standards and design guidelines. Downtown Downey is envisioned as a vibrant urban center providing a wide array of dining, working, living, shopping, entertainment, and cultural opportunities all within a short walking distance. The Specific Plan includes specific objectives to focus growth in the Downtown area, by allowing and promoting higher density residential and mixed use development and to develop residential uses for all income levels.

The Specific Plan, adopted in 2010, establishes five unique land use districts, four of which all for mixed use and residential development by right. The four districts permitting residential development do so at the following densities:

1. Downtown Core – 20 to 40 dwelling units per acre
2. Downtown Residential – 8 to 40 dwelling units per acre
3. Firestone Boulevard Gateway – 40 to 75 dwelling units per acre
4. Paramount Boulevard Professional – 20 to 40 dwelling units per acre

Table 5-3 presents the development standards for the Downtown Downey Specific Plan area.

Table 5-3: Downtown Downey Specific Plan Regulations

Design Standards and Guidelines	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Minimum Lot Size	2,500 SF	5,000 SF	20,000 SF	10,000 SF	*
Maximum Floor Area Ratio (FAR)	1.5 FAR	1.5 FAR	3.0 FAR	2.0 FAR	*
Maximum Height Limit (See Section 3.6.2, Exhibit 3.2)	3 stories/ 45 ft	4 stories/50 ft	6 stories/75 ft	4 stories/50 ft	*
Minimum/Maximum Density	20-40 du/ac	8-40 du/ac	40-75 du/ac	20-40 du/ac	*
Minimum Unit Sizes	One bedroom - 600 square feet Two bedroom – 750 square feet Three bedroom – 1,000 square feet				*



Design Standards and Guidelines	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Maximum Lot Coverage	80%-100% Commercial and Mixed-Use/ 60% if Residential Only	Lot Coverage Varies	100%	80% Commercial and Mixed-Use/ 60% if Residential Only	*

Source: Downtown Downey Specific Plan, adopted September 2010.

The City has identified the Downtown Specific Plan area as a key growth area. The Specific Plan strategically aims to facilitate the development of employment opportunities, dining, shopping, neighborhood services, and residential uses in close proximity to reduce vehicle trips and create a vibrant downtown. In 2012, the City approved an application for the first new multifamily residential project within the Specific Plan area. The 50 unit project, named The View, is deed restricted for very low (5 units) and low income (45 units) households. It is anticipated based on the allowed densities and the sites available that the Specific Plan area will offer significant opportunities to accommodate the City's RHNA allocation. Furthermore the City encourages the development of residential uses to the maximum extent possible through development incentives, including: density bonuses, shared parking/parking reductions, development standard modifications, and fee modifications whenever feasible.

5.1.3.B – Mobile Homes/Manufactured Housing

The 2006-2010 American Community Survey Estimates, report there were 318 mobile homes in the City in 2010. A more recent mobile home survey conducted by the Planning Division Staff found, however, that there are actually only 185 mobile homes in the City. The City of Downey provides for mobile homes within existing mobile home parks, and manufactured homes in residential established neighborhoods provided they meet specific standards, including being certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974. Manufactured units must be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

Existing mobile home parks in Downey are show in **Table 5-4**.



Table 5-4: Downey Mobile Home Parks

Name	Address	Number of Units
ACE Trailer Park	12265 Woodruff Avenue Downey, CA 90241	70
Orange Grove Mobile Home Park	13331 Lakewood Boulevard Downey, CA 90242	48
SUN Trailer Park	12532 Lakewood Boulevard Downey, CA 90242	27
Tri-City Mobile Lodge	13441 Lakewood Boulevard Downey, CA 90242	40
Total:		185

Source: Downey Planning Division: October, 2012.

5.1.3.C - Second Units

The City’s zoning ordinance specifically provides for second dwelling units on single-family residential zoned lots in 24 specially designated R-1 overlay districts set aside for second unit development (called “SUD’s”). Specific development standards are included in the SUD overlay, to accommodate second single family dwellings that are compatible with the existing single-family dwelling on each lot. An inventory of sites with potential to accommodate second units within the Second Unit Overlay is included in **Section 6, Housing Resources**. The City has historically seen great success with their second unit development overlay and promotes the program on the City website and in other public places. Generally, second units include one or two bedrooms and the City has found they are rented at below market rents. Based on the price per square foot of the units developed during the previous planning period, City Staff has found that 50 percent of second units are affordable to lower income households and 50 percent moderate income households. Consequently, for the 2014-2021 planning period, the City has utilized this ratio to estimate that second units are a key strategy to equally accommodate their low and moderate income RHNA allocation.

5.1.3.D - Transitional Housing and Emergency Shelters

Pursuant to State law, the City permits transitional or supportive housing (when there are 6 or fewer residents) in all residential zones in the City. These facilities are subject to the



same underlying zoning standards as other residential uses in the same residential zoning district.

Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments to address transitional housing and emergency shelters in the time specified by the 2008-2014 Housing Plan. The City has drafted an ordinance amending the Zoning Code to allow emergency shelters and transitional living facilities in the Hospital Medical Arts (H-M) Zone by right without any other discretionary permit required. During the planning period a new residential care facility opened for disabled residents and City Staff approved the expansion of an existing emergency shelter. The City will take the Ordinance to City Council in early 2013.

5.1.3.E – Single Room Occupancy (SRO) Housing

Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments to address SRO units in the time specified by the 2008-2014 Housing Plan. The City has drafted an ordinance amending the Zoning Code to permit SRO's in at least one non-residential zone as a permitted use and SRO's as a conditionally permitted use in appropriate residential zones. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. The City will take the Ordinance to City Council in January 2013.

5.1.3.F – Housing for Persons with Disabilities

Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2010, approximately 8.2 percent of Downey's population was reported to be living with a disability. This count includes age-related as well as other disabilities. Housing opportunities for the physically disabled are maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through the City's compliance with the Federal Americans with Disabilities Act (ADA) and the 2007 Title 24 Part 2, California Building Code regulations. In addition, the City administers the Housing Rebate and Grant Program that provides financial assistance to disabled households to perform modifications such as those described above.

As previously indicated, the Downey Municipal Code permits residential care facilities, including facilities for the disabled (with 6 or fewer residents), by right in all zones that all residential uses in the City. For group homes with 7 or more residents, the City requires approval of a conditional use permit in all residential zones in the City. There are no facility concentration or distance requirements or similar limitations for either type of residential care facility. The applicable development standards are no more restrictive



than standards that apply to other residential uses of the same type permitted in the same zone.

The City of Downey defines a “family” as “two (2) or more persons bearing the generic character of, and living together as, a relatively permanent single bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, lodging house, motel, rehabilitation center, rest home, or sorority.”

5.1.4 – Development Impact and Planning Entitlement Fees

The City collects various development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

5.1.4.A – Development Impact Fees

Development impact fees collected from developers include school fees (\$3.20/square foot) and an Art in Public Places fee (applies to residential of four or more units with a value of 1 percent of the total valuation) which is one percent of the building valuation with a maximum fee of \$150,000. In addition, a parkland dedication fee is required for each residential unit built. The current rate is \$1,289.61 per newly built single-family dwelling, and \$980.50 for multifamily dwelling units. The parkland fees are adjusted annually for the CPI-U. Two additional development impact fees include the Record Management Fee (0.05 percent of building permit valuation) and General Plan Maintenance Fee (0.2 percent of building permit valuation)

Additionally, residents are charged for refuse collection for single-family residences and pay a utility users tax on electric, gas, and telephone. No utility tax is charged for water. All of these fees are charged to provide revenues to enhance services, facilities and infrastructure serving residents, businesses, employees and visitors in the City.

5.1.4.B – Planning Entitlement Fees



Table 5-5 provides a listing of planning entitlement fees the City of Downey charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-5** show those which are typically charged for a standard residential development.

Table 5-5: Fees Charged For Residential Development

Fee Type	Fee	Appeal ^(a)
Conditional Use Permits	\$2,000	\$1,000
Conditional Use Permits (R-1 Zone Only)	\$500	\$250
Minor Zone Variance/Yard Modification	\$300	\$150
Second Unit Development	\$600	\$300
Zone Variance	\$2,000	\$1,000
Zone Variance (R-1 Zone Only)	\$500	\$250
Certificate of Compliance	\$500	\$250
Lot Line Adjustment/Lot Merger	\$500	\$250
Parcel Map	\$2,000	\$1,000
Tract Map	\$2,000	\$1,000
Design Review	Direct Cost + 10%	\$270
R-1 Design Review (Owner-Occupied)	\$270	\$135
CEQA - Negative Declaration	\$850	N/A
CEQA - Mitigated Negative Declaration	Direct Cost + 10%	N/A
Environmental Impact Report	Cost+10%	N/A
County Clerk Processing Fee	\$75	N/A

Source: City of Downey Planning Division

Notes:

^(a)Appeal fees are charged for appeals of discretionary entitlements

As a means of assessing the cost that fees contribute to development in Downey, the City has updated and calculated the total Building, Planning, and Engineering fees associated with single family and multi-family development prototypes. **Table 5-6**



presents the development fees for a 1,500-square-foot, two-bedroom/two-bathroom single-family unit as well as the development fees for a 1,000-square-foot, two bedroom/one-bathroom multiple-family unit. For a single family residential unit, the amount of the development fee is approximately \$17,889.71. Furthermore, the development fee for a multiple-family unit is approximately \$12,883.3. The highest fees for the single family residential unit and multiple-family units are the School Fee (\$3.20 per square foot), Plans Archival/Record Management, and the Strong Motion-State Quake Tax.

The development processing fees and school fees are largely determined by square footage, valuation and a number of other factors including the number of bedrooms, bathrooms, outlets, etc. This makes it difficult to accurately determine the average and actual fees charged to a developer for residential development. In summary, Downey development fees represent a small portion of overall cost of residential development, and are comparable to, if not lower than, other Los Angeles jurisdictions. The City has worked hard to keep fees low and will continue to do so, utilizing allocated funds to promote development of affordable housing, housing for extremely low income and disabled residents.

Table 5-6: Development Impact Fees Per Unit

Permit Fees	Single Family Unit ^(a)	Multi-Family (per unit) ^(b)
Building Permit	\$1,212	\$1,208
Plan Check Fee	\$1,030	\$1,026
Electrical permit	\$2,74.4	\$2,11
Mechanical permit	\$96.7	\$84.1
Plumbing permit	\$137	\$123.7
School Fee	\$4,800	\$3,200
Parkland Dedication Fee	\$1,289.61	\$980.50
Deputy Inspector Registration	\$50	\$50
Plans Archival/Record Management	\$6,000	\$4,000
Strong Motion-State Quake Tax	\$3,000	\$2,000
Green Building Standards	\$1	\$1
TOTAL	\$17,889.71	\$12,883.3

Source: City of Downey, 2012.

Notes:

^(a)Calculations based on a. single-family unit 1,500 sq ft of living area with 400 sq. ft. garage space. b. Building



Valuation per unit of \$300,000.

^(b) Calculations based on a multi-unit 1,000 sq ft of living area with 400 sq ft garage space with a building valuation of \$200,000 per unit.

5.1.5 – Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Downey has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Downey, has adopted the latest (2010) California Green Building Code establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable persons with disabilities.

The following are local amendments to the Building code adopted by Downey to protect public health and safety from hazards indigenous by the City:

- The City requires copper wire as the preferred material used for wiring. For electrical systems utilizing aluminum wiring, plans must be submitted by a registered engineer for approval, prior to issuance of an electrical permit. Existing aluminum wiring may not be connected to a copper wiring system except in a manner approved by the Building Official and shall have a properly sized over current protection device.
- The provisions of the California Mechanical Electrical Code, as adopted and amended by the Downey Municipal Code, will apply to gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.
- Any individual who receives a permit to do mechanical work, must be a contractor licensed to perform such work covered by the permit; the exception, mechanical work associated with R-3 and U occupancies.
- The City council will set the amount of fees to be required for the issuance of permits required by the Downey Mechanical Code, and will adjust fees annually based upon data provided by the Building and Safety Division of the Community Development Department
- The City will issue re-inspection fees for failure to provide access when the approved plans are not readily available to the inspector on the date for which inspection is requested or for deviating from plans requiring the approval of the Building Official.



- Any individual who receives a permit to do plumbing work must be a contractor licensed to perform such work covered by the permit; the exception, plumbing work associated with R-3 and U occupancies.
- Every application for a permit to do work related to plumbing must state in writing on the application form provided for that purpose, the character of the work proposed to be done and the amount and kind in connection.
- An investigation, in addition to the permit fee, will be collected whether or not a plumbing permit issued. The provisions of the California Residential Code, as adopted and amended by the Downey Municipal Code, shall apply to the construction, alternation, movement, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two-family dwellings or townhouses not more than three stores above grade plane in height with a separate means of egress and their accessory structure.
- The provision of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design in and construction of buildings for energy efficiency.
- The provisions of the California Green Building Standards Code, will appple to the planning design, operation, construction, use and occupancy of every newly constructed building or structure.

These local amendments do not constrain the development of housing, but rather ensure that applicants adhere to the proper process to obtain permits and that the health and safety of residents is considered.

5.1.6 – Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing 'one-stop processing,' thereby eliminating duplication of effort. The passage of the Permit Streamlining Act limits City processing times for entitlements to a 30 day review and 60 days for a hearing. The City of Downey has fully implemented the provisions of the Permit Streamlining Act, as well as more recent legislation requiring the establishment of one-stop permit coordination.

Based on periodic surveys conducted by the City, local processing times are comparable to those experienced in neighboring communities. For example, for single-



family residences and two-family residences, no discretionary review process is required and the proposed residential building application can proceed directly to plan check (assuming the proposed residence meets all of the zoning requirements). For multiple-family projects, the applicant is required to complete the City's Site Plan Review process, which is typically a 6 to 8 week process from the time an application is filed and building permits are issued for the project. There is no design review requirement for single-family or multifamily residential projects in the City. However, site plan review applications for multifamily residential projects are approved only after making the following findings:

- That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;
- That the proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City;
- That the site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets;
- That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities;
- That the site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare; and
- That the proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of the Zoning Code.

Many minor permits are issued requiring only "over-the-counter" approval such as for residential room additions and residential rehabilitation permits (plumbing, electrical, roofing). In addition, the City allows the issuance of separate grading and foundation permits prior to the issuance of the building permits. Plans are allowed to be submitted to plan check prior to the Planning Commission and City Council final approval of the project with the submittal of a hold harmless agreement. Discretionary permits (i.e. variances, conditional use permits, tentative maps, etc.) typically require 3 to 4 months to review and process for a public hearing. This processing time varies with the type of environmental review required. The Planning Commission remains the only entity in the discretionary review process, except when the processing involves a legislative action,



or unless a Planning Commission decision is appealed. In these cases, approval by the City Council is required.

To encourage and facilitate the development of a variety of housing types, the City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City has modified their application packet to simplify and streamline the application process and works with developers to ensure efficient case processing. The City has also been computerizing property data to provide more reliable information to the public in a more cost-effective manner using new permitting software by Accela. This includes zoning, general plan, land use, property owner information, prior planning cases, county assessor maps, and digital aerial photographs for each parcel. The City's comprehensive zoning map and general plan land use map have also been computerized using enhanced geographic information system technology.

5.1.7 – On and Off-Site Improvement Requirements

On and off-site improvement requirements for residential development in the City are imposed on a case-by-case basis. In general, full street width dedication is required along with the construction of sidewalks where widening is needed. The typical residential street in Downey has a 60-foot width, which includes 36 feet from curb-to-curb and a 12-foot wide parkway/sidewalk on each side of the street. The project applicant, however, is only obligated to dedicate property for the street widening. Construction costs associated with the right-of-way improvements (including sidewalk construction) are borne by the City. On and off site improvements have not been determined to be a constraint to the development of affordable housing.

5.2 – Non-Governmental Constraints

5.2.1 – Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential



construction materials rose by 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) development run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of median-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.

5.2.2 – Land Availability and Cost

There is very little vacant residential land available in the City. This is a significant constraint to the development of new housing within the City. Another constraint to the development of additional residential units can occur on underdeveloped properties, particularly R-3 multiple family zoned properties. The economy of land value and the



cost of new construction can limit what a property owner can expect to achieve on an underdeveloped property. Even with an allowable 24 units per acre, as permitted by the Downey Municipal Code, recycling and redevelopment can be difficult.

Chapter 6, *Housing Resources*, includes an analysis and discussion of vacant and underutilized residentially-zone parcels in the City that can accommodate new housing. For example, vacant single-family zoned parcels were identified and inventoried to determine the number of single-family dwellings that could be built. Also, if developed lots in R-1 and R-2 zones in the City met certain size and configuration criteria, and were located in one of the City's Second Unit District (SUD) Overlay districts (See **Figure 3**), additional unit capacity was counted.

Aside from the three residential zones in the City that accommodate residential development (R-1, R-2, and R-3 zones), the City has also identified opportunities in which commercial properties can be "recycled" for residential purposes and has specifically identified an additional "residential development opportunity area" which will support the development of housing in a mixed-use configuration, primarily within the Downtown Downey Specific Plan area. In 2010 the City Council adopted the Specific Plan, identifying it as an opportunity area for the development of mixed use, multifamily housing. The Specific Plan establishes five unique land use districts, four of which all for mixed use development, including residential uses at densities up to 75 dwelling units per acre. According to the survey conducted for the 2008-2014 Element including potential capacity in R-1 and R-2 zones (including second dwelling unit overlay areas), R-3 zones, and within the Downtown Downey Specific Plan area, there is sufficient capacity for new units to accommodate the City's RHNA allocation.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

5.2.3 – Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on



the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Downey consisted of 417 applications for conventional home purchase loans in 2012, reflecting 2 percent of the ownership housing stock. This is a significant decrease from the 3,202 total applications in 2006. **Table 5-7** provides the status of home purchase loan applications in both Downey and Los Angeles County. As illustrated by this table, the 73 percent loan approval rate in Downey was slightly higher than the 71 percent approval rate Countywide.

Table 5-7: Disposition of Loans

	Loans Approved ¹		Loans Denied		Loans Withdrawn/ Incomplete	
	Downey	LA County	Downey	LA County	Downey	LA County
Number of Loan Applications	417	38,827	82	8,054	70	7,601
Percent of Total Applications	73%	71%	14%	15%	12%	14%

Source: Home Mortgage Disclosure Act (HMDA), 2012. Compiled by ESA.

Notes:

^(a) Approved loans include: loans originated and applications approved, but not accepted.

Table 5-7 also indicates the number of total applications for home improvement loans in Downey. Home improvement loans generally have lower approval rates than loans used to purchase homes. In 2012, for example, 422 households in the City of Downey applied for home improvement loans. Approximately 40 percent were approved and 36 percent denied, indicating a significant gap differential between those who were actually able to obtain the financing to complete home improvements and those that were not. This may indicate a potential need for the City to consider making available additional assistance to the households that could not qualify for a home improvement loan, perhaps making available rehabilitation loans with special finance rates.



5.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

5.3.1 – Seismic Hazards

As stated in the General Plan Safety Element, the entire City – as well as most of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past. There are no known faults in Downey. However, the Whittier fault, which is approximately 5 miles from the City of Downey. According to the Southern California Earthquake Data Center, the maximum probable earthquake that can be generated by the Whittier Fault is a magnitude 7.2. Other lesser known but seismically active faults have been identified at the ground surface within Downey. The greatest damage from earthquakes results from ground shaking. Although ground shaking is generally most severe near quake epicenter, property not immediately adjacent to the epicenter may be subject to extreme damage due to liquefaction. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry, and explosions of petroleum and fuel lines. Downey has the combination of silts and sand soils types and relatively high water table that are conducive for liquefaction to occur during intense ground shaking. The State Division of Mines and Geology has designated all areas within the City within a liquefaction zone, which requires geotechnical reports for construction projects to mitigate the potential undermining of structural integrity during earthquakes.

5.3.2 – Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The City had been subject to periodic flooding and flood insurance requirements imposed by the Federal Emergency Management Agency (FEMA) until improvements were constructed by the Army Corp of Engineers. The improvements included installing dams upstream (including Whittier Narrows dam



approximately 6 miles to the north), providing concrete bottoms for riverbeds, and construction levees and flood walls on sides of concrete channels.

Since the Army Corp of Engineers completed raising the channel levees in 2000, no properties within Downey are considered by FEMA to be within a 100-year flood zone (a 100-year flood is one of such intensity that it has a 1 percent chance of occurring in any given year. Flood hazards in Downey are less than significant. Areas that are designated for future residential development do not fall within the 100-year floodplain and are not subject to specialized flood construction requirements.

5.3.3 – Fire Hazards

The most serious fire threat within the City is building and structure fires. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.

5.3.4 – Noise

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. The Noise Element also identifies noise sources and contains goals and policies that will be useful in reducing the effects of noise, if not the actual intensity of noise. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The amount of noise generated by aircraft traffic is significant since Downey lies under the flight path to Los Angeles International Airport (LAX).

6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Downey. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 – Regional Housing Needs Allocation (RHNA)

With the passage of SB 375, the Housing Element planning period has been extended to 8 years to allow for synchronization with updates to the Regional Transportation Plan and the Sustainable Communities Strategy. For the 2014-2021 Housing Element update cycle, HCD allocated a number of housing units for the Southern California Association of Governments (SCAG) region who then allocated units to each individual jurisdiction. SCAG released final draft Regional Housing Needs Allocation (RHNA) for each jurisdiction in April 2012. These numbers were finalized in October of 2012 allowing the City to move forward in the update process to accommodate their allocated housing need. The RHNA allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

For the 2014-2021 planning period, Downey has been allocated a RHNA of 814 housing units, including 210 units for very low-income households, 123 units for low-income households, 135 units for moderate-income households, and 346 units for above moderate-income households. It is assumed that the projected need for extremely low income households is fifty percent of the allocated need for very low income households, or 105 units. The 2014-2021 Regional Housing Needs Allocation for the City of Downey is shown in **Table 6-1**.



Table 6-1: Regional Housing Needs Allocation 2014-2021

Income Group	Number of Units	Percent of Total
Very Low	210	26 %
Low	123	15%
Moderate	135	17%
Above Moderate	346	42%
Total	814	100%

Source: Regional Housing Needs Assessment, SCAG October 2012.

6.2 – AB 1233 Compliance

In January 2006, changes to Housing Element law, including Assembly Bill 1233, have created additional incentive for jurisdictions to achieve a compliant Element. AB 1233 requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.”

The Housing Element for the 2008-2014 planning period was adopted in 2010 and certified by HCD, but the City was unable to complete the rezoning necessary to provide adequate sites accommodate the City’s lower income RHNA. Specifically per Program 5, *Land Use Element/Zoning*, the Downey Landing Specific Plan was not amended to accommodate residential units. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2008-2014) planning period. The 2008-2014 RHNA for Downey is shown in **Table 6-2**.



Table 6-2: Regional Housing Needs Allocation 2008-2014

Income Group	Number of Units	Percent of Total
Very Low	277	25%
Low	174	16%
Moderate	187	17%
Above Moderate	470	42%
Total	1,108	100%

Source: Regional Housing Needs Assessment, SCAG July 2007.

The two planning period allocations combined result in a final housing needs allocation as shown in **Table 6-3**. The total fair share allocation for Downey for the combined planning periods is 1,922 units.

Table 6-3: Combined 2008-2014 and 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	277	174	187	470	1,108
2014-2021 RHNA	210	123	135	346	814
Total	487	297	322	816	1,922

Source: Regional Housing Needs Assessment, SCAG July 2007.

As Downey's 2008-2014 Housing Element was adopted, but not fully implemented the City must evaluate two key factors to determine their exact shortfall, in compliance with AB 1233. First, as the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count any new units built or approved since January 1, 2006 toward their 2008-2014 RHNA allocation. As Downey's Housing Element was adopted and certified, but not fully implemented, any units built or approved from 2006 to the present may be credited toward the City's 2008-2014 RHNA allocation of 1,108 units. Second, as AB 1233 focuses on units that are accommodated specifically on rezoned sites, the shortfall will primarily include lower income units that were to be accommodated on sites in the amended Downey Landing Specific Plan. **Table 6-4** below, presents the number of units that the City must address in their 2014-2021 sites inventory, including any shortfall from the 2008-2014 planning period.



Table 6-4: 2014-2021 RHNA Including AB 1233 Shortfall

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	277	174	187	470	1,108
2008-2014 Units Accommodated by Credits	9	55	1	125	190
2008-2014 Units Accommodated by Sites Appropriately Zoned	0	0	186 ^(a)	345 ^(a)	531
Subtotal	268	119	0	0	387
2014-2021 RHNA	210	123	135	346	814
TOTAL	478	242	135	346	1,201

Source: Regional Housing Needs Assessment, SCAG July 2007.

Notes:

^(a) 2008-2014 Moderate and Above Moderate RHNA allocations were accommodated on land zoned R-1 and R-3.

As shown in **Table 6-4**, between 2006 and 2012 the City approved or developed 190 units, including 9 units with covenants for very low income, 55 units with covenants for low income, 1 units with covenants for moderate income, and 125 units for above moderate income households. Additionally, within the 2008-2014 Housing Element the Housing Resources section demonstrated appropriate sites to accommodate the City's remaining moderate income allocation of 186 units and remaining above moderate income allocation of 345 units. The sites identified in the 2008-2014 sites inventory included land zoned R-1 (up to 8.7 dwelling units per acre), R-3 (up to 24 dwelling units per acre) and parcels located in the City's Second Unit Overlay (SUD) district.

Based on the requirements of AB 1233, as shown in **Table 6-4**, for the 2014-2021 planning period the City must make available sites to accommodate a total of 1,201 units, including 478 units for very low income, 242 units for low income (a total of 720 lower income units), 135 units for moderate income, and 346 units for above moderate income.



6.3 – Densities to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Downey has a population greater than 25,000 and is within the Long Beach-Los Angeles-Ontario MSA; consequently the default density for the City is 30 dwelling units per acre.

To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the City has identified zones with permitted densities appropriate to accommodate the development of a variety of housing types.

6.3.1 – Residentially Zoned Land

There are three residential zoning districts in the Downey Zoning Code that correspond to land use designations in the General Plan. They include: the R-1 Single Family Residential zone, including the second unit provision for the Single Family (R-1) zone; the Two-Family Residential (R-2) zone, and the Medium Density Family (R-3) zone. Each residential zoning district has associated development standards that dictate the maximum residential densities permitted. The densities allowed by the General Plan, in



conjunction with existing zoning regulations, establish the location, intensity and appearance of residential development within the City. Specifically, the Downey Vision 2025 General Plan and Zoning Ordinance provide for a range of residential land use development densities as follows:

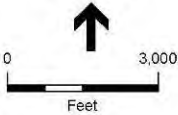
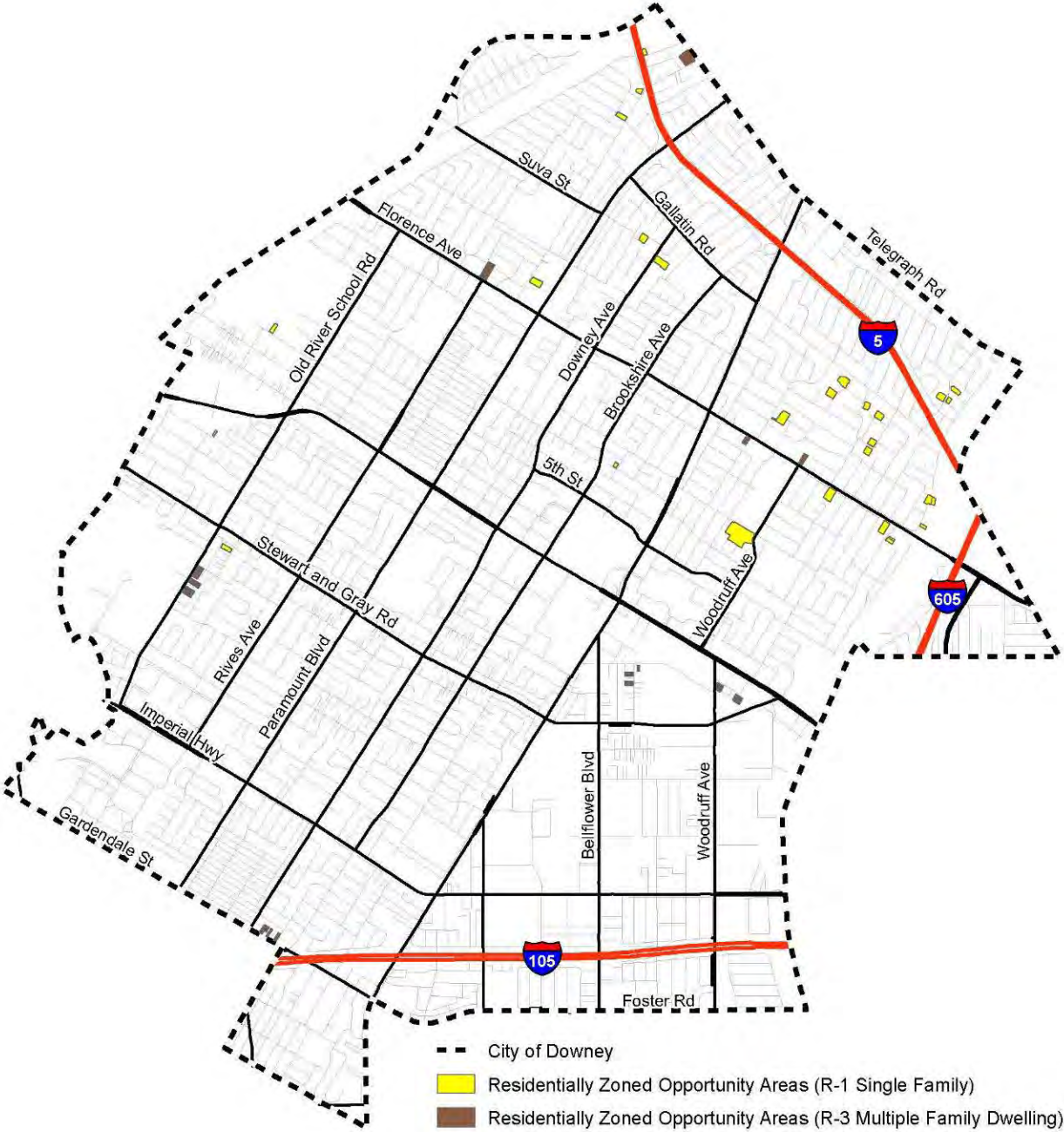
1. Single-Family Residential (R-1) – Allows up to 8.7 dwelling units per acre. Minimum lot size permitted is 5,000 square feet. There are varying development standards for each of the following zone R-1 designations:
 - a. R-1-5000
 - b. R-1-6000
 - c. R-1-7000
 - d. R-1-8500
 - e. R-1-10,000
 - f. Lots of 15,000 square feet (regardless of zoning)
2. Two-Family Residential (R-2) – Allows between 9.0 and 17.0 dwelling units per acre. This is equivalent to one unit for each 2,500 square feet to 5,000 square feet.
3. Multi-Family Residential (R-3) – Allows up to 24 dwelling units per acre. This is equivalent to 1,980 square feet per unit for lots 15,000 square feet or less, and 1,815 square feet per unit for lots greater than 15,000 square feet.

Within the City there are a number of vacant or underutilized residentially zoned parcels that are appropriate to accommodate a portion of the City's remaining RHNA. These parcels are shown in **Figure 2** and a parcel specific inventory is provided in **Appendix A**.

As shown in **Figure 2**, and in **Table A-1** of **Appendix A**, there are 32 parcels zoned R-1, Single Family Residential, that were included in the 2008-2014 Housing Resources site inventory and were not developed during the previous planning period. Sites zoned R-1 can accommodate densities up to 8.7 dwelling units per acre. If developed at their maximum allowable density, the 32 identified parcels can accommodate a total of 144 new units. As these parcels were included in the certified and adopted 2008-2014 sites inventory, but not developed during the planning period, they remain viable opportunity sites for the 2014-2021 planning period. Based on the densities permitted, parcels zoned R-1 that are included in the inventory are appropriate to accommodate the City's above-moderate income RHNA allocation.



Figure 2: Residentially Zoned Opportunity Sites





Also shown in **Figure 2**, and in **Table A-2** of **Appendix A**, there are 22 parcels currently zoned R-3, Multi-Family Residential that were included in the 2008-2014 Housing Resources site inventory and were not developed during the previous planning period. Sites zoned R-3 can accommodate densities up to 24 dwelling units per acre. If developed at their maximum allowable density, the 22 identified parcels can accommodate a total of 244 new units. As these parcels were included in the certified and adopted 2008-2014 sites inventory, but not developed during the planning period, they remain viable opportunity sites for the 2014-2021 planning period. Based on the densities permitted, parcels zoned R-1 that are included in the inventory are appropriate to accommodate the City’s moderate and above-moderate income RHNA allocation.

Table 6-5 provides a summary of land that is currently zoned for residential uses available to accommodate the City’s remaining RHNA allocation.

Table 6-5: Residentially Zoned Land Opportunity Areas

	Number of Parcels	Density	Total Acreage	Units Permitted	Income Group
R-1 Zoned Parcels	32	4.4-8.7 du.ac	25.67	144	Above Moderate
R-3 Zoned Parcels	22	24 du/ac	11.84	270	Moderate Above Moderate
TOTAL	54	Varies	37.51	414	

6.3.2 – Second Unit Development

A second strategy to accommodate the City’s 2014-2021 RHNA allocation is the identification of properties that may be developed with a second unit. The City acknowledges that second units, also known as “granny flats,” are a practical method for a family to maximize the available land on their own lot. By utilizing land and utilities, a family minimizes construction costs. Throughout the City there are a number of large lots (7,500 square feet and above) that can accommodate additional housing. To facilitate affordable rental units, the City allows second unit developments in 24 areas designated second unit development, through the Second Unit Overlay.

The Second Unit Overlay, most recently amended in November 2008, allows second units to be administratively approved and permits a reduction in the required lot size (from 10,000 sq. ft. to 7,500 sq. ft.). The development of second unit housing provides



lower-income households an affordable housing opportunity within single-family neighborhoods. To ensure greater participation of residents in the program, the City is committed to a public outreach program to encourage second-unit development, including advertising second-unit development opportunities on the City’s website, in local newspapers, in local utility bills, and at various community centers. The City has historically seen great success with their second unit development overlay and promotes the program on the City website and in other public places. Generally, second units include one or two bedrooms and the City has found they are rented at below market rents. Based on the price per square foot of the units developed during the previous planning period, City Staff has found that 50 percent of second units are affordable to lower income households and 50 percent moderate income households. Consequently, for the 2014-2021 planning period, the City has utilized this ratio to estimate that second units are a key strategy to equally accommodate their low and moderate income RHNA allocation.

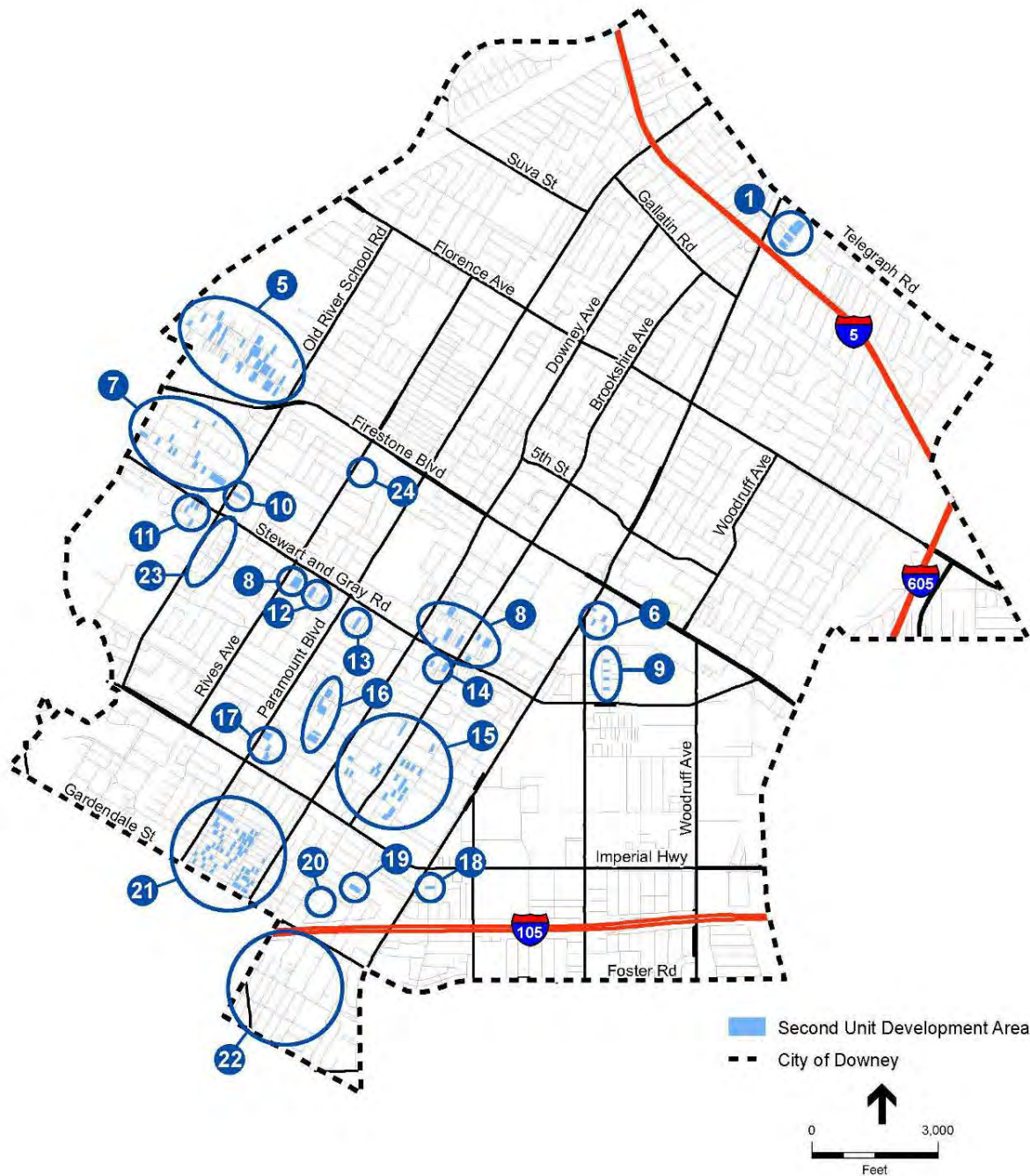
Of the 24 identified Second Unit Overlay areas 17 areas can accommodate the development of new units. There are approximately 234 parcels that can accommodate second units. Following a review of the City’s existing parcel inventory within the Second Unit Overlay, it is estimated that approximate 234 low and moderate income units can be accommodated within the Overlay area. The areas are shown in **Figure 3** and a parcel specific inventory is provided in **Appendix A. Table 6-6**, provides a summary of the acreage and units that can be accommodated within the Second Unit Overlay areas.

Table 6-6: Second Unit Overlay Areas

	Number of Parcels	Density	Total Acreage	Units Permitted	Income Group
Second Unit Overlay	235	7-17 du/ac	57.18	234	Low
TOTAL	235	Varies	57.18	234	



Figure 3: Second Unit Opportunity Sites





6.3.3 – Downtown Downey Specific Plan

In addition to the residential zones and second unit development areas presented, the City has also identified the Downtown Downey Specific Plan area as an opportunity area for the development of housing for all income levels. The Downtown Downey Specific Plan was initiated by the City to guide growth and residential development in Downtown, encourage economic revitalization, and create a lively center of activity for the City. The Specific Plan establishes 131 acres as mixed use and looks to create unique districts with specific development standards and design guidelines. Downtown Downey is envisioned as a vibrant urban center providing a wide array of dining, working, living, shopping, entertainment, and cultural opportunities all within a short walking distance. The Specific Plan includes specific objectives to focus growth in the Downtown area, by allowing and promoting higher density residential and mixed use development and to develop residential uses for all income levels.

The Specific Plan, adopted in 2010, establishes five unique land use districts, four of which allow for mixed use development, including residential uses. The four districts permitting residential development do so at the following densities:

1. Downtown Core – 20 to 40 dwelling units per acre
2. Downtown Residential – 8 to 40 dwelling units per acre
3. Firestone Boulevard Gateway – 40 to 75 dwelling units per acre
4. Paramount Boulevard Professional – 20 to 40 dwelling units per acre

The City has identified the Downtown Downey Specific Plan area as a key growth area and incorporated the introduction of residential uses, by right, as a key vision for the Specific Plan. The Specific Plan strategically aims to facilitate the development of employment opportunities, dining, shopping, neighborhood services, and residential uses in close proximity to reduce vehicle trips and create a vibrant downtown. In 2012, the City approved an application for the first new multifamily residential project within the Specific Plan area. The 50 unit project, The View, is deed restricted for very low (5 units) and low income (45 units) households. It is anticipated based on the allowed densities and the sites available that the Specific Plan area will offer significant opportunities to accommodate the City's RHNA allocation.

The Downtown is an ideal location for the development of future affordable housing as many public service buildings such as the library, City Hall, senior center, police facilities, medical clinics, and a connection to the Metrolink Green Line station are located nearby. Throughout the Specific Plan area there is a mix of uses including single-family housing, multi-family housing, retail, professional office, medical, and



underutilized/vacant parcels. Currently, higher density development is concentrated along Downey Avenue and Firestone Boulevard; however there is great potential for redevelopment throughout the Specific Plan area, with underutilized parcels scattered in each district.

The entire Specific Plan area is approximately 97 acres with roughly 223 parcels. A parcel specific inventory with unit capacity is provided in **Appendix A**. Based on the total acreage of the Specific Plan area, the permitted densities for each district, and assuming mixed use sites are developed at 50% capacity, the Specific Plan area can accommodate 2,567 units. It is unrealistic to assume the entire area will be redeveloped as many of the uses on site have already redeveloped and, furthermore, the environmental documentation analyzed a maximum build out of 735 units for the area. To better facilitate and encourage the development of a variety of housing opportunities the City has identified parcels within the Specific Plan area that are ripe for redevelopment. A detailed description and aerial image of specific sites are provided in the following pages to illustrate the potential of the area to accommodate affordable housing. Sites inventoried range in size and typically contain non-conforming, underutilized or older dilapidated or vacant structures. The City will offer a menu of incentives to further facilitate and encourage the redevelopment of these sites, prioritizing fund and opportunities for extremely low- and very low-income housing.

6.3.4 - Calculating Unit Potential

The City of Downey has determined that the zoning established by the Downtown Downey Specific Plan is the best approach to accommodate a mix of housing, at densities appropriate to facilitate lower income housing, while encouraging redevelopment. The existing land uses within the Downtown Downey Specific Plan area include parcels with low density commercial and office buildings and a handful of underutilized parcels housing single family dwelling units. To transform the Downtown area, the Specific Plan establishes a land use plan, development standards, and design guidelines that will allow for and encourage the introduction of residential uses, at significantly higher densities than what currently exists, in an area that did not previously allow for residential development.

The Specific Plan proposes a range of residential densities from 8 dwelling units per acre up to 75 dwelling units per acre. The development standards presented in the Specific Plan are shown in **Table 5-3**. The Specific Plan allows multi-family residential uses by right and includes incentive to encourage the development of purely residential projects and affordable units, including: streamlined processing, density bonuses, shared/reduced parking requirements, and fee modifications, when feasible. City Staff has play an integral role in encouraging the maximum buildout of residential projects within the Downtown.

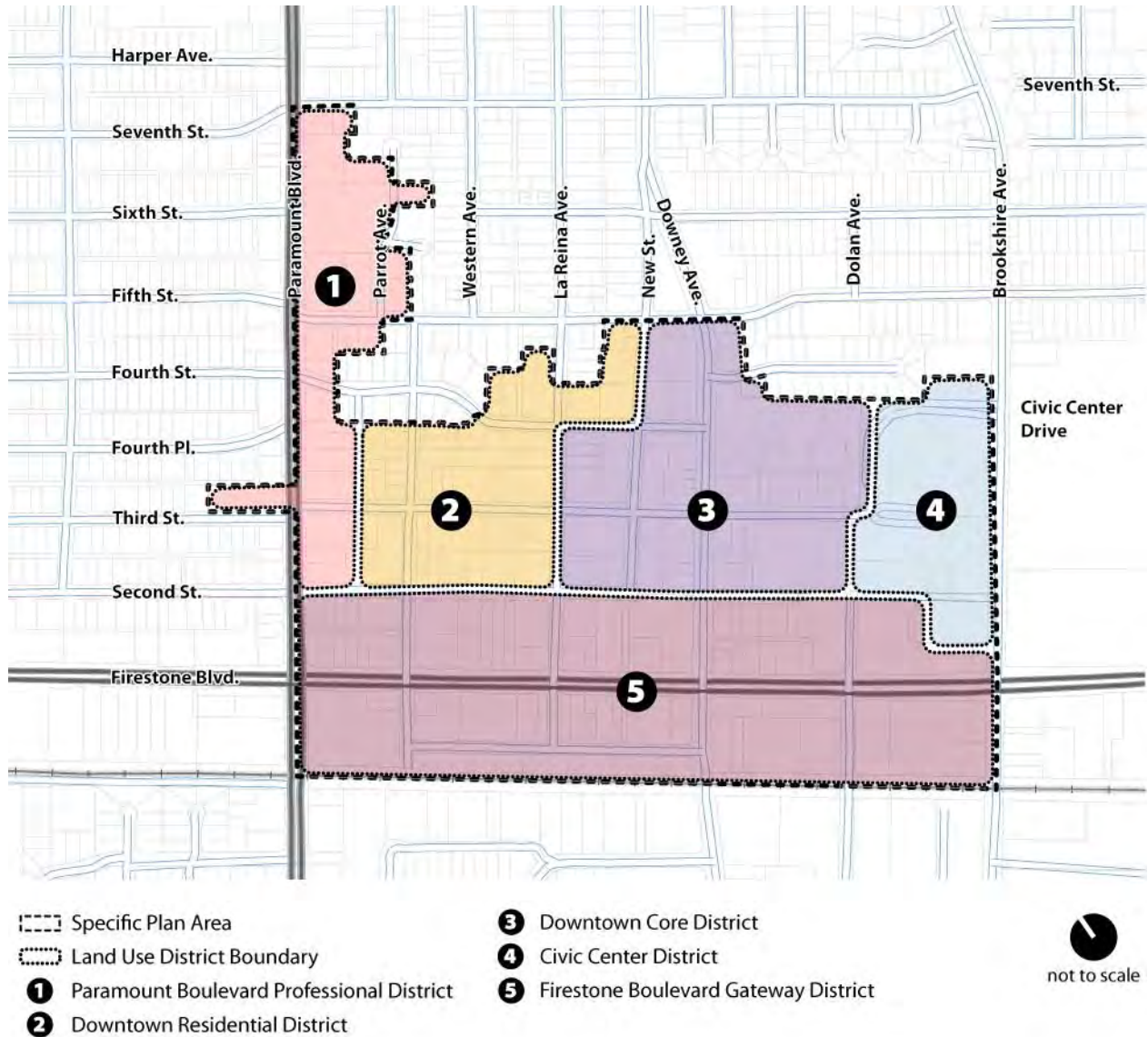


During the 2008-2014 planning period the City approved several major multifamily projects with the Specific Plan area including a 46-unit multifamily complex in 2012 and 50-unit development affordable to low and very low income households. These projects are a reflection of the change occurring in the Specific Plan area and the City's commitment to the development of affordable units. The lack of vacant land in the City has required creative redevelopment and infill projects resulting in high density residential projects on smaller sites. The City will continue to employ this strategy in order to address their remaining RHNA. It is likely, due to the size of parcels in the Downtown that infill projects will be constructed at higher densities near the maximum allowed. Staff will continue to encourage the development of residential projects through the menu of incentives listed above. The City has a proven history of approving high density projects and the development of affordable housing and is committed to achieving a range of affordable housing opportunities in the Specific Plan area.

To calculate the realistic capacity of the sites identified in the **Section 6, Housing Resources**, the City has identified sites within each district and calculated development at the maximum density permitted.



Figure 4: Downtown Downey Specific Plan





PARAMOUNT BOULEVARD PROFESSIONAL DISTRICT

SITE 1



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 40 du/ac
Acreage: 0.58
Existing Land Use: Carwash/Vacant
Potential Unit Capacity: 11

Description: Site 1 is located in the Paramount Boulevard Professional District. The Paramount Boulevard Professional District is located east of Paramount Boulevard and generally west of Parrot Avenue between Second and Seventh Streets. The intent of the District is to create a professional office environment with related service uses (quick lunch dining, coffee, and juice bars). While the ground floor is reserved for office and commercial uses for properties fronting Paramount Boulevard, residential uses will be permitted and encouraged on the second and third floors,

Site 1 totals 0.58 acres and is located on the corner of Second Street and Paramount, fronting Second Street. The majority of the site, approximately 75 percent, is surface parking with an existing car wash structure located on the remaining 25 percent. The City considers the car wash to be a non-conforming use that is not consistent with the previously permitted zoning, the Downtown Downey Specific Plan permitted land uses,



or the existing neighborhoods. The two parcels that make up Site 1 are considered to be underutilized and poised for redevelopment. Assuming a 50% development capacity for mixed use sites, and a maximum permitted density of 40 dwelling units per acre, Site 1 can accommodate approximately 11 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





DOWNTOWN RESIDENTIAL DISTRICT

SITE 2



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 40 du/ac
Acreage: 0.48
Existing Land Use: Residential/Vacant
Estimated Housing Units Potential: 10

Description: Site 2 is located in the Downtown Residential District. The Downtown Residential District is generally located north of Second Street and south of Fifth Street between College Avenue and La Reina Avenue. The Downtown Residential District is approximately 14.5 acres in size and intended to establish a residential neighborhood within the Downtown area. The district is envisioned to include neighborhood-serving commercial uses such as dry cleaners, markets, coffee shops, and newsstands are on the ground floor of buildings with residential units above. Based on the on-site existing uses, Site 2 is considered to be as underutilized and nonconforming.

Site 2 includes 2 parcels totaling 0.48 acres and is located west of La Reina Avenue, east of Myrtle Street fronting Second Street. The site contains three single family structures that cover approximately 30 percent of the site. The remainder of the site is grassy, flat, and vacant. The area, configuration of underutilized lots, and prevalence of



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other mixed use in the vicinity make this Site conducive to a future mixed-use development. Assuming a 50% development capacity and a maximum permitted density of 40 dwelling units per acre, Site 2 can accommodate approximately 10 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 3



General Plan Designation: Mixed Use

Zoning: Downtown Downey Specific Plan

Permitted Density: 40 du/ac

Acreage: 1.0

Existing Land Use: Parking Lot/Vacant Land

Estimated Housing Units Potential: 21

Description: Site 3 is located in the Downtown Residential District. The Downtown Residential District is generally located north of Second Street and south of Fifth Street between College Avenue and La Reina Avenue. The Downtown Residential District is approximately 14.5 acres in size and intended to establish a residential neighborhood within the Downtown area. The district is envisioned to include neighborhood-serving commercial uses such as dry cleaners, markets, coffee shops, and newsstands are on the ground floor of buildings with residential units above. Based on the on-site existing uses, Site 3 is considered to be as underutilized and nonconforming.

Site 3 includes 6 parcels totaling 1.0 acre and is located west of La Reina Avenue, fronting the south side of Third Street. The westernmost parcel of the site is currently a City owned parking lot. Heading east there are several vacant parcels and two low-density single family homes located on the eastern end. Due to the proximity of a three story public parking structure, the City has determined that the surface lot identified is underutilized and redundant, and has expressed the desire to redevelop the property. The remaining 5 parcels to the east are non-conforming with the larger commercial buildings in the area and are significantly underutilized. Assuming a 50%



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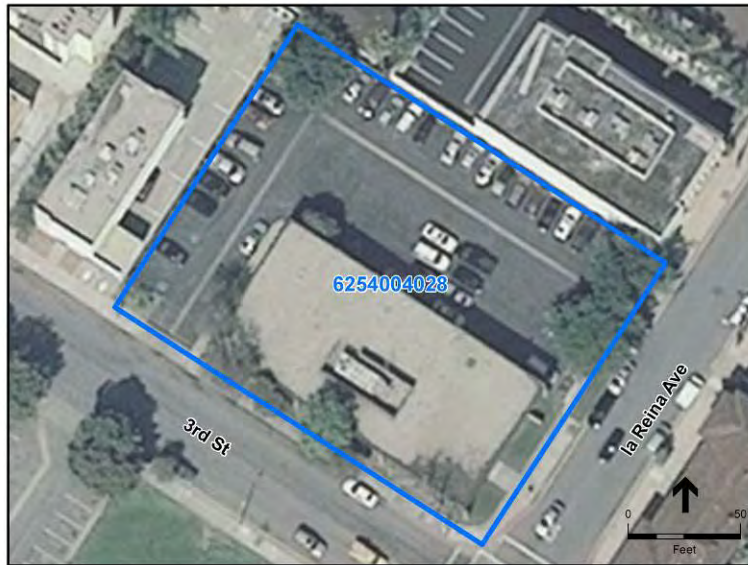
development capacity and a maximum permitted density of 40 dwelling units per acre, Site 3 can accommodate approximately 21 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 4



General Plan Designation: Mixed Use

Zoning: Downtown Downey Specific Plan

Permitted Density: 40 du/ac

Acreage: 0.67

Existing Land Use: One-story commercial building

Estimated Housing Units Potential: 13

Description: Site 4 is located in the Downtown Residential District. The Downtown Residential District is generally located north of Second Street and south of Fifth Street between College Avenue and La Reina Avenue. The Downtown Residential District is approximately 14.5 acres in size and intended to establish a residential neighborhood within the Downtown area. The district is envisioned to include neighborhood-serving commercial uses such as dry cleaners, markets, coffee shops, and newsstands are on the ground floor of buildings with residential units above.

Site 4 totals 0.67 acres located east of La Reina Avenue and North of Third Street. The existing on-site uses include a one-story commercial professional building that is currently occupied by a real estate office.. The existing building is older and in need of rehabilitation. Furthermore, half of the site is dedicated to parking, which the City considers excessive in a pedestrian oriented environment. Given this, the site is poised for redevelopment to introduce high intensity uses including residential units that better conform to the existing surrounding uses and the vision of the Downtown Downey Specific Plan. The City has also identified this site, based on its proximity to the recently constructed multi-family senior complex, Heritage Court Apartments. A mixed use



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project at this location would provide new services, jobs and housing opportunities for residents living in and around the area. Assuming a 50% development capacity and a maximum permitted density of 40 dwelling units per acre, Site 4 can accommodate approximately 13 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





DOWNTOWN CORE DISTRICT

SITE 5



General Plan Designation: Mixed Use

Zoning: Downtown Downey Specific Plan

Permitted Density: 40 du/ac

Acreage: 0.41

Existing Land Use: Multi-story Office Building

Estimated Housing Units Potential: 8

Description: Site 5 is located in the Downtown Core District. The Downtown Core District is located north of Second Street and south of Fifth Street between La Reina Avenue and Civic Center Drive. The Downtown Core district is envisioned to be a vibrant, pedestrian-oriented down-town with a mix of uses. To produce a unique walkable shopping, dining, working, and living experience, development with commercial uses on the ground floor and residential above is encouraged.

Site 5 includes 1 parcel approximately 0.41 acres in size. The site is generally located west of New Street, East of La Reina Avenue, fronting Third Street. On site there is an existing 4 floor commercial-office building, with retail uses on the ground floor. Many of the office suites are vacant and the building is in need of rehabilitation and major repairs. It has been determined that this structure is currently un-safe to occupy and would require extensive seismic retrofitting before it could be used for another commercial use. During the previous planning period the City received inquiries from



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housing developers interested in converting the building to a mixed-use residential development with residential units on the upper floors, preserving the retail uses on the ground level. Assuming a 50% development capacity and a maximum permitted density of 40 dwelling units per acre, Site 5 can accommodate approximately 8 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 6



General Plan Designation: Mixed Use

Zoning: Downtown Specific Plan

Permitted Density: 40 du/ac

Acreage: 0.68

Existing Land Use: Restaurant/Commercial Office

Estimated Housing Units Potential: 14

Description: Site 6 is located in the Downtown Core District. The Downtown Core District is located north of Second Street and south of Fifth Street between La Reina Avenue and Civic Center Drive. The Downtown Core district is envisioned to be a vibrant, pedestrian-oriented down-town with a mix of uses. To produce a unique walkable shopping, dining, working, and living experience, development with commercial uses on the ground floor and residential above is encouraged.

Site 6 consists of two parcels, totaling 0.68 acres, located between Second and Third Streets, east of New Street. Existing nonconforming uses on the Site include a restaurant (located on the corner of New Street and Second Street) and a one-story office building with a lot of surrounding surface parking (located at the corner of Third Street and New Street). The property owner of the restaurant property has approached City Staff to discuss potential redevelopment scenarios. Both properties contain older structures in need of improvements and rehabilitation. The increase in permitted density on the site, as permitted by the Specific Plan, creates greater economic incentive for the property owners to redevelop all or part of their property to include higher density mixed-use development. Assuming a 50% development capacity and a maximum



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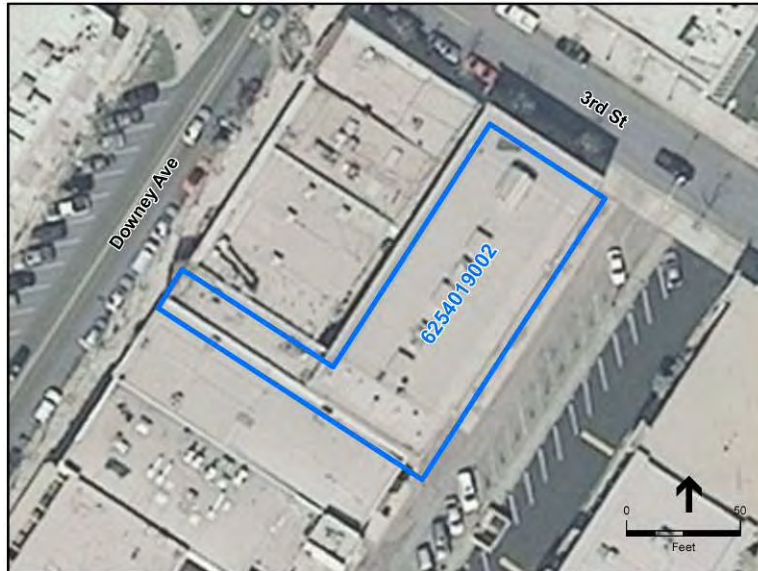
permitted density of 40 dwelling units per acre, Site 6 can accommodate approximately 14 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 7



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 40 dwelling units per acre
Acreage: 0.24
Existing Land Use: Avenue Theater
Estimated Housing Units Potential: 5

Description: Site 7 is located in the Downtown Core District. The Downtown Core District is located north of Second Street and south of Fifth Street between La Reina Avenue and Civic Center Drive. The Downtown Core district is envisioned to be a vibrant, pedestrian-oriented down-town with a mix of uses. To produce a unique walkable shopping, dining, working, and living experience, development with commercial uses on the ground floor and residential above is encouraged.

Site 7 totals 0.24 acres and is located east of Downey Avenue and south of Third Street. The site is home to a vacant movie theater, the Avenue Theater, built in the 1950's that is now closed leaving the space is vacant. The theater currently occupies a one story space with the lobby entrance on Downey Avenue and additional access points off of Third Street. During the planning period the City received a proposal from an affordable housing developer to construct residential units over the theater space and several adjacent storefronts. The project proposed approximately 30 units, but was not implemented due to funding limitations. This site is seen as a key opportunity site within the downtown, located along Downey Avenue, the "main street" of Downey, and could serve as a catalyst for new residential redevelopment on underutilized sites in the



downtown area. Assuming a 50% development capacity and a maximum permitted density of 40 dwelling units per acre, Site 7 can accommodate approximately 5 units at densities appropriate to accommodate lower income households. It is likely that additional units would be developed based on previous talks with housing developers.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 8



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 40 dwelling units per acre
Acreage: 1.59
Existing Land Use: Vacant/Low Density Residential
Estimated Housing Units Potential: 32

Description: Site 8 is located in the Downtown Core District. The Downtown Core District is located north of Second Street and south of Fifth Street between La Reina Avenue and Civic Center Drive. The Downtown Core district is envisioned to be a vibrant, pedestrian-oriented down-town with a mix of uses. To produce a unique walkable shopping, dining, working, and living experience, development with commercial uses on the ground floor and residential above is encouraged.

Site 8 includes 6 parcels totaling 1.59 acres and is located north of Third Street and east of Downey Avenue. Existing uses on Site 8 include single family residential units, a small dilapidated commercial building, several vacant lots, and underutilized surface parking lots. The site is considered to be underutilized and could be redeveloped at significantly higher densities under the Specific Plan zoning. This site is ideal for the development of residential uses based on the proximity to employment opportunities, services and stores within the Downtown. Assuming a 50% development capacity and a maximum permitted density of 40 dwelling units per acre, Site 8 can accommodate



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approximately 32 units at densities appropriate to accommodate lower income households. It is likely that additional units would be developed based on previous talks with housing developers. Through lot consolidation, the City believes this site could be redeveloped as a cohesive mixed use project. The City is also in the process of evaluating the feasibility of adding a parking garage near City Hall which would allow for shared parking opportunities.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





FIRESTONE BOULEVARD GATEWAY

SITE 9



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 75 dwelling units per acre
Acreage: 1.20
Existing Land Use: Parking Structure/Vacant Industrial
Estimated Housing Units Potential: 44

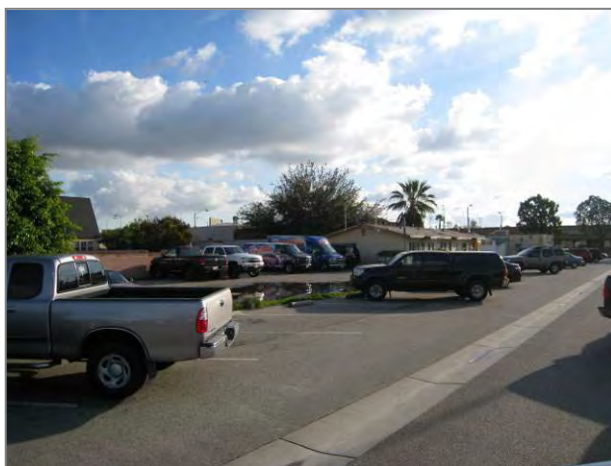
Description: Site 9 is located in the Firestone Boulevard Gateway District. The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way in Downey, and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The City envisions the Firestone Boulevard Gateway district to be a lively area consisting of high intensity/density development with flexible retail, office, and residential space.

Site 9 totals 1.2 acres, and is located between Firestone Boulevard and Second Street. The western most parcels of the site contain a City-owned parking. As the City-owned three-story parking structure one block away, this lot is considered to be redundant and could be better utilized for mixed use development. Heading east, there are one-story structures with retail and industrial uses, that are vacant, underutilized and/or in need of major rehabilitation. These uses are low intensity and non-conforming with the new development standards and land uses permitted in the Specific Plan.



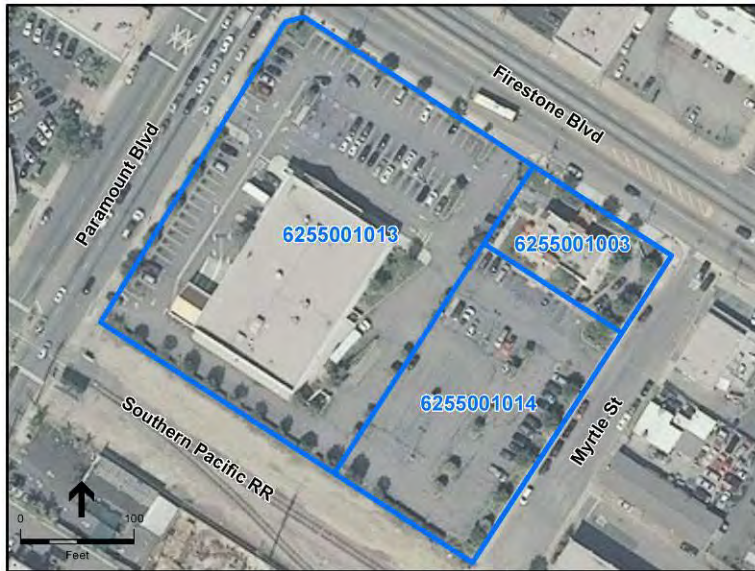
Assuming a 50% development capacity and a maximum permitted density of 75 dwelling units per acre, Site 9 can accommodate approximately 44 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 10



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 75 dwelling units per acre
Acreage: 2.91
Existing Land Use: Fast Food Restaurant/Retail
Estimated Housing Units Potential: 109

Description: Site 10 is located in the Firestone Boulevard Gateway District. The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way in Downey, and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The City envisions the Firestone Boulevard Gateway district to be a lively area consisting of high intensity/density development with flexible retail, office, and residential space.

Site 10 includes 3 parcels totaling 2.91 acres, and is located on the corner of Paramount Boulevard and Firestone Boulevard. On the larger western parcel situated on the corner of Paramount and Firestone Boulevards is a CVS pharmacy and a large surface parking area. There is currently a CVS pharmacy three blocks away, also within the Downtown Specific Plan area. The City considers this a redundant use and tenant and would like to see the parcel redeveloped as mixed use including residential units. The parcels to the east of the CVS include a Del Taco and an underutilized surface parking lot. The Downtown Downey Specific Plan, identifies fast food restaurants as not-permitted and the current development on site is well below the permitted development standards. Site 10 is underutilized and could accommodate much higher intensity development



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including residential units at densities up to 75 dwelling units per acre. Assuming a 50% development capacity and a maximum permitted density of 75 dwelling units per acre, Site 10 can accommodate approximately 109 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 11



General Plan Designation: Mixed Use

Zoning: Downtown Downey Specific Plan

Permitted Density: 40 dwelling units per acre

Acreage: 2.76

Existing Land Use: Auto Uses, Restaurant, Vacant buildings

Estimated Housing Units Potential: 104

Description: Site 11 is located in the Firestone Boulevard Gateway District. The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way in Downey, and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The City envisions the Firestone Boulevard Gateway district to be a lively area consisting of high intensity/density development with flexible retail, office, and residential space.

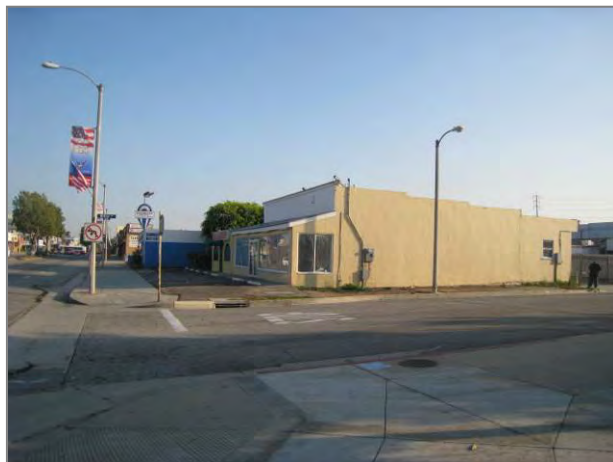
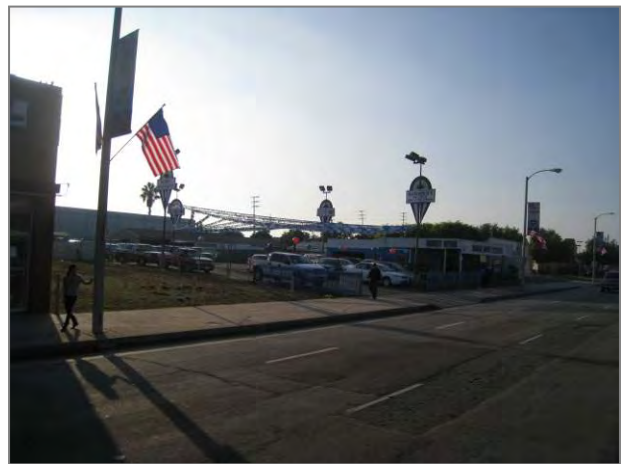
Site 11 includes the entire block between Myrtle Street and La Reina Avenue fronting Firestone Avenue. This site includes 5 parcels and is approximately 2.76 acres. At the western end of the block there is an auto repair workshop, a used car sales lot, and a small aged Mexican restaurant. The Downtown Downey Specific Plan does not permit auto-related uses and the City would like to see these businesses located to a more appropriate location. The Mexican restaurant is in need of significant rehabilitation and could be relocated within a new development on the site. Heading east toward La Reina Avenue is a strip of single-story retail commercial businesses with parking lots in the rear off of Nance Street. Many of the storefronts are vacant and/or are in need of



City of Downey

tenant improvements. The businesses that remain are obscure including a Hawaiian themed retail store. The City envisions this block redeveloped with a mix of higher intensity uses, including residential uses up to 75 dwelling units per acre. Assuming a 50% development capacity and a maximum permitted density of 75 dwelling units per acre, Site 11 can accommodate approximately 104 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 12



General Plan Designation: Mixed Use
Zoning: Downtown Downey Specific Plan
Permitted Density: 75 dwelling units per acre
Acreage: 3.00
Existing Land Use: Parking Structure/Vacant Industrial
Estimated Housing Units Potential: 107

Description: Site 12 is located in the Firestone Boulevard Gateway District. The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way in Downey, and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The City envisions the Firestone Boulevard Gateway district to be a lively area consisting of high intensity/density development with flexible retail, office, and residential space.

Site 12 includes the entire block between Myrtle Street and La Reina Avenue fronting Nance Avenue. This site includes 3 parcels and is approximately 3.0 acres. At the western end of the block there are two parcels with industrial manufacturing uses. These uses are non-conforming and the extent of activity on-site is uncertain. These parcels were formerly home to an onion processing plant, but in recent years are not as active and are non-conforming with the Specific Plan permitted uses and surrounding neighborhoods. The eastern end of the site is City-owned and currently home to the Downey Depot transportation center. The City is in the process of relocating their transit center closer to City Hall to better serve the downtown area. The City was awarded funding through the SCAG Compass Blueprint program and is currently under contract to develop a plan to configure circulation in the Downtown and determine where the



new transit center should be located. It is realistic that the transit center will be relocated within the planning period and that this site will be prime for redevelopment.

The City envisions this block redeveloped with a mix of higher intensity uses, including residential uses up to 75 dwelling units per acre. Assuming a 50% development capacity and a maximum permitted density of 75 dwelling units per acre, Site 11 can accommodate approximately 107 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





SITE 13



General Plan Designation: Mixed Use

Zoning: Downtown Downey Specific Plan

Permitted Density: 40 dwelling units per acre

Acreage: 1.54

Existing Land Use: Parking Structure/Vacant Industrial

Estimated Housing Units Potential: 57

Description: Site 13 is located in the Firestone Boulevard Gateway District. The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way in Downey, and south of Second Street, between Paramount Boulevard and Brookshire Avenue. The City envisions the Firestone Boulevard Gateway district to be a lively area consisting of high intensity/density development with flexible retail, office, and residential space.

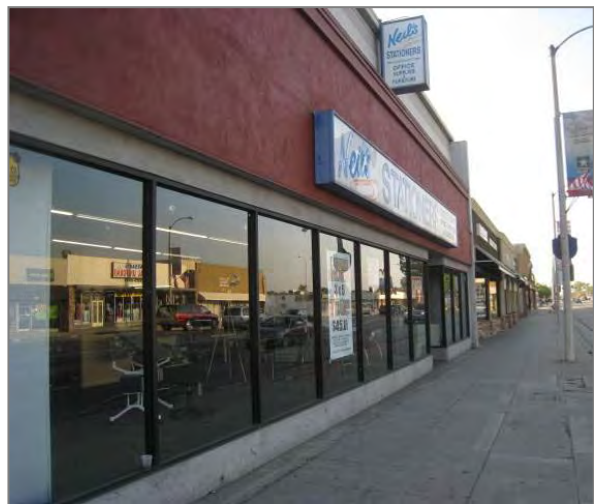
Site 13 includes the majority of parcels on the block between La Reina Avenue and Downey Avenue fronting Firestone Avenue, with the exception of the two parcels at the eastern end. This site includes 7 parcels and is approximately 1.54 acres. Existing uses on this site include single-story retail commercial businesses with parking lots in the rear off of Nance Street. Many of the tenant spaces are vacant and/or are in need of significant rehabilitation. This block is ideal for redevelopment with the opening of a new Porto's Bakery across the street and the new Downey Surgery Center at the eastern end of the block. The City envisions this block redeveloped with a mix of higher intensity uses, including residential uses up to 75 dwelling units per acre. Assuming a 50% development capacity and a maximum permitted density of 75 dwelling units per acre,



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Site 13 can accommodate approximately 57 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





6.4 - Summary of Available Sites

As outlined in the previous section, **Table 6-3** and **Table 6-4** illustrate the City's RHNA allocation for the 2014-2021 planning period as well as unaddressed carry over units from the 2008-2014 planning period. **Table 6-7** provides a summary of the strategies the City has identified to facilitate the development of new residential units to accommodate their remaining RHNA allocation.

Table 6-7: Accommodation of the 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	478	242	135	346	1,201
R-1 Zoned Parcels	0	0	0	144	144
R-3 Zoned Parcels	0	0	135 (a)	135 (a)	270
Second Unit Overlay	0	117(b)	117 (b)	0	234
Downtown Downey Specific Plan	478	125	0	132	735
TOTAL(c)	0	0	(117)	(51)	(182)

Notes:

- (a) Densities of 24 units per acre are appropriate to facilitate the development of moderate and above moderate income housing; therefore the unit potential has been divided evenly between the two income categories.
- (b) The Second Unit Overlay is intended to provide housing options for lower income households including low and moderate income households; therefore the unit potential has been divided evenly between the two income categories.
- (c) Parentheses indicate a surplus of units.

As shown in **Table 6-7**, the City can accommodate the combined remaining RHNA allocation of 1,201 units. Based on the permitted densities, vacant land zoned R-1 can accommodate 144 above-moderate income units, and land zoned R-3 can accommodate 270 units divided evenly between the moderate and above-moderate income categories. The City's existing Second Unit Overlay is appropriate to accommodate the low and moderate income categories. An estimated 234 new units are possible on areas within the overlay. Finally, the City has identified the Downtown Downey Specific Plan area with permitted densities at 40 and 75 dwelling units per area to accommodate its remaining lower income RHNA. The Specific Plan area can accommodate more than 2,500 units, however specific opportunity sites have been identified that are likely to be redeveloped during the planning period. The City has identified a surplus of opportunity sites, beyond its combined RHNA allocation.



6.4.1 - Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites.

6.4.2 - Infrastructure Constraints

The 2014-2021 Housing Element promotes the production of housing which in turn may result in population growth. The Downey Vision 2025 General Plan, documents a residential "build out" of 36,915 units and a maximum population of 121,063 residents. For the current planning period the City of Downey has a combined RHNA allocation of 1,201 units. Based on the amount of residentially zoned vacant and underutilized land, and non-residentially zoned land that have been identified as "residential development opportunity areas," it was determined that a total of approximately 1,383 units can feasibly be accommodated during the 2014-2021 planning period. If the City's total RHNA allocation of 1,201 units is developed and added to the existing housing stock of 35,601 units the total count is 36,802 units. This total is less than the total housing unit build out analyzed in the Downey Vision 2025 General Plan and related environmental documents, indicating that there is currently infrastructure capacity available to accommodate development consistent with the City's RHNA allocation.

To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.



6.5 – Financial Resources

A variety of potential funding sources are available to finance housing activities in Downey. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 6-8** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

In previous years, the primary source of funds for affordable housing activities in Downey was the Redevelopment Agency housing set-aside fund. The 2010-2014 Implementation Plan allocated RDA funding for housing programs during that period, as indicated below:

- Housing Improvement Program
- Affordable Housing Program
- Underutilized Sites Program
- First Time Homebuyer Program
- Prioritize Housing Program Activities

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Downey Redevelopment Agency was dissolved as of February 1, 2012 and the City was selected to be the Successor Agency responsible for all enforceable obligations owed.

Downey previously relied on estimated redevelopment housing set-aside revenues ranging from \$1.26 to \$1.5 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.



Table 6-8: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. In 2011-2012 Downey received approximately \$1.2 million in CDBG funds.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Downey receives HOME funds directly from the Federal government. HOME funds are used to assist low income (80% AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services



Program Name	Description	Eligible Activities
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Disabled Persons	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.	Acquisition Rehabilitation Homebuyer Assistance Homeless Assistance Public Services Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4% and 9%.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling



Program Name	Description	Eligible Activities
<p>Transit-Oriented Development Housing Program</p>	<p>Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.</p>	<p>Homebuyer Assistance Predevelopment Site development Infrastructure</p>
<p>Infill Incentive Grant Program</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.</p>	<p>Regulations pending</p>
<p>CalHFA FHA Loan Program</p>	<p>Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.</p>	<p>Homebuyer Assistance</p>
<p>CalHFA Homebuyer's Down payment Assistance Program</p>	<p>CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.</p>	<p>Homebuyer Assistance</p>
<p>CalHFA Mental Health Services Act Funds</p>	<p>Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.</p>	<p>New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New</p>



Program Name	Description	Eligible Activities
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure



Program Name	Description	Eligible Activities
Multifamily Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment
3. County Programs		
Housing Choice Vouchers (formerly Section 8)	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants.	Rental Assistance
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit



Program Name	Description	Eligible Activities
Affordable Homeownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0% interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed %age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition



Program Name	Description	Eligible Activities
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operating of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150 million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition



Program Name	Description	Eligible Activities
Local banks:	Thanks to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have set up a separate community development division, and partner with local organizations that provide services like homeownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance

6.5.1 - Potential Future Funding Sources

In addition to the funding sources listed in **Table 6-8**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect, and seeks to address the current deficiencies in the IFD Law.



6.5.2 – Administrative Resources

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Habitat for Humanity, has been active in Downey, having built several homes for very low-income families in the last Housing Element period.

Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.



6.6 – Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Administrative Code, which provides for energy conservation features in new residential construction.

Southern California Edison programs: Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15% discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

Southern California Gas programs: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.



6.6.1 - Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.
2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;



- Design including natural or artificial flowing water; and
- Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

6.6.2 – State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Downey currently utilizes Tier 1 of the California Green Building Code and has not adopted any local amendments to the building standards.

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Downey is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by a mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.

7. Progress Report

Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City established five objectives to be achieved in the previous planning period. For each objective, housing programs were established to assist the City in realizing their objectives. **Table 7-1** provides a brief description of the housing programs outlined in the previous Element, the program's objective and the progress/status of the program. In providing the status of the program the table will indicate whether the program will be carried into the next planning period.



Table 7-1: Housing Accomplishments

Housing Element Program	Evaluation of Effectiveness
Housing and Neighborhood Conservation	
<p>1. Code Enforcement Program</p> <p>Objective: Continue to conduct inspections on a complaint basis through the City’s Code Enforcement Division.</p>	<p>Effectiveness: The City has maintained a proactive code enforcement program. The City receives approximately 70 calls per month reporting violations, usually related to property maintenance issues. Of those complaints filed, approximately three to five per month represent more substantial health and safety code violations. The City’s program has successfully brought cited residential units into compliance with City codes.</p> <p>Appropriateness: As the housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City’s residential standards. This program provides referrals to the Housing Rebate and Grant Program. This program will be included in the 2014-2021 Housing Element.</p>
<p>2. Housing Improvement Program</p> <p>Objective: Provide loans for 30 homeowners annually.</p>	<p>Effectiveness: From 2006 to 2012, the City provided loan assistance and grants for housing rehabilitation to 443 projects applicants. This total includes loans and grants issued as part of the City-sponsored property improvement program for low to moderate-income households (loans up to \$40,000 and grants up to \$2,000), and the Home Modification Program, implemented by the City to assist households with disabled persons with performing architectural modifications to achieve ADA compliance. Improvements will be provided for up to 180 homeowners until December 2014.</p> <p>Appropriateness: With the dissolution of the City’s Redevelopment Agency and the taking of RDA funds, the City has limited funding available to fund the program. This program will continue into the upcoming planning period as the Housing Rebate Program, which will be combined with the Grant Program. This combined program will offer a grant to residents until a more permanent funding source is identified.</p>



<p>3. Senior Paint/Fix-up Program</p> <p>Objective: Assist 30 households annually.</p>	<p>Effectiveness: The City assisted 24 households annually from 2011-2012 as part of the City’s home improvement program accomplishments described above.</p> <p>Appropriateness: Due to funding limitations, this program will be merged with the Grant Program. This combined program will offer smaller grants to residents until a more permanent funding source is identified.</p>
<p>4. Neighborhood Maintenance and Preservation</p> <p>Objective: Continue program implementation.</p>	<p>Effectiveness: This program was not fully implemented due to funding limitations; however the City has an active Neighborhood Watch program that is implemented by the Police Department.</p> <p>Appropriateness: Due to continued restricted funding this program will not be continued in the 2014-2021 Housing Element, but the goals of the program will be achieved through the City’s active Neighborhood Watch program with assistance when possible from the City’s Code Enforcement Division.</p>



Provide Adequate Sites to Achieve a Diversity of Housing

5. Land Use Element/Zoning

Objective: Provide appropriate land use designations to fulfill the City's RHNA. Conduct outreach to non-profit developers of affordable housing to construct housing affordable to lower-income households within the NG area of the amended Downey Landing Specific Plan.

Effectiveness: The original Downey Landing Specific Plan, adopted in 2002 included four districts, one of which allowed for mixed-use including residential units. Due to deed restrictions that were recorded as part of the Federal Government's disposition of the Site, the City determined that residential uses are prohibited on the Site. Consequently, no residential uses were proposed when the Specific Plan was amended in 2011.

Due to changing market conditions and limitations on the types of development allowed on site, the City did not complete the proposed Specific Plan amendments and rezoning required to accommodate their 2008-2014 remaining RHNA. However, during the planning period, in September 2010, the City adopted the Downtown Downey Specific Plan, including five land use districts on 131 acres. Four of the five districts allow mixed use development, promoting new residential development at densities up to 75 du per acre. The Specific Plan area can more than accommodate the City's 2008-2014 RHNA. A detailed analysis showing the availability of sites to meet the City's 2014-2021 RHNA allocation in addition to any carry-over units that may result due to AB 1233 legislation is presented in the Housing Resources section.

Appropriateness: The City did not implement the program as originally planned; however, alternative sites were identified to accommodate the City's 2008-2014 RHNA. For the 2014-2021 planning period, the City will include a program to ensure that their RHNA allocation is addressed and to promote available sites to residential developers.



<p>6. Second Unit Zoning Program</p> <p>Objective: Based on past experience, it is reasonable to expect between 8-12 second units to be constructed during the planning period, therefore, the City will continue to provide for second units in the designated areas. Inform eligible property owners of the potential to construct second units through updated handouts and information on the City's website.</p>	<p>Effectiveness: During the planning period, the City continued to provide for second units in R-1 zones where designated with a Second Unit District (SUD) Overlay. Since 2006, six second unit developments were approved. The City maintains an inventory of properties within the SUD Overlay to ensure that processing of a potential application is efficient. Based on information reported to City Staff, second units generally include one or two bedrooms and are typically rented at below market rents. Based on the price per square foot City Staff estimates that these units are affordable to low and moderate income households.</p> <p>Appropriateness: The City recognizes second units as an affordable housing option and will continue to allow for second units to be constructed within the SUD Overlay. This program will be included in the 2014-2021 Housing Element.</p>
<p>7. Senior Housing Zoning</p> <p>Objective: Continue program implementation by facilitating and encouraging the construction of senior housing with densities up to 50 units per acre being permitted.</p>	<p>Effectiveness: In 2012, the City amended the Municipal Code to allow senior housing by right in the H-M, C-3, and R-3 zones by right, without a conditional use permit. To further incentive development, affordable senior projects are permitted at densities up to 50 units per acre. To assist and facilitate the development of affordable senior housing, the Zoning Code permits the following additional incentives: reduced parking standards (only 1 space per unit), reduced units sizes (studio at 550 square feet, plus 150 additional square feet for each bedroom), height (up to 4 stories), and increased maximum lot coverage (60%).</p> <p>Appropriateness: This program will be modified in the 2014-2021 Housing Element to focus on informing local and regional developers of the program and promoting its application.</p>



8. Transitional and Supportive Housing and Emergency Shelters

Objective: Revise the Zoning Code to permit transitional and supportive housing in all residential zones as permitted uses subject only to those standards/regulations that apply to other residential dwellings of the same type in the same zone and in the City's H-M Zone. Revise the Zoning Code to permit emergency shelters by right in the City's H-M Zone.

Effectiveness: Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. The City has drafted an ordinance amending the Zoning Code to allow emergency shelters and transitional living facilities in the Hospital Medical Arts (H-M) Zone by right without any other discretionary permit required. The City will take the Ordinance to City Council in January 2013.

Appropriateness: As the City has completed the required rezoning to ensure that no constraints to the provision of transitional or supportive housing exist, this program will not be included in the 2014-2021 Housing Element.

9. Single Room Occupancy (SRO) Housing

Objective: Revise the Zoning Code to permit SRO's in at least one non-residential zone as a permitted use and SRO's as a conditionally permitted use in appropriate residential zones. Code amendment to establish standards for SRO's shall be no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.

Effectiveness: Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. The City has drafted an ordinance amending the Zoning Code to permit SRO's in at least one non-residential zone as a permitted use and SRO's as a conditionally permitted use in appropriate residential zones. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. The City will take the Ordinance to City Council in January 2013.

Appropriateness: As the City has completed the required rezoning to permit SRO's in an appropriate zone, this program will not be included in the 2014-2021 Housing Element.



10. Affordable Housing Program

Objective: Continue to implement the City’s Affordable Housing Program, including providing housing rehabilitation loans and grants to qualifying households, providing accessibility assistance to disabled households, and using loans and grant funds for affordable housing trust funds and federal funding as appropriate to assist in the development and conservation of affordable housing.

Effectiveness: The City has continued to promote its housing programs in selected neighborhoods, and will continue preservation activities. In 2011, the City submitted an application for federal HOME funds to the department of Housing and Urban Development. This resulted in \$700,654 in federal HOME funds to the City to be used for housing improvement programs and increased housing opportunities for low and moderate-income households.

Appropriateness: With the dissolution of the City’s Redevelopment Agency and the taking of RDA funds, the City has limited funding available to fund the program. The City now must rely on HOME and CBDG funds, which may vary from year to year. The City will continue to assist low income households through the Housing Rebate and Grant Program. This combined program will offer smaller rebates and grants to residents until a more substantial funding source is identified.

11. Underutilized Sites

Objective: Continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community. Prepare an underutilized site survey to be completed and posted on the City’s website by December 2009 along with links provided on how to apply for redevelopment set-aside funds and any available State funding sources.

Effectiveness: The City maintains an inventory of available and potential residential development sites. A property profile including a site description, assessor data, existing uses, and pertinent land use and zoning regulation information is provided for each site on the City’s website and is reviewed and updated on a regular basis. The City utilizes this inventory to help direct interested developers to potential sites for housing.

Appropriateness: This program provides information to interested developers about potential residential sites. The City will continue to update the inventory throughout the 2014-2021 planning cycle, without resources previously provided by the Redevelopment Agency.



Providing Opportunities for Affordable Housing

12. First Time Homebuyer Program

Objective: Provide homeownership opportunities to 12 households annually through implementation of the 1st Time Homebuyer Program.

Effectiveness: Due to the elevated cost of housing in the area during the past several years, the program has been inactive as very few applicants who met the program's income qualification requirements could qualify to purchase a home within the City.

Appropriateness: While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. It is the City's hope that as the economy improves having these programs in place will allow them to easily begin accepting applications when funding is available.

13. Mortgage Credit Certificate Program

Objective: Continue participation and distribute fliers and advertise its availability.

Effectiveness: The City currently provides information on the County program on their website and directs residents, as appropriate to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been.

Appropriateness: Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners.



14. Section 8 Rental Assistance

Objective: Continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Effectiveness: At the beginning of the planning period, in 2006, approximately 450 households were assisted on an annual basis. Over the years the number of households assisted has steady increased resulting in 620 households assisted in 2012. The number of households utilizing the Section 8 program has increased annually by approximately 30 households.

Appropriateness: The Section 8 program, administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. The City will continue this program as part of a County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners.

Removing Governmental Constraints

15. Density Bonus Program

Objective: Continue provision of the density bonus; inform developers of the program availability.

Effectiveness: In 2008, the City adopted a comprehensive update to the Zoning Code, which included an updated density bonus program that is consistent with State law. During the planning period, a 50-unit affordable housing project, The View, utilized a density bonus to construct 35, two-bedroom apartments and 15 three-bedroom apartments all affordable to low income residents.

Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. This program will be included in the 2014-2021 Housing Element.



<p>16. Planned Unit Developments</p> <p>Objective: Continue to encourage Planned Unit Developments as a means to provide affordable housing through creative land use techniques. Inform developers of the density incentives under the program.</p>	<p>Effectiveness: Throughout the planning period, the City continued to encourage projects pursuant to its Planned Unit Development process. During the planning period a project containing 46 units located near Lakewood Boulevard and Gallatin Road utilized a PUD to facilitate decreased setbacks and increased heights to obtain approval for new multifamily units.</p> <p>Appropriateness: The City recognizes the importance of the Planned Unit Development application as essential to the development of affordable units. Utilizing PUDs allows developers increased flexibility to construct projects with modified development standards that make it financially more feasible to construct affordable units. This program will be included in the 2014-2021 Housing Element.</p>
<p>17. Streamline Processing</p> <p>Objective: Continue to monitor permit processing times and investigate ways to streamline. Continue computerizing information including building permits and the Zoning Code.</p>	<p>Effectiveness: The City continued to offer streamlined development processing throughout the planning period, and continuously facilitates inter-departmental collaboration to ensure that the application process is as efficient as possible. In 2010 the City also implemented new permitting software by Accela which allows quicker review times and centralized document access.</p> <p>Appropriateness: The City recognizes the importance of providing a streamlined review process and approving residential projects as quickly as possible to minimize funds lost due to schedule delays. This program will be included in the 2014-2021 Housing Element.</p>



18. Identify Development Opportunity Areas

Objective: Identify development opportunity areas and draft and adopt the required ordinances to create opportunities for expanded mixed-use commercial and residential development.

Effectiveness: Due to changing market conditions and limitations on the types of development allowed on Downey Landing site, the City did not complete the proposed Specific Plan amendments and rezoning required to allow residential development on the site. However, during the planning period, in September 2010, the City adopted the Downtown Downey Specific Plan, including five land use districts on 97 acres. Four of the five districts allow mixed use development, promoting new residential development at densities up to 75 du per acre.

In addition to the Downtown Downey Specific Plan, the City maintains an inventory of available and potential development opportunity areas. A property profile including a site description, assessor data, existing uses, and pertinent land use and zoning regulation information is provided for each site on the City's website and is reviewed and updated on a regular basis. The City utilizes this inventory to help direct interested developers to potential sites for mixed use development.

Appropriateness: This program provides information to interested developers about potential residential sites. The City will continue to update the inventory throughout the 2014-2021 planning cycle, and when necessary draft and adopt the required ordinances to facilitate expanded mixed-use development.



19. Prioritize Housing Program Activities

Objective: Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City's Consolidated Plan and Redevelopment Agency housing set-aside program activities.

Effectiveness: The City prioritizes housing program activities to address housing needs identified by City Planning Staff, Code Enforcement, and the Housing Division. During the planning period, funding priority has primarily focused on rehabilitation loans and grant monies to maintain Downey's stable yet aging housing stock. It was also determined that there is an increasing need to address the provision of new rental units for large family households. To address this new need the City, in partnership with, National CORE, is in the process of developing a new multifamily development in the Downtown Downey Specific Plan area, affordable to low income residents with a variety of unit sizes. The City provided the land

Appropriateness: The City recognizes the importance of determining priority housing needs. The characteristics of the City's current housing need will largely be indentified through the Housing Needs Assessment specifically the analysis of the special needs groups. This program will be included in the 2014-2021 Housing Element and will reflect the changing needs of the community based on the Needs Assessment.

20. Planning and Development Fees

Objective: Continue to conduct annual reviews of planning and development fees.

Effectiveness: New and infill residential development within Los Angeles County can be lengthy and expensive. The City of Downey utilizes a number of methods to help minimize the costs and other negative effects of governmental constraints. An annual review of fees performed by the City helps to ensure that fees are not excessive and poorly administered. Downey also streamlines the permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant.

Appropriateness: The City recognizes the importance of minimizing the impact of planning, building and development impact fees. The City will continue to review their planning and development fees on an annual basis. This program will be included in the 2014-2021 Housing Element.



<p>21. Provide Accommodations for Persons with Disabilities</p> <p>Objective: Continue to implement the City’s Home Modification Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Adopt a “reasonable accommodation” ordinance that expands upon the provisions of the Home Modification Program and make information on this program more widely available to residents.</p>	<p>Effectiveness: Due to staffing reductions and budget cuts, the City was unable to effectively implement a reasonable accommodation ordinance in the timeframe anticipated. Staff plans to draft an ordinance in 2013 with the intention of adoption before the end of the planning period. The City maintains a policy directive to assist residents in need of reasonable accommodation and offers financial assistance through the Housing Rebate and Grant Program and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities. In general, City Staff grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. Due to staffing restrictions, the timeframe was pushed back from the goal date; however, the program will be in place and advertised by the end of the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted reasonable accommodation procedures on the City website and at City Hall.</p>
<p>22. Water & Sewer Service Priority for Affordable Housing</p> <p>Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.</p>	<p>Effectiveness: Following the certification and adoption of the 2008-2014 Housing Element the City submitted the final draft to the appropriate water and sewer service providers.</p> <p>Appropriateness: As required by State law, the City will submit the final 2014-2021 Housing Element to local water and sewer providers for their review and input. This program will be included in the 2014-2021 Housing Element.</p>



23. Affordable Housing Improvements

Objective: Amend the Downey Municipal Code to either remove or alter the cap on improvements that can be made to non-conforming multifamily structures that will be converted to affordable housing projects.

Effectiveness: Due to Staff and funding limitations this program was not implemented. During the course of the planning period it was determined that the cap on improvements has never been exceeded and is not a constraint in any way to the provision of affordable or market rate units.

Appropriateness: The City has determined that this program does not affect or prevent the provision of affordable housing and has determined that limited resources and time should be dedicated to processing Municipal Code amendments that address true constraints to the development of affordable housing. This program will not be included in the 2014-2021 Housing Element.

Promote Equal Housing Opportunities

24. Fair Housing

Objective: Continue providing fair housing services and implement the recommendations set forth in the Analysis of Impediments.

Effectiveness: During the planning period, the City entered into a contract with the Fair Housing Foundation of Long Beach to address housing disputes, referring residents with landlord/tenant issues to the organization. The Foundation assisted the City to distribute multi-lingual fair housing information at identified public locations, via regular press releases, and through public service ads in a variety of newspapers and on radio stations. During the planning period the Foundation also held educational workshops tailored to tenants, and educational and training sessions tailored to landlords, rental property owners, realtors, and property managers.

Appropriateness: The City recognizes this program as an effective and efficient way for affected residents to obtain correct information regarding landlord/tenant regulations. This program will be included in the 2014-2021 Housing Element.



25. Zoning Code Revision

Objective: Adopt revised Zoning Code to address recommended changes by ending 2010.

Effectiveness: During the planning period the City processed a Zoning Code update, adopted in October of 2008, to clarify the City's requirements related to manufactured homes and mobile homes in residential zones in the City. The new Code provisions continue to require mobile home parks to obtain the approval of a conditional use permit; however manufactured housing proposed on single-family lots in existing residential neighborhoods will be subject to the same development standards as for existing residences. Like other residences, the manufactured housing will be subject to the City's Site Plan Review process to ensure architectural consistency.

Appropriateness: As the City has completed the required Zoning Code amendments to address mobile home and manufactured housing in residential zones, this program will not be included in the 2014-2021 Housing Element. The City may, however, include a program to address constraints to the development of housing if any are identified in the Housing Constraints analysis.



City of Downey



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Appendix A: Sites

Appendix A provides parcel specific information for the sites identified in the **Section 6, *Housing Resources*** section. The following tables are provided:

Table A-1: Parcels zoned R-1

Table A-2: Parcels zoned R-3

Table A-3: Parcels within the Second Unit Overlay

Table A-4: Opportunity sites identified within the Specific Plan area; and

Table A-5: All parcels within the Downtown Downey Specific Plan.



Table A-1: Parcels zoned R-1

Address	AIN	Zoning	Acres	Permitted Density	Potential New Units
10228 Lesterford	6287-006-900	R-1-5,000	0.13	8.7 du/ac	1
11929 Pomeroy Road	6246-014-017	R-1-5,000	0.53	8.7 du/ac	5
8547 Rives Avenue	6367-002-046	R-1-5,000	0.25	8.7 du/ac	2
8043 Brook Park Road	6367-002-002	R-1-5,000	0.17	8.7 du/ac	1
9003 Cord Avenue	6388-091-001	R-1-5,000	0.26	8.7 du/ac	2
9412 True Avenue	6388-029-116	R-1-5,000	0.53	8.7 du/ac	5
9439 True Avenue	6388-031-035	R-1-5,000	0.62	8.7 du/ac	5
8833 Tweedy Lane	6365-001-049	R-1-6,000	0.79	7.2 du/ac	6
9840 Downey Sanford Road	6391-011-015	R-1-7,500	0.56	5.8 du/ac	3
9928 Tweedy Lane	6360-011-006	R-1-7,500	0.88	5.8 du/ac	5
8703 Tweedy Lane	6365-002-026	R-1-7,500	0.36	5.8 du/ac	2
8835 Tweedy Lane	6365-001-049	R-1-7,500	0.53	5.8 du/ac	3
10225 Lesterford	8287-005-018	R-1-7,500	0.67	5.8 du/ac	4
9260 Florence Avenue	6287-005-032	R-1-7,500	0.92	5.8 du/ac	5
10232 Lesterford	6287-006-015	R-1-7,500	0.33	5.8 du/ac	2
9400 Florence Avenue	6286-003-017	R-1-7,500	1.17	5.8 du/ac	7
9516 Downey Avenue	6362-007-029	R-1-7,500	1.20	5.8 du/ac	7
7217 Adwen Street	6231-007-900	R-1-7,500	0.17	5.8 du/ac	1
10439 Wooddruff Avenue	6285-014-005	R-1-7,500	5.72	5.8 du/ac	33
8220 Suva Street	6361-008-001	R-1-7,500	0.56	5.8 du/ac	3
8527 7th Street	6253-017-031	R-1-8,500	0.20	5.1 du/ac	1
Pico Vista Road	6391-024-027	R-1-10,000	0.31	4.4 du/ac	1
9461 Raviller Drive	6391-004-020	R-1-10,000	0.65	4.4 du/ac	3
9823 Downey Stanford Road	6391-005-005	R-1-10,000	0.54	4.4 du/ac	2
9646 Cord Avenue	6391-001-052	R-1-10,000	0.46	4.4 du/ac	2
9611 Garnish Drive	6390-028-011	R-1-10,000	0.84	4.4 du/ac	4
9709 Garnish Drive	6390-029-009	R-1-10,000	0.88	4.4 du/ac	4
9918 Haledon Avenue	6390-020-013	R-1-10,000	1.45	4.4 du/ac	6
9440 True Avenue	6388-029-066	R-1-10,000	0.24	4.4 du/ac	1
9117 Tweedy Lane	8365-009-002	R-1-10,000	1.89	4.4 du/ac	8
10056 Pico Vista Road	6391-024-020	R-1-10,000	0.77	4.4 du/ac	3
10018 Pico Vista Road	6391-024-028	R-1-10,000	0.62	4.4 du/ac	3
7217 Rio Flora	6229-013-005	R-1-10,000	0.46	4.4 du/ac	2
Total			25.67		144



Table A-2: Parcels zoned R-3

Address	AIN	Zoning	Acres	Permitted Density	Potential New Units
Old River School Road Residential Development Opportunity Area					
12120 Old River School Road	6246-022-009	R-3	0.35	24 du/acre	8
12106 Old River School Road	6246-022-008	R-3	0.64	24 du/acre	15
12028 Old River School Road	6246-022-008	R-3	0.17	24 du/acre	4
12022 Old River School Road	6246-021-002	R-3	0.35	24 du/acre	8
12016 Old River School Road	6246-021-003	R-3	0.17	24 du/acre	4
12034 Old River School Road	6246-022-033	R-3	0.67	24 du/acre	8
12006 Old River School Road	6246-021-004	R-3	0.17	24 du/acre	4
12002 Old River School Road	6246-021-005	R-3	0.17	24 du/acre	4
SUBTOTAL			2.69		56
Nance Street Residential Development Opportunity Area					
9412 Nance Avenue	6284-002-005	R-3	0.33	24 du/acre	8
9458 Nance Avenue	6284-002-009	R-3	0.34	24 du/acre	8
11242 Pangborn Avenue	6284-002-012	R-3	0.31	24 du/acre	7
SUBTOTAL			0.98		24
Telegraph Road Residential Development Opportunity Area					
7940 Telegraph Road	6367-003-020	R-3	1.58	24 du/acre	38
SUBTOTAL			1.58		38
Davis-Texas-Dolan Residential Development Opportunity Area					
		PUD-R-3	1.46	24 du/acre	35
SUBTOTAL			1.46		35
City-wide					
7749 Florence	6360-018-012	R-3/R1-7500	1.54	24 du/acre	37
9110, 9116, 9126 Florence Avenue	6285-003-023	PUD/R-3	0.93	24 du/acre	17
9283 Florence Avenue	6390-015-015	R-3	0.59	24 du/acre	14
8325 Gardendale Street	6263-033-014	R-3	0.51	24 du/acre	12
8345 Gardendale Street	6263-033-016	R-3	0.23	24 du/acre	6
8363 Gardendale Street	6263-033-018	R-3	0.28	24 du/acre	7
11637 Cold Brook Avenue	6284-017-018	R-3	0.47	24 du/acre	11
11619 Cold Brook Avenue	6284-016-011	R-3	0.44	24 du/acre	10
9206 Hall Road	6284-016-018	R-3	0.14	24 du/acre	3
SUBTOTAL			5.12		118
TOTAL			12		271



Table A-3: Parcels within the Second Unit Overlay

Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
SUD #1					
8817 Arrington Avenue	6388-002-008	R-1-6000	12,630	1 du/6000	1
8823 Arrington Avenue	6388-002-009	R-1-6000	13,940	1 du/6000	1
8833 Arrington Avenue	6388-002-010	R-1-6000	13,500	1 du/6000	1
8901 - 8905 Arrington Avenue	6388-003-001	R-1-6000	16,120	1 du/6000	1
8905 - 8913 Arrington Avenue	6388-003-008	R-1-6000	16,550	1 du/6000	1
8913 Arrington Avenue	6388-003-002	R-1-6000	16,550	1 du/6000	1
8923 Arrington Avenue	6388-003-004	R-1-6000	15,250	1 du/6000	1
8927 Arrington Avenue	6383-003-005	R-1-6000	15,250	1 du/6000	1
8937 Arrington Avenue	6383-003-007	R-1-6000	14,810	1 du/6000	1
9001 Arrington Avenue	6383-003-008	R-1-6000	14,370	1 du/6000	1
9009 Arrington Avenue	6383-003-008	R-1-6000	13,500	1 du/6000	1
SUD #2 - No Potential Units					
SUD #3 - No Potential Units					
SUD #4 - No Potential Units					
SUD #5					
7053 Pellet Street	6229-014-009	R-1-5000	12,163	1du/6000	1
7347 Pellet Street	6229-011-006	R-1-5000	12,051	1 du/6000	1
7217 Pellet Street	6229-012-012	R-1-5000	13,150	1 du/6000	1
11005 Pellet Street	6229-012-013	R-1-5000	12,045	1 du/6000	1
7263 Pellet Street	6229-012-003	R-1-5000	12,045	1 du/6000	1
7006 Pellet Street	6229-016-039	R-1-5000	12,051	1 du/6000	1
7050 Pellet Street	6229-016-024	R-1-5000	22,700	1 du/6000	1
7102 Pellet Street	6229-016-020	R-1-5000	19,976	1 du/6000	1
7108 Pellet Street	6229-017-021	R-1-5000	12,052	1 du/6000	1
7130 Pellet Street	6229-016-025	R-1-5000	12,052	1 du/6000	1
7154 Pellet Street	6225-017-029	R-1-5000	12,052	1 du/6000	1
7156 Pellet Street	6229-017-030	R-1-5000	12,052	1 du/6000	1
7208 Pellet Street	6229-018-006	R-1-5000	12,052	1 du/6000	1
7212 Pellet Street	6229-018-017	R-1-5000	12,052	1 du/6000	1
7216 Pellet Street	6229-018-018	R-1-5000	12,052	1 du/6000	1
7224-7226 Pellet Street	6229-018-019	R-1-5000	12,052	1 du/6000	1
7232 Pellet Street	6229-018-020	R-1-5000	12,052	1 du/6000	1
7234 Pellet Street	6229-018-024	R-1-5000	12,052	1 du/6000	1
11060 Rio Hondo Drive	6229-016-034	R-1-5000	10,030	1 du/6000	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
7061 Dinwiddie Street	6229-016-009	R-1-5000	14,530	1 du/6000	1
7117 Dinwiddie Street	6229-017-016	R-1-5000	14,530	1 du/6000	1
7213 Dinwiddie Street	6229-018-010	R-1-5000	14,000	1 du/6000	1
7247 Dinwiddie Street	6229-018-005	R-1-5000	12,052	1 du/6000	1
7257 Dinwiddie Street	6229-018-003	R-1-5000	14,530	1 du/6000	1
7263 Dinwiddie Street	6229-018-002	R-1-5000	14,530	1 du/6000	1
7303 Dinwiddie Street	6229-018-001	R-1-5000	14,530	1 du/6000	1
7317 Dinwiddie Street	6229-019-011	R-1-5000	14,530	1 du/6000	1
7345 Dinwiddie Street	6229-019-006	R-1-5000	14,530	1 du/6000	1
7146 Dinwiddie Street	6229-021-012	R-1-5000	15,540	1 du/6000	1
7346 Dinwiddie Street	6229-020-020	R-1-5000	14,531	1 du/6000	1
7328 Dinwiddie Street	6229-020-017	R-1-5000	14,531	1 du/6000	1
7322 Dinwiddie Street	6229-020-016	R-1-5000	14,531	1 du/6000	1
7314 Dinwiddie Street	6229-020-015	R-1 5000	14,531	1 du/6000	1
7202 Dinwiddie Street	6229-020-001	R-1-5000	10,400	1 du/6000	1
7210 Dinwiddie Street	6229-020-003	R-1-5000	14,690	1 du/6000	1
7252 Dinwiddie Street	6229-020-010	R-1-5000	14,531	1 du/6000	1
7246 Dinwiddie Street	6229-020-009	R-1-5000	14,531	1 du/6000	1
SUD #6					
11400 Lakewood Boulevard	6284-008-001	R-2-5000	7,062	1 du/2500	1
9037 Margaret Street	6284-008-008	R-2-5000	7,352	1 du/2500	1
9041 Margaret Street	6284-008-009	R-2-5000	7,320	1 du/2500	1
9048 Margaret Street	6284-009-001	R-2-5000	9,620	1 du/2500	1
9020 Margaret Street	6284-009-007	R-2-5000	7,456	1 du/2500	1
SUD #7					
11815 Mitla Street	6231-009-028	R-1-5000	17,830	1 du/5000	1
7217 Adwen Street	6231-007-900	R-1-5000	7,195	1 du/5000	1
7178 Adwen Street	6231-011-023	R-1-5000	12,260	1 du/5000	1
7145 Luxor Street	6231-018-018	R-1-5000	10,760	1 du/5000	1
7215 Luxor Street	6231-016-015	R-1-5000	11,128	1 du/5000	1
7340 Luxor Street	6231-024-005	R-1-5000	10,270	1 du/5000	1
7334 Luxor Street	6231-024-006	R-1-5000	10,290	1 du/5000	1
7328 Luxor Street	6231-024-007	R-1-5000	10,320	1 du/5000	1
7322 Luxor Street	6231-024-008	R-1-5000	10,350	1 du/5000	1
7314 Luxor Street	6231-024-009	R-1-5000	10,380	1 du/5000	1
7308 Luxor Street	6231-024-010	R-1-5000	10,410	1 du/5000	1
7246 Luxor Street	6231-023-009	R-1-5000	10,440	1 du/5000	1
7222 Luxor Street	6231-023-013	R-1-5000	15,980	1 du/5000	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
7168 Luxor Street	6231-020-005	R-1-5000	10,483	1 du/5000	1
7156 Luxor Street	6231-020-007	R-1-5000	10,540	1 du/5000	1
7120 Luxor Street	6231-020-013	R-1-5000	10,711	1 du/5000	1
7246 Benares	6231-016-015	R-1-5000	10,000	1 du/5000	1
SUD #8					
8338 Fontana Street	6255-026-008	R-2	9,460	1 du/2500	1
8337 Fontana Street	6255-027-017	R-2	27,005	1 du/2500	1
8349 Fontana Street	6255-027-018	R-2	27,005	1 du/2500	1
8335 Fontana Street	6255-027-024	R-2	24,310	1 du/2500	1
8403-Fontana Street	6255-027-019	R-2	30,390	1 du/2500	1
8510 Fontana Street	6255-025-074	R-2	7,500	1 du/2500	1
8517 Stewart & Grey Road	6255-025-075	R-2	7,500	1 du/2500	1
8540 Luxor Street	6255-025-048	R-2	14,900	1 du/2500	1
8532 Luxor Street	6255-025-047	R-2	14,960	1 du/2500	1
8510 Luxor Street	6255-025-043	R-2	10,020	1 du/2500	1
8331 Luxor Street	6255-028-016	R-2	14,750	1 du/2500	1
8339 Luxor Street	6255-028-015	R-2	14,750	1 du/2500	1
7819 Cole Street	6246-002-014	R-2	23,522	1 du/2500	1
7827 Cole Street	6246-002-015	R-2	23,958	1 du/2500	1
SUD #9					
11732 Ardenmore Avenue	6284-018-003	R-1-5000	10,260	1 du/5000	1
11708 Ardenmore Avenue	6284-017-008	R-1-5000	14,250	1 du/5000	1
11632 Ardenmore Avenue	6284-016-001	R-1-5000	17,101	1 du/5000	1
11656 Ardenmore Avenue	6284-017-004	R-1-5000	7,600	1 du/5000	1
SUD #10					
11822 Old River School Road	6248-028-021	R-1-5000	22,650	1 du/5000	1
SUD #11					
7230 Stewart & Grey	6232-022-009	R-1-5000	10,770	1 du/5000	1
7308 Stewart & Grey	6232-022-011	R-1-5000	10,790	1 du/5000	1
7305 Nada Street	6232-022-013	R-1-5000	10,740	1 du/5000	1
7309 Nada Street	6233-022-013	R-1-5000	10,740	1 du/5000	1
7309 Nada Street	6233-022-014	R-1-5000	10,740	1 du/5000	1
7334 Nada Street	6223-022-006	R-1-5000	10,500	1 du/5000	1
7362 Nada Street	6232-023-007	R-1-5000	10,500	1 du/5000	1
7308 Stewart & Grey	6232-022-001	R-1-5000	10,790	1 du/5000	1
7320 Stewart & Grey	6232-022-009	R-1-5000	10,790	1 du/5000	1
SUD #12					
7819 Cole Street	6246-002-014	R-1-5000	23,522	1 du/5000	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
7827 Cole Street	6246-002-015	R-1-5001	23,958	1 du/5000	1
7871 Cole Street	6246-002-019	R-1-5000	23,958	1 du/5000	1
7927 Cole Street	6246-001-024	R-1-5000	20,208	1 du/5000	1
SUD #13					
8103 Cole Street	6259-002-040	R-1-5000	21,344	1 du/5000	1
SUD #14					
8348 Stewart & Gray Road	6285-009-039	R-1-5000	16,720	1 du/5000	1
8441 Cole Street	6258-009-028	R-1-5000	21,980	1 du/5000	1
8411 Cole Street	6258-009-036	R-1-5000	6,976	1 du/5000	1
SUD #15					
8538 Alameda Street	8261-015-041	R-1-5000	11,039	1 du/5000	1
8559 Boyson Street	6261-015-048	R-1-5000	11,781	1 du/5000	1
8214 Orange Street	6261-012-043	R-1-5000	10,460	1 du/5000	1
8526 Orange Street	6261-012-009	R-1-5000	10,590	1 du/5000	1
8542 Orange Street	6261-012-013	R-1-5000	11,040	1 du/5000	1
8564 Orange Street	6261-012-019	R-1-5000	11,360	1 du/5000	1
8542 Donovan Street	6261-012-027	R-1-5000	10,720	1 du/5000	1
8540 Donovan Street	6261-012-033	R-1-5000	10,860	1 du/5000	1
8541 Eucalyptus Street	6261-012-034	R-1-5000	10,400	1 du/5000	1
8557 Eucalyptus Street	6261-012-038	R-1-5000	10,500	1 du/5000	1
8536 Eucalyptus Street	6261-001-017	R-1-5000	10,044	1 du/5000	1
8558 Eucalyptus Street	6261-001-020	R-1-5000	10,850	1 du/5000	1
8523 Everest Street	6261-001-008	R-1-5000	10,620	1 du/5000	1
8554 Everest Street	6261-011-004	R-1-5000	23,550	1 du/5000	1
8567 Meadow Road	6261-011-008	R-1-5000	10,020	1 du/5000	1
8440 Alameda Street	6261-010-045	R-1-5000	18,200	1 du/5000	1
8448 Donovan Street	6261-003-044	R-1-5000	10,040	1 du/5000	1
8445 Eucalyptus Street	6261-003-042	R-1-5000	10,000	1 du/5000	1
8459 Eucalyptus Street	6261-003-046	R-1-5000	10,090	1 du/5000	1
Vacant on Eucalyptus Street	6261-003-029	R-1-5000	17,290	1 du/5000	1
8411 Everest Street	6261-002-027	R-1-5000	11,780	1 du/5000	1
8331 Everest Street	6261-002-029	R-1-5000	11,780	1 du/5000	1
SUD #16					
8137 Orange Street	6259-007-035	R-1-5000	24,829	1 du/5000	1
8132 Orange Street	6259-010-044	R-1-5000	13,510	1 du/5000	1
8140 Orange Street	6254-010-051	R-1-5000	18,770	1 du/5000	1
12265 Orizaba Avenue	6259-010-049	R-1-5000	14,850	1 du/5000	1
12277 Orizaba Avenue	6259-010-041	R-1-5000	13,920	1 du/5000	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
12350 Orizaba Avenue	6259-017-029	R-1-5000	11,960	1 du/5000	1
12346 Orizaba Avenue	6259-017-028	R-1-5000	11,850	1 du/5000	1
12340 Orizaba Avenue	6259-017-027	R-1-5000	11,480	1 du/5000	1
12330 Orizaba Avenue	6259-017-025	R-1-5000	10,100	1 du/5000	1
SUD #17					
12433 Parrot Avenue	6259-018-050	R-1-5000	10,220	1 du/5000	1
12444 Paramount Boulevard	6259-018-061	R-1-5000	12,470	1 du/5000	1
8030 Leeds Street	6259-019-040	R-1-5000	17,350	1 du/5000	1
8030 Leeds Street	6259-019-040	R-1-5000	10,000	1 du/5000	1
SUD #18					
8025 Leeds Street	6259-018-065	R-1-5000	22,515	1 du/5000	1
72641 Glenshire Road	6256-009-015	R-1-5000	11,286	1 du/5000	1
SUD # 19					
12815 Barlin Drive	6263-009-053	R-1-5000	13,550	1 du/5000	1
12827 Barlin Drive	6263-009-054	R-1-5000	13,550	1 du/5000	1
SUD #20 - No Potential Units					
SUD #21					
8017 Comolette Street	6260-011-049	R-2	5,200	1 du/2500	1
8027 Comolette Street	6260-011-051	R-2	5,200	1 du/2500	1
8031 Comolette Street	6260-011-052	R-2	5,200	1 du/2500	1
8039 Comolette Street	6260-011-054	R-2	5,200	1 du/2500	1
8047 Comolette Street	6260-011-055	R-2	5,200	1 du/2500	1
8111 Comolette Street	6260-011-048	R-2	5,775	1 du/2500	1
8115 Comolette Street	6260-011-049	R-2	5,775	1 du/2500	1
8121 Comolette Street	6260-011-050	R-2	5,775	1 du/2500	1
8129 Comolette Street	6260-011-052	R-2	5,775	1 du/2500	1
8137 Comolette Street	6260-011-053	R-2	5,775	1 du/2500	1
8141 Comolette Street	6260-010-054	R-2	5,775	1 du/2500	1
8151 Comolette Street	6260-010-056	R-2	5,775	1 du/2500	1
8209 Comolette Street	6260-010-041	R-2	5,250	1 du/2500	1
8231 Comolette Street	6260-010-045	R-2	5,250	1 du/2500	1
8232 Comolette Street	6260-010-033	R-2	5,775	1 du/2500	1
8230 Comolette Street	6260-010-034	R-2	5,775	1 du/2500	1
8216 Comolette Street	6260-010-037	R-2	5,775	1 du/2500	1
8140 Comolette Street	6260-010-039	R-2	5,775	1 du/2500	1
8130 Comolette Street	6260-010-041	R-2	5,775	1 du/2500	1
8124 Comolette Street	6260-010-042	R-2	5,775	1 du/2500	1
8120 Comolette Street	6260-010-045	R-2	5,775	1 du/2500	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
8130 Comolette Street	6260-010-041	R-2	5,775	1 du/2500	1
8013 Devenir Avenue	6260-011-033	R-2	5,775	1 du/2500	1
8021 Devenir Avenue	6260-011-034	R-2	5,775	1 du/2500	1
8025 Devenir Avenue	6260-011-035	R-2	5,775	1 du/2500	1
8031 Devenir Avenue	6260-011-031	R-2	5,775	1 du/2500	1
8041 Devenir Avenue	6260-011-038	R-2	5,775	1 du/2500	1
8015 Devenir Avenue	6260-011-029	R-2	5,775	1 du/2500	1
8125 Devenir Avenue	6260-010-031	R-2	5,775	1 du/2500	1
8041 Devenir Avenue	6260-010-038	R-2	5,775	1 du/2500	1
8051 Devenir Avenue	6260-010-036	R-2	5,775	1 du/2500	1
8209 Devenir Avenue	6209-010-026	R-2	5,775	1 du/2500	1
8238 Devenir Avenue	6260-004-061	R-2	5,775	1 du/2500	1
8150 Devenir Avenue	6260-005-077	R-2	5,775	1 du/2500	1
8138 Devenir Avenue	6260-005-079	R-2	5,775	1 du/2500	1
8136 Devenir Avenue	6260-005-080	R-2	5,775	1 du/2500	1
8118 Devenir Avenue	6260-005-083	R-2	5,775	1 du/2500	1
8114 Devenir Avenue	6260-006-084	R-2	5,775	1 du/2500	1
8046 Devenir Avenue	6260-006-059	R-2	5,775	1 du/2500	1
8030 Devenir Avenue	6260-006-056	R-2	5,775	1 du/2500	1
8024 Devenir Avenue	6260-006-055	R-2	5,775	1 du/2500	1
8051 Puritan Street	6260-006-062	R-2	5,775	1 du/2500	1
8103 Puritan Street	6260-006-067	R-2	5,775	1 du/2500	1
8121 Puritan Street	6260-005-070	R-2	5,775	1 du/2500	1
8125 Puritan Street	6260-005-011	R-2	5,775	1 du/2500	1
8141 Puritan Street	6260-005-074	R-2	5,775	1 du/2500	1
8145 Puritan Street	6260-005-075	R-2	5,775	1 du/2500	1
8240 Puritan Street	6260-004-038	R-2	5,775	1 du/2500	1
8230 Puritan Street	6260-004-040	R-2	5,775	1 du/2500	1
8138 Puritan Street	6260-005-059	R-2	5,775	1 du/2500	1
8122 Puritan Street	6260-005-066	R-2	5,775	1 du/2500	1
8120 Puritan Street	6260-005-063	R-2	5,775	1 du/2500	1
8102 Puritan Street	6250-005-066	R-2	5,775	1 du/2500	1
8050 Puritan Street	6260-006-037	R-2	5,775	1 du/2500	1
8040 Puritan Street	6260-006-039	R-2	5,775	1 du/2500	1
8029 Cheyenne Avenue	6260-006-032	R-2	5,775	1 du/2500	1
8033 Cheyenne Avenue	6260-006-033	R-2	5,775	1 du/2500	1
8135 Cheyenne Avenue	6260-005-052	R-2	5,775	1 du/2500	1
8203 Cheyenne Avenue	6260-004-031	R-2	5,775	1 du/2500	1



Address	AIN	Zoning	Square Feet	Permitted Density	Potential Units
8221 Cheyenne Avenue	6260-004-033	R-2	5,775	1 du/2500	1
8225 Cheyenne Avenue	6260-004-034	R-2	5,775	1 du/2500	1
8246 Cheyenne Avenue	6260-003-047	R-2	5,775	1 du/2500	1
8240 Cheyenne Avenue	6260-003-051	R-2	5,775	1 du/2500	1
8232 Cheyenne Avenue	6260-003-049	R-2	5,775	1 du/2500	1
8228 Cheyenne Avenue	6260-003-050	R-2	5,775	1 du/2500	1
8222 Cheyenne Avenue	6260-003-051	R-2	5,775	1 du/2500	1
8138 Cheyenne Avenue	6260-002-074	R-2	5,776	1 du/2500	1
8134 Cheyenne Avenue	6260-002-073	R-2	5,776	1 du/2500	1
8048 Cheyenne Avenue	6260-001-069	R-2	5,776	1 du/2500	1
8030 Cheyenne Avenue	6260-001-074	R-2	5,776	1 du/2500	1
8013 Priscilla Street	6260-001-060	R-2	5,775	1 du/2500	1
8045 Priscilla Street	6260-001-066	R-2	5,775	1 du/2500	1
8111 Priscilla Street	6260-002-058	R-2	5,775	1 du/2500	1
8219 Priscilla Street	6260-003-060	R-2	5,775	1 du/2500	1
8209 Priscilla Street	6260-003-037	R-2	5,775	1 du/2500	1
8213 Priscilla Street	6260-003-008	R-2	5,775	1 du/2500	1
8241 Priscilla Street	6260-003-042	R-2	5,775	1 du/2500	1
8244 Priscilla Street	6260-003-026	R-2	5,775	1 du/2500	1
8240 Priscilla Street	6260-003-027	R-2	5,775	1 du/2500	1
8232 Priscilla Street	6260-003-089	R-2	5,775	1 du/2500	1
8230 Priscilla Street	6260-003-028	R-2	5,775	1 du/2500	1
8226 Priscilla Street	6260-003-030	R-2	5,775	1 du/2500	1
8220 Priscilla Street	6260-003-031	R-2	5,775	1 du/2500	1
8214 Priscilla Street	6260-003-032	R-2	5,775	1 du/2500	1
8208 Priscilla Street	6260-003-033	R-2	5,775	1 du/2500	1
8152 Priscilla Street	6260-003-047	R-2	5,775	1 du/2500	1
8116 Priscilla Street	6260-003-053	R-2	5,775	1 du/2500	1
8108 Priscilla Street	6260-002-054	R-2	5,775	1 du/2500	1
8046 Priscilla Street	6260-001-053	R-2	5,775	1 du/2500	1
8020 Priscilla Street	6260-001-058	R-2	5,775	1 du/2500	1
SUD #22 - No Potential Units					
SUD #23 - No Potential Units					
SUD #24 - No Potential Units					
Total			2,490,906		234



Table A-4: Specific Plan Opportunity Sites

Site No	AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units
PARAMOUNT BOULEVARD PROFESSIONAL						
Site 1	6251039026	Specific Plan	Mixed Use	0.46	40 du/ac	9
Site 1	6251039025	Specific Plan	Mixed Use	0.12	40 du/ac	2
District Subtotal				0.58	40 du/ac	11
DOWNTOWN RESIDENTIAL DISTRICT						
Site 2	6254003026	Specific Plan	Mixed Use	0.24	40 du/ac	5
Site 2	6254003027	Specific Plan	Mixed Use	0.24	40 du/ac	5
Site 3	6254003909	Specific Plan	Mixed Use	0.33	40 du/ac	8
Site 3	6254002905	Specific Plan	Mixed Use	0.15	40 du/ac	3
Site 3	6254002011	Specific Plan	Mixed Use	0.09	40 du/ac	2
Site 3	6254002012	Specific Plan	Mixed Use	0.18	40 du/ac	4
Site 3	6254002013	Specific Plan	Mixed Use	0.09	40 du/ac	2
Site 3	6254002014	Specific Plan	Mixed Use	0.16	40 du/ac	3
Site 4	6254004028	Specific Plan	Mixed Use	0.67	40 du/ac	13
District Subtotal				2.15	40 du/ac	44
DOWNTOWN CORE DISTRICT						
Site 5	6254007013	Specific Plan	Mixed Use	0.41	40 du/ac	8
Site 6	6254011003	Specific Plan	Mixed Use	0.23	40 du/ac	5
Site 6	6254011013	Specific Plan	Mixed Use	0.45	40 du/ac	9
Site 7	6254019002	Specific Plan	Mixed Use	0.24	40 du/ac	5
Site 8	6254018019	Specific Plan	Mixed Use	0.17	40 du/ac	3
Site 8	6254018020	Specific Plan	Mixed Use	0.26	40 du/ac	5



Site No	AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units
Site 8	6254018021	Specific Plan	Mixed Use	0.27	40 du/ac	5
Site 8	6254017020	Specific Plan	Mixed Use	0.24	40 du/ac	5
Site 8	6254018027	Specific Plan	Mixed Use	0.24	40 du/ac	5
Site 8	6254018008	Specific Plan	Mixed Use	0.41	40 du/ac	8
District Subtotal				2.92	40 du/ac	58

FIRESTONE BOULEVARD GATEWAY DISTRICT

Site 9	6254001901	Specific Plan	Mixed Use	0.35	75 du/ac	13
Site 9	6254001902	Specific Plan	Mixed Use	0.35	75 du/ac	13
Site 9	6254001008	Specific Plan	Mixed Use	0.17	75 du/ac	6
Site 9	6254001009	Specific Plan	Mixed Use	0.17	75 du/ac	6
Site 9	6254001010	Specific Plan	Mixed Use	0.16	75 du/ac	6
Site 10	6255001013	Specific Plan	Mixed Use	1.84	75 du/ac	69
Site 10	6255001003	Specific Plan	Mixed Use	0.27	75 du/ac	10
Site 10	6255001014	Specific Plan	Mixed Use	0.80	75 du/ac	30
Site 11	6255001008	Specific Plan	Mixed Use	0.22	75 du/ac	8
Site 11	6255001009	Specific Plan	Mixed Use	0.73	75 du/ac	27
Site 11	6255001010	Specific Plan	Mixed Use	1.18	75 du/ac	44
Site 11	6255001011	Specific Plan	Mixed Use	0.43	75 du/ac	16
Site 11	6255001012	Specific Plan	Mixed Use	0.20	75 du/ac	8
Site 12	6255003016	Specific Plan	Mixed Use	0.54	75 du/ac	20
Site 12	6255003017	Specific Plan	Mixed Use	0.40	75 du/ac	15
Site 12	6255003900	Specific Plan	Mixed Use	1.90	75 du/ac	71
Site 13	6255003002	Specific Plan	Mixed Use	0.44	75 du/ac	17
Site 13	6255003001	Specific Plan	Mixed Use	0.19	75 du/ac	7



Site No	AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units
Site 13	6255003003	Specific Plan	Mixed Use	0.09	75 du/ac	3
Site 13	6255003015	Specific Plan	Mixed Use	0.39	75 du/ac	15
Site 13	6255003005	Specific Plan	Mixed Use	0.14	75 du/ac	5
Site 13	6255003006	Specific Plan	Mixed Use	0.10	75 du/ac	4
Site 13	6255003007	Specific Plan	Mixed Use	0.19	75 du/ac	7
District Subtotal				11.25	40 du/ac	421
TOTAL CAPACITY				16.90		535



Table A-5: Downtown Downey Specific Plan Parcels

AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
CIVIC CENTER DISTRICT						
6254015002	Specific Plan	Mixed Use	0.27	0	0	Hair Salon, Laundromat
6254021025	Specific Plan	Mixed Use	0.22	0	0	Right-of-way
6254021031	Specific Plan	Mixed Use	2.70	0	0	Embassy Suites Hotel
6254021922	Specific Plan	Mixed Use	0.08	0	0	Right-of-way
District Subtotal			3.28	0	0	
FIRESTONE BOULEVARD GATEWAY DISTRICT						
6251040003	Specific Plan	Mixed Use	0.43	75 du/ac	16	76 Gas station
6251040006	Specific Plan	Mixed Use	0.07	75 du/ac	2	Liquor store
6251040008	Specific Plan	Mixed Use	0.37	75 du/ac	14	76 Gas station
6251040009	Specific Plan	Mixed Use	0.16	75 du/ac	6	Century Estate Realty
6251040010	Specific Plan	Mixed Use	0.16	75 du/ac	6	Firestone Tire Center
6251040011	Specific Plan	Mixed Use	0.16	75 du/ac	6	The English Law Building
6251040018	Specific Plan	Mixed Use	0.16	75 du/ac	6	76 Gas station
6251040019	Specific Plan	Mixed Use	0.16	75 du/ac	6	Russell's Bicycles
6251040020	Specific Plan	Mixed Use	0.60	75 du/ac	22	Country Inn Downey
6251040023	Specific Plan	Mixed Use	0.32	75 du/ac	12	Pina Pizza
6254001003	Specific Plan	Mixed Use	0.17	75 du/ac	6	Law offices
6254001004	Specific Plan	Mixed Use	0.17	75 du/ac	6	Professional office
6254001005	Specific Plan	Mixed Use	0.16	75 du/ac	6	Mid-cities Escrow
6254001008	Specific Plan	Mixed Use	0.17	75 du/ac	6	Commercial
6254001009	Specific Plan	Mixed Use	0.17	75 du/ac	6	Commercial
6254001010	Specific Plan	Mixed Use	0.16	75 du/ac	6	Commercial
6254001014	Specific Plan	Mixed Use	0.34	75 du/ac	13	Commercial
6254001017	Specific Plan	Mixed Use	0.67	75 du/ac	25	Banco Popular
6254001901	Specific Plan	Mixed Use	0.35	75 du/ac	13	US Post Office
6254001902	Specific Plan	Mixed Use	0.35	75 du/ac	13	US Post Office
6254001903	Specific Plan	Mixed Use	0.62	75 du/ac	23	US Post Office



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6254001904	Specific Plan	Mixed Use	0.62	75 du/ac	23	US Post Office
6254008901	Specific Plan	Mixed Use	0.74	75 du/ac	28	Parking structure
6254009002	Specific Plan	Mixed Use	0.18	75 du/ac	7	Commercial
6254009012	Specific Plan	Mixed Use	0.77	75 du/ac	29	AAA
6254009013	Specific Plan	Mixed Use	0.21	75 du/ac	8	New Street right-of-way
6254009014	Specific Plan	Mixed Use	0.32	75 du/ac	12	Professional office
6254009900	Specific Plan	Mixed Use	0.53	75 du/ac	20	Surface parking
6254010030	Specific Plan	Mixed Use	0.48	75 du/ac	18	future Porto's Bakery
6254019901	Specific Plan	Mixed Use	0.12	75 du/ac	5	Alley
6254020001	Specific Plan	Mixed Use	0.04	75 du/ac	1	Vacant Retail space
6254020002	Specific Plan	Mixed Use	0.10	75 du/ac	4	Small retail shops
6254020003	Specific Plan	Mixed Use	0.13	75 du/ac	5	Small retail shops
6254020014	Specific Plan	Mixed Use	0.23	75 du/ac	9	Commercial
6254020017	Specific Plan	Mixed Use	0.35	75 du/ac	13	Commercial
6254020020	Specific Plan	Mixed Use	0.17	75 du/ac	6	Mexican Restaurant
6254020023	Specific Plan	Mixed Use	0.14	75 du/ac	5	Small retail shops
6254020024	Specific Plan	Mixed Use	0.07	75 du/ac	3	Insurance agent
6254020025	Specific Plan	Mixed Use	0.08	75 du/ac	3	Small retail shops
6254020027	Specific Plan	Mixed Use	1.40	75 du/ac	52	Bank of Orange County
6254020028	Specific Plan	Mixed Use	0.32	75 du/ac	12	Leeds Mattress Store
6254020800	Specific Plan	Mixed Use	0.26	75 du/ac	10	Vacant Commercial
6254020801	Specific Plan	Mixed Use	0.38	75 du/ac	14	Vacant Commercial
6254020802	Specific Plan	Mixed Use	0.15	75 du/ac	6	Vacant Commercial
6254020902	Specific Plan	Mixed Use	0.13	75 du/ac	5	Surface parking
6254020903	Specific Plan	Mixed Use	0.07	75 du/ac	3	Parking
6254020913	Specific Plan	Mixed Use	0.03	75 du/ac	1	Right of Way
6254021023	Specific Plan	Mixed Use	0.18	75 du/ac	7	Mimi's Cafe
6254021030	Specific Plan	Mixed Use	1.40	75 du/ac	53	City owned parking
6254021919	Specific Plan	Mixed Use	3.28	75 du/ac	123	Downey Library
6254021923	Specific Plan	Mixed Use	1.29	75 du/ac	48	Downey Civic Theater
6255001003	Specific Plan	Mixed Use	0.27	75 du/ac	10	Del Taco
6255001008	Specific Plan	Mixed Use	0.22	75 du/ac	8	Randy's Place



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6255001009	Specific Plan	Mixed Use	0.73	75 du/ac	27	Sunwest Motors
6255001010	Specific Plan	Mixed Use	1.18	75 du/ac	44	Commercial
6255001011	Specific Plan	Mixed Use	0.43	75 du/ac	16	Commercial
6255001012	Specific Plan	Mixed Use	0.20	75 du/ac	8	Office Furniture
6255001013	Specific Plan	Mixed Use	1.85	75 du/ac	69	CVS Pharmacy
6255001014	Specific Plan	Mixed Use	0.81	75 du/ac	30	Surface Parking
6255002008	Specific Plan	Mixed Use	0.22	75 du/ac	8	Surface Parking
6255002009	Specific Plan	Mixed Use	0.46	75 du/ac	17	Commercial
6255002010	Specific Plan	Mixed Use	0.28	75 du/ac	10	Surface Parking
6255002011	Specific Plan	Mixed Use	0.19	75 du/ac	7	Surface Parking
6255002012	Specific Plan	Mixed Use	1.35	75 du/ac	51	Fresh & Easy
6255002013	Specific Plan	Mixed Use	0.96	75 du/ac	36	Denny's
6255002023	Specific Plan	Mixed Use	0.45	75 du/ac	17	Surface Parking
6255002028	Specific Plan	Mixed Use	0.71	75 du/ac	27	Chase Bank
6255002032	Specific Plan	Mixed Use	1.11	75 du/ac	42	CVS Pharmacy
6255002033	Specific Plan	Mixed Use	0.82	75 du/ac	31	AT&T
6255002034	Specific Plan	Mixed Use	1.06	75 du/ac	40	Home Town Buffet
6255002900	Specific Plan	Mixed Use	0.66	75 du/ac	25	Surface Parking
6255003001	Specific Plan	Mixed Use	0.19	75 du/ac	7	Commercial
6255003002	Specific Plan	Mixed Use	0.44	75 du/ac	17	Commercial
6255003003	Specific Plan	Mixed Use	0.09	75 du/ac	4	Commercial
6255003005	Specific Plan	Mixed Use	0.14	75 du/ac	5	Commercial
6255003006	Specific Plan	Mixed Use	0.10	75 du/ac	4	Odyssey Grill & Juice Bar
6255003007	Specific Plan	Mixed Use	0.19	75 du/ac	7	Century One Realty
6255003010	Specific Plan	Mixed Use	0.19	75 du/ac	7	Small retail shops
6255003011	Specific Plan	Mixed Use	0.21	75 du/ac	8	Gourmet Cafe
6255003012	Specific Plan	Mixed Use	0.76	75 du/ac	29	Commercial
6255003015	Specific Plan	Mixed Use	0.39	75 du/ac	15	Muebleria Furniture
6255003016	Specific Plan	Mixed Use	0.54	75 du/ac	20	Warehouse space
6255003017	Specific Plan	Mixed Use	0.39	75 du/ac	15	Warehouse space
6255003900	Specific Plan	Mixed Use	1.36	75 du/ac	51	Downey Transit Center
District Subtotal			39.05		1,464	



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
DOWNTOWN CORE DISTRICT						
6254006015	Specific Plan	Mixed Use	0.49	40 du/ac	10	Daycare
6254007002	Specific Plan	Mixed Use	0.17	40 du/ac	3	Green space
6254007003	Specific Plan	Mixed Use	0.17	40 du/ac	3	Surface parking
6254007004	Specific Plan	Mixed Use	0.50	40 du/ac	10	Medical offices (dental)
6254007013	Specific Plan	Mixed Use	0.41	40 du/ac	8	Office building
6254007014	Specific Plan	Mixed Use	0.62	40 du/ac	12	First Christian church
6254008005	Specific Plan	Mixed Use	1.02	40 du/ac	20	Krikorian Theater
6254010031	Specific Plan	Mixed Use	1.60	40 du/ac	32	Parking structure
6254011003	Specific Plan	Mixed Use	0.23	40 du/ac	5	Medical & law offices
6254011008	Specific Plan	Mixed Use	0.13	40 du/ac	3	Small retail shops
6254011010	Specific Plan	Mixed Use	0.14	40 du/ac	3	Hair salon
6254011012	Specific Plan	Mixed Use	0.58	40 du/ac	12	Masonic Temple & Mortuary
6254011013	Specific Plan	Mixed Use	0.45	40 du/ac	9	Ichiban Sushi
6254011014	Specific Plan	Mixed Use	0.27	40 du/ac	5	Small retail shops
6254012008	Specific Plan	Mixed Use	0.13	40 du/ac	3	Skin Care Doctor
6254012009	Specific Plan	Mixed Use	0.13	40 du/ac	3	Hair salon
6254012010	Specific Plan	Mixed Use	0.22	40 du/ac	4	Risher Mortuary
6254012011	Specific Plan	Mixed Use	0.27	40 du/ac	5	Medical offices (dental)
6254012013	Specific Plan	Mixed Use	0.57	40 du/ac	11	Credit Union
6254012015	Specific Plan	Mixed Use	0.27	40 du/ac	5	Office building
6254013004	Specific Plan	Mixed Use	0.38	40 du/ac	8	Office building
6254013008	Specific Plan	Mixed Use	1.15	40 du/ac	23	Methodist Church
6254013009	Specific Plan	Mixed Use	0.44	40 du/ac	9	Surface Parking
6254014002	Specific Plan	Mixed Use	0.14	40 du/ac	3	State Farm Bank
6254014025	Specific Plan	Mixed Use	0.13	40 du/ac	3	State Farm Bank
6254016912	Specific Plan	Mixed Use	7.05	40 du/ac	141	Downey City Hall
6254017011	Specific Plan	Mixed Use	0.47	40 du/ac	9	Surface Parking
6254017020	Specific Plan	Mixed Use	0.24	40 du/ac	5	Tri-plex Housing
6254017023	Specific Plan	Mixed Use	0.18	40 du/ac	4	Office building
6254017024	Specific Plan	Mixed Use	0.19	40 du/ac	4	Greek Orthodox Church



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6254017025	Specific Plan	Mixed Use	2.03	40 du/ac	41	Greek Orthodox Church
6254017026	Specific Plan	Mixed Use	1.05	40 du/ac	21	Apartments
6254018005	Specific Plan	Mixed Use	0.31	40 du/ac	6	Daycare
6254018008	Specific Plan	Mixed Use	0.42	40 du/ac	8	Surface Parking
6254018009	Specific Plan	Mixed Use	0.17	40 du/ac	3	US Bank
6254018018	Specific Plan	Mixed Use	0.15	40 du/ac	3	Vacant lot
6254018019	Specific Plan	Mixed Use	0.17	40 du/ac	3	Vacant lot
6254018020	Specific Plan	Mixed Use	0.26	40 du/ac	5	Single Family Home
6254018021	Specific Plan	Mixed Use	0.27	40 du/ac	5	Small retail shops
6254018023	Specific Plan	Mixed Use	0.23	40 du/ac	5	Commercial
6254018024	Specific Plan	Mixed Use	0.57	40 du/ac	11	US Bank
6254018026	Specific Plan	Mixed Use	0.03	40 du/ac	1	US Bank
6254018027	Specific Plan	Mixed Use	0.24	40 du/ac	5	Surface Parking
6254019001	Specific Plan	Mixed Use	0.21	40 du/ac	4	Small retail shops
6254019002	Specific Plan	Mixed Use	0.24	40 du/ac	5	Avenue Theater
6254019003	Specific Plan	Mixed Use	0.12	40 du/ac	2	Small retail shops
6254019004	Specific Plan	Mixed Use	0.14	40 du/ac	3	Granata's Restaurant
6254019027	Specific Plan	Mixed Use	0.20	40 du/ac	4	Vacant Commercial
6254019028	Specific Plan	Mixed Use	3.05	40 du/ac	61	First Baptist Church
6254019900	Specific Plan	Mixed Use	0.12	40 du/ac	2	Alley
District Subtotal			28.71		574	

DOWNTOWN RESIDENTIAL DISTRICT

6251038001	Specific Plan	Mixed Use	0.08	40 du/ac	2	Duplex
6251038005	Specific Plan	Mixed Use	0.12	40 du/ac	2	Single family unit
6251038006	Specific Plan	Mixed Use	0.12	40 du/ac	2	4-Plex
6251038007	Specific Plan	Mixed Use	0.12	40 du/ac	2	4-Plex
6251038008	Specific Plan	Mixed Use	0.12	40 du/ac	2	Single family unit
6251038009	Specific Plan	Mixed Use	0.46	40 du/ac	9	Rives Manor Apartments
6251038010	Specific Plan	Mixed Use	0.13	40 du/ac	3	Rives Manor Apartments
6251038011	Specific Plan	Mixed Use	0.15	40 du/ac	3	Daycare
6251038012	Specific Plan	Mixed Use	0.23	40 du/ac	5	Office building
6251038027	Specific Plan	Mixed Use	0.16	40 du/ac	3	Duplex



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6251039028	Specific Plan	Mixed Use	0.29	40 du/ac	6	Single family unit
6251039035	Specific Plan	Mixed Use	1.21	40 du/ac	24	New commercial retail center
6254002011	Specific Plan	Mixed Use	0.09	40 du/ac	2	Vacant single family unit
6254002012	Specific Plan	Mixed Use	0.09	40 du/ac	2	Vacant single family unit
6254002013	Specific Plan	Mixed Use	0.18	40 du/ac	4	Vacant single family unit
6254002014	Specific Plan	Mixed Use	0.16	40 du/ac	3	Vacant single family unit
6254002023	Specific Plan	Mixed Use	0.48	40 du/ac	10	Bank/Office
6254002024	Specific Plan	Mixed Use	0.51	40 du/ac	10	Bank/Office
6254002905	Specific Plan	Mixed Use	0.15	40 du/ac	3	Surface parking
6254003001	Specific Plan	Mixed Use	0.17	40 du/ac	3	Vacant lot
6254003002	Specific Plan	Mixed Use	0.20	40 du/ac	4	Single family unit
6254003003	Specific Plan	Mixed Use	0.13	40 du/ac	3	Single family unit
6254003004	Specific Plan	Mixed Use	0.08	40 du/ac	2	Vacant office space
6254003005	Specific Plan	Mixed Use	0.16	40 du/ac	3	Office building
6254003006	Specific Plan	Mixed Use	0.16	40 du/ac	3	Downey Tailors
6254003020	Specific Plan	Mixed Use	0.09	40 du/ac	2	Fox Chiropractic
6254003025	Specific Plan	Mixed Use	0.48	40 du/ac	10	Low density multifamily
6254003026	Specific Plan	Mixed Use	0.24	40 du/ac	5	Vacant lot
6254003027	Specific Plan	Mixed Use	0.24	40 du/ac	5	Office building
6254003909	Specific Plan	Mixed Use	0.33	40 du/ac	7	Surface parking
6254004002	Specific Plan	Mixed Use	0.16	40 du/ac	3	Office building
6254004007	Specific Plan	Mixed Use	0.16	40 du/ac	3	Low density MF Residential
6254004008	Specific Plan	Mixed Use	0.16	40 du/ac	3	Low density MF Residential
6254004009	Specific Plan	Mixed Use	0.11	40 du/ac	2	Deep Water Bail Bonds
6254004010	Specific Plan	Mixed Use	0.09	40 du/ac	2	Single family unit
6254004026	Specific Plan	Mixed Use	0.19	40 du/ac	4	Single family unit
6254004027	Specific Plan	Mixed Use	0.30	40 du/ac	6	Duplex
6254004028	Specific Plan	Mixed Use	0.67	40 du/ac	13	Bank of America
6254004029	Specific Plan	Mixed Use	0.21	40 du/ac	4	Single family unit
6254004030	Specific Plan	Mixed Use	0.20	40 du/ac	4	Single family unit
6254004032	Specific Plan	Mixed Use	0.14	40 du/ac	3	Duplex



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6254004033	Specific Plan	Mixed Use	0.14	40 du/ac	3	Duplex
6254004034	Specific Plan	Mixed Use	0.13	40 du/ac	3	Duplex
6254004035	Specific Plan	Mixed Use	0.13	40 du/ac	3	Duplex
6254004037	Specific Plan	Mixed Use	0.72	40 du/ac	14	Low density MF Residential
6254004038	Specific Plan	Mixed Use	0.25	40 du/ac	5	Western Mutual Bank
6254004039	Specific Plan	Mixed Use	0.63	40 du/ac	13	Senior Housing
6254005009	Specific Plan	Mixed Use	0.28	40 du/ac	6	Multifamily Residential
6254005010	Specific Plan	Mixed Use	0.27	40 du/ac	5	Single family unit
6254005020	Specific Plan	Mixed Use	0.92	40 du/ac	18	Preschool
6254006001	Specific Plan	Mixed Use	0.07	40 du/ac	1	Single family home
6254006002	Specific Plan	Mixed Use	0.07	40 du/ac	1	Single family home
6254006003	Specific Plan	Mixed Use	0.22	40 du/ac	4	4-Plex
6254006007	Specific Plan	Mixed Use	0.50	40 du/ac	10	Daycare
6254006014	Specific Plan	Mixed Use	0.49	40 du/ac	10	Medical & law offices
District Subtotal			14.34		287	
PARAMOUNT BOULEVARD PROFESSIONAL DISTRICT						
6251020002	Specific Plan	Mixed Use	0.84	40 du/ac	17	Rives Mansion
6251035014	Specific Plan	Mixed Use	0.12	40 du/ac	2	Vacant lot
6251035015	Specific Plan	Mixed Use	0.12	40 du/ac	2	Four-plex housing unit
6251035016	Specific Plan	Mixed Use	0.17	40 du/ac	3	Vacant lot
6251035017	Specific Plan	Mixed Use	0.13	40 du/ac	3	Vacant lot
6251035021	Specific Plan	Mixed Use	0.43	40 du/ac	9	Medical offices
6251035022	Specific Plan	Mixed Use	0.20	40 du/ac	4	Medical offices
6251035037	Specific Plan	Mixed Use	2.13	40 du/ac	43	Medical offices
6251035038	Specific Plan	Mixed Use	0.35	40 du/ac	7	Surface Parking
6251035040	Specific Plan	Mixed Use	0.27	40 du/ac	5	Medical offices
6251035041	Specific Plan	Mixed Use	0.59	40 du/ac	12	Medical offices
6251036030	Specific Plan	Mixed Use	0.37	40 du/ac	7	Surface Parking
6251036031	Specific Plan	Mixed Use	0.91	40 du/ac	18	Medical offices
6251036035	Specific Plan	Mixed Use	0.26	40 du/ac	5	Surface Parking
6251036036	Specific Plan	Mixed Use	0.14	40 du/ac	3	Surface Parking
6251036037	Specific Plan	Mixed Use	0.14	40 du/ac	3	Surface Parking



AIN	Zoning	General Plan	Acres	Permitted Density	Potential Units	Existing Use
6251036038	Specific Plan	Mixed Use	0.44	40 du/ac	9	Surface Parking
6251037004	Specific Plan	Mixed Use	0.16	40 du/ac	3	Medical offices
6251037005	Specific Plan	Mixed Use	0.11	40 du/ac	2	Surface Parking
6251037006	Specific Plan	Mixed Use	0.13	40 du/ac	3	Surface Parking
6251037017	Specific Plan	Mixed Use	0.40	40 du/ac	8	Medical offices
6251037018	Specific Plan	Mixed Use	0.28	40 du/ac	6	Surface Parking
6251038013	Specific Plan	Mixed Use	0.59	40 du/ac	12	Downey Brewery
6251038016	Specific Plan	Mixed Use	0.38	40 du/ac	8	Office building
6251038024	Specific Plan	Mixed Use	0.34	40 du/ac	7	The Tile Place
6251038025	Specific Plan	Mixed Use	0.25	40 du/ac	5	Flooring store
6251038026	Specific Plan	Mixed Use	0.48	40 du/ac	10	Small retail shops
6251039024	Specific Plan	Mixed Use	0.76	40 du/ac	15	Portofino's Restaurant
6251039025	Specific Plan	Mixed Use	0.12	40 du/ac	2	Surface Parking
6251039026	Specific Plan	Mixed Use	0.46	40 du/ac	9	Car wash
District Subtotal			12.06		241	
SPECIFIC PLAN TOTAL			97.45		2,567	



City of Downey



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Appendix B: Outreach

This appendix contains the following materials to illustrate the City's effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. Meeting flyer
2. Sample Stakeholder letter
3. List of Stakeholders contacted
4. Public Notice published in the Downey Patriot
5. Photo of the notice on the monitor at City Hall



City of Downey

City of Downey Housing Element

The City of Downey is in the process of updating the State-required Housing Element.



Please join us at the upcoming
community workshop events:

City Council
Tuesday, November 27, 2012
7:30 p.m.

Planning Commission
Wednesday, December 19, 2012
6:30 p.m.



Both events will be held at:

Council Chamber of Downey City Hall
11111 Brookshire Avenue
Downey CA 90241

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact David Blumenthal at (562) 904-7154 or visit the Planning Division located in Downey City Hall.



City of Downey

FUTURE UNLIMITED

November 16, 2012

Subject: Community Workshop for the City of Downey 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Downey cordially invites you to attend one of the Community Workshop regarding the 2014-2021 Housing Element Update. The purpose of the meeting is to provide information to the City Council/Planning Commission and general public about the General Plan Housing Element update, and to answer any questions regarding the Housing Element and the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. Workshops will be held on:

City Council
Tuesday, November 27, 2012
7:30 p.m.

Planning Commission
Wednesday, December 19, 2012
6:30 p.m.

Both events will be held at:

**City of Downey Council Chambers
1st Floor City Hall
11111 Brookshire Avenue
Downey, CA 90241**

The Housing Element is one component of the City's General Plan, which is a long-range plan for land use in the community. The Housing Element identifies housing specific needs in Downey and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact David Blumenthal by telephone at (562) 904-7154 or via email at dblumenthal@downeyca.org.

If you cannot attend the meeting and would like to comment, please forward written comments to David Blumenthal at the Planning Division of the Community Development Department, 11111 Brookshire Avenue, Downey, CA 90241

Sincerely,

A handwritten signature in blue ink, appearing to read "David Blumenthal".

David Blumenthal
Senior Planner



Table B-1: Stakeholder Groups Contacted for Workshops

Name	Title	Company
Darrell Jackson	President	10-20 Club
Kevin MacDonald	Executive Director	ARC of Southeast Los Angeles
Judy Faust	Executive Director	Assistance League of Downey
Arlene Salazar	Social Services Manager	City of Downey Community Services
Ann Bayer	Executive Director	Coordinating Council
Edward Velasco	Housing Manager	Downey Housing Division
Luz Perez		Downey Unified School District
Robert Jagielski,	Director, Pupil Services	DUSD
Georganne Bruce	Executive Director	Exchange Club Family Support Center
Barbara Shull		Fair Housing Foundation
Felice Phil Presicci		Gangs Out of Downey
Robert Dwelle	Real Estate Directo	Habitat for Humanity
Darren Dunaway	Chief Executive Director	Human Services Association
Scott Raecker	Executive Director	Josephson Institute/CHARACTER COUNTS!
Ron Kinnamon	Chairman	Josephson Institute/CHARACTER COUNTS!
Brian Stiger	Director	LA County Dept. of Consumer Affairs
Sheryl Spiller	Director	L.A. County Public Social Services
Mary Ann Heimann	Grants and Compliance Manager	Legal Aid Foundation of LA
Robert Jagielski		Life Skills Educational and Vocational Inc.
Stacy Brabant	Executive Director	Downey Council PTA HELPS
David Littlehalles		Rio Hondo Temporary Home
Adriana Vazquez		Salvation Army
Lieutenant Gilbert Reyes	Board Chairman	Salvation Army
Ben Espitia	Investment Board	Southeast L.A. County Workforce Investment Board
Steve Brandt		Southern California Rehabilitation Services
Edianne Sapinosa	Project Manager	Su Casa Family Crisis and Support Center
Luz Perez	Program Coordinator	TLC Family Resource Center
John Swift	Executive Director	YMCA
		Christian Outreach Appeal
		Catholic Charities - Family Shelter
		Family Crisis Center
		Harbor Interfaith Shelter
		House of Yahweh
		Long Beach Rescue Mission
		The Women's Council
		La Casita
		Positive Steps
		Transitional Living Centers



NOTICE OF PUBLIC WORKSHOP FOR THE 2014-2021 GENERAL PLAN HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the City Council of the City of Downey will conduct a public workshop on Tuesday, November 27, 2012, at 7:30 PM in the City Council Chamber in the Downey City Hall, 11111 Brookshire Avenue, Downey, CA 90241 to address an update to the General Plan Housing Element.

The Housing Element is one of the seven State mandated General Plan elements. The Housing Element is subject to detailed statutory requirements regarding its content and must be updated every eight years. It is the only General Plan element subject to mandatory review by a State agency; the California Department of Housing and Community Development (HCD). The purpose of the Housing Element is to examine the housing needs of residents, create and guide housing policy in the City, and identify locations to accommodate the City's Regional Housing Need Assessment (RHNA).

This workshop will provide basic information about the Housing Element update process, legislative requirements, contents of the document, and the benefits of achieving a Housing Element that is certified by HCD.

At that time and place all persons interested in this matter may be present to comment on the proposed Housing Element. Any further information may be obtained by contacting David Blumenthal, Senior Planner at 562-904-7154.

The Downey Patriot
11/15/12

City of Downey Housing Element Update

Please join us at the upcoming community workshop events:

City Council Tuesday, November 27, 2012 7:30 p.m.	Planning Commission Wednesday, December 19, 2012 6:30 p.m.
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Both events will be held at:
Council Chamber of Downey City Hall
11111 Brookshire Avenue
Downey CA 90241

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact David Blumenthal at (562) 904-7154 or visit the Planning Division located in Downey City Hall.

experience
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City of Downey



CITY OF DOWNEY
2014-2021 Housing Element

