



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
JANUARY 7, 2014**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Kevin Beaulieu, Yvonne G. Mejia, and Rodolfo Salinas, Jr.

4. APPROVAL OF AGENDA

January 7, 2014

5. PUBLIC STATEMENTS

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

6. CONSENT CALENDAR

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Planning and Preservation Commission minutes of the October 15, 2013 special meeting

7. NEW BUSINESS

**A: Subject: General Plan Amendment 2013-01 (GPA 2013-01)
2013-2021 General Plan Housing Element**

Location: Citywide

**Applicant: City of San Fernando, Community Development
Department, 117 Macneil Street, San Fernando, CA
91340**

**Proposal: The proposed project is a city-initiated amendment of the
General Plan (General Plan Amendment 2013-01) for
required updates to the Housing Element pursuant to
State law.**

**Recommendation: It is recommended that subsequent to staff's presentation
and consideration of any public comments, the Planning
and Preservation Commission:**

- 1) **Adopt Planning and Preservation Commission Resolution No. 2014-01 (Attachment 1), recommending adoption of the Draft Initial Study and Negative Declaration to the City Council for General Plan Amendment 2013-01 and the 2013-2021 Housing Element, determining that the proposed Housing Element updates will not have a significant adverse impact on the environment; and,**
- 2) **Adopt Planning and Preservation Commission Resolution No. 2014-02 (Attachment 2), recommending approval and adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element, in compliance with State law.**

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

8. **STAFF COMMUNICATIONS**

Planning and Preservation Commission re-organization
Update department priorities for Fiscal Year 2014-2015

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**

February 4, 2014

Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF THE
OCTOBER 15, 2013 SPECIAL MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Vice-Chair Alvin Durham at 7:00 P.M.

PLEDGE OF ALLEGIANCE

Led by Vice-Chair Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT

Vice-Chair Alvin Durham, Commissioners Kevin Beaulieu, Yvonne Mejia, and Rudy Salinas

ABSENT

Chairperson Theale Haupt

ALSO PRESENT

Community Development Director Fred Ramirez, Assistant Planner Edgar Arroyo, and Housing Consultant Veronica Tam

APPROVAL OF AGENDA

Vice-Chair A. Durham moved to approve the agenda of October 15, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, Y. Mejia, and R. Salinas
NOES:	None
ABSENT:	T. Haupt
ABSTAIN:	None

CONSENT CALENDAR

No items

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Presentation and Discussion on the 2013-2021 Housing Element – City Staff and Housing Consultant Veronica Tam and Associates to provide a presentation regarding the draft 2013-2021 Housing Element.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave a brief introduction of the Housing Element.

Housing Consultant Veronica Tam presented a Power Point presentation on the 2013-2021 Housing Element update.

COMMISSION DISCUSSION

Y. Mejia pointed out that information on page 67 of the draft Housing Element document with regards to the Life Line Program with Southern California Gas Company (The Gas Company) was either outdated or identified the wrong contact information.

V. Tam indicated that the information was copied directly from The Gas Company's website.

F. Ramirez suggested that Y. Mejia provide staff with the update to be included in the final document.

K. Beaulieu asked about the information found on page 42 with regards to transitional housing, he asked if at tonight's meeting was the right forum to consider possible amendments to the associated zoning regulations.

F. Ramirez stated that as far as reassessing the zoning regulations and what needs to be done in order to comply with the letter of the law, it needs to be looked at by staff and the City Attorney to see if any changes can be considered at a future date.

K. Beaulieu ask if there owner occupied restriction is still in force with the Second Dwelling Unit approval.

F. Ramirez confirmed that yes, the property owner must reside in one of the two units. He gave a brief history of how the Second Dwelling Unit Ordinance came to be.

PUBLIC TESTIMONY

An audience member (who didn't state her name) stated that she was in attendance of the meeting to inquire if any of the housing being proposed was intended for disabled tenants. She indicated that her daughter suffers from epilepsy and it is difficult to find housing in San Fernando that can accommodate her needs. She stated that she wants to live in San Fernando but that there aren't any suitable apartments available.

F. Ramirez explained that recent regulations adopted by the City are intended to allow Reasonable Accommodations for disabled. He also noted that the recently constructed apartments at 1422 San Fernando Road are design to address the needs of families with disabled household members that are actively looking for tenants. He asked that she provide him with her contact information before leaving the meeting.

Sharon Kinlaw – Executive Director of the Fair Housing Council of the San Fernando Valley - She stated that any housing built after March 31, 1991, is required to be accessible to persons with disabilities. Additionally she indicated that any housing built using Federal funds is required to meet a higher level of accessibility, which is also a countywide problem. She asked Ms. Tam for clarification on the Second Dwelling unit and the how it is identified as an affordable unit.

V. Tam indicated that the Second Dwelling is much smaller than the typical single family dwelling so based on size so the unit is being rented out at a more moderate cost.

Sharon Kinlaw indicated that she has had 20 years of experience and is from the area so she is familiar with the rental costs of in San Fernando and she stated that she us amazed at what prices residents are willing to pay.

V. Tam explained to the Commission that the draft Housing Element would be submitted to the Department of Housing and Community Development (HCD) by October 18, 2013 to commence the 60-day review. The packet that would be sent will include any changes and or comments from tonight's meeting. The City's intention is to obtain a letter from HCD by mid-December finding the Housing Element to be in compliance with State Housing Law. She explained that subsequent to receipt of the HCD's compliance letter, city staff would present the draft Housing Element to both the Planning and Preservation Commission and to the City Council in early 2014 with an anticipated adoption in February 2014.

F. Ramirez informed the Commission that the draft Housing Element would be the "noticed" public hearing item for the January 7, 2014 meeting at which time the Commission would be considering a possible recommendation for approval of the Housing Element and the associated environmental document to the City Council.

Commissioner Y. Mejia moved to direct staff to make the Commission recommended amendments and submit the draft Housing Element to the State of California Housing and Community Development Department. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	Y. Mejia, K. Beaulieu, A. Durham, and R. Salinas
NOES:	None
ABSENT:	T. Haupt
ABSTAIN:	None

STAFF COMMUNICATIONS

F. Ramirez informed the Commission that there will be two items coming before them at the regular meeting of November 5, 2013, a new commercial development on Arroyo Avenue and a conditional use permit for a proposed used automobile dealership at the former Murphy/Shelby Dodge dealership location.

COMMISSION COMMENTS

None.

PUBLIC STATEMENTS

None.

ADJOURNMENT

Vice-Chair A. Durham moved to adjourn to the November 5, 2013 regular meeting. Seconded by Commissioner R. Salinas, the motion carried with the following vote:

AYES:	A. Durham, R. Salinas, K. Beaulieu, and Y. Mejia
NOES:	None
ABSENT:	T. Haupt
ABSTAIN:	None

7:47 P.M.

Fred Ramirez

Planning Commission Secretary

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MEETING DATE: January 7, 2014

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to recommend to the City Council approval and adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element to provide statutory updates to the City’s Housing as required by State Housing Element Law, along with the Draft Initial Study and Negative Declaration for the Project pursuant to Planning and Preservation Commission Resolution No. 2014-01 and Planning and Preservation Commission Resolution No. 2014-02”;

(b) **To Deny:**

“I move to recommend to the City Council denial of General Plan 2013-01 and the 2013-2021 Housing Element, based on the following ...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration General Plan 2013-01 and the 2013-2021 Housing Element to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

To Approve ()

To Deny ()

To Continue ()

Moved by: _____

Seconded by: _____

Roll Call: _____

Item 7A:
General Plan Amendment 2013-01
2013-2021 Housing Element



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PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: January 7, 2014

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Interim City Manager/Community Development Director 
Prepared by: Edgar Arroyo, Assistant Planner 

SUBJECT: General Plan Amendment 2013-01 (GPA 2013-01)
2013-2021 General Plan Housing Element Update

PROPOSAL: The proposed project is a City-initiated amendment of the General Plan (General Plan Amendment 2013-01) for required updates to the Housing Element pursuant to State law.

APPLICANT: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340

RECOMMENDATION:

It is recommended that subsequent to staff's presentation and consideration of any public comments, the Planning and Preservation Commission:

- 1) Adopt Planning and Preservation Commission Resolution No. 2014-01 (Attachment 1), recommending adoption of the Draft Initial Study and Negative Declaration to the City Council for General Plan Amendment 2013-01 and the 2013-2021 Housing Element, determining that the proposed Housing Element updates will not have a significant adverse impact on the environment; and,
- 2) Adopt Planning and Preservation Commission Resolution No. 2014-02 (Attachment 2), recommending approval and adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element, in compliance with State law.

PROJECT OVERVIEW:

In California, every jurisdiction is required to adopt a comprehensive, long-term General Plan to guide future growth and development. A typical General Plan is comprised of seven-state mandated elements consisting of the Land Use Element, Circulation Element, Housing Element, Conservation Element, Open Space Element, Noise Element, and Safety Element. In addition to the seven State-mandated elements, a jurisdiction may elect to adopt additional elements to help

address local concerns or issues. In addition to the mandated elements, the City of San Fernando also adopted a Historic Preservation Element in 2008 to address the preservation of potentially historic structures.

Pursuant to State law, updates and revisions to the Housing Element are required to ensure the policies and programs in the element are in compliance with changing State housing law and to provide a current assessment of housing needs within a jurisdiction. State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. As such, State law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans, policies, and regulatory systems that provide opportunities for housing development, while removing potential constraints that may impair the development of housing to all segments of a community. To achieve this, the City's 2013-2021 Housing Element identifies strategies and programs that focus on the following:

- ✓ Preserving and improving housing and neighborhoods;
- ✓ Providing adequate housing sites;
- ✓ Assisting in the provision of affordable housing;
- ✓ Removing governmental and other constraints to housing investment; and,
- ✓ Promoting fair and equal housing opportunities.

Pursuant to Government Code Section 65583, a housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing and shall make adequate provisions for the existing and projected needs of all economic segments of the community. In compliance with State law, the City's 2013-2021 Housing Element includes the following major components:

- a) An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- b) A review of potential market, governmental, and infrastructure constraints to meeting San Fernando's identified housing needs (Section III);
- c) An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV); and,
- d) The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

The 2013-2021 Housing Element update is an amendment to the City's General Plan and requires the review and final adoption by the City Council. Prior to City Council consideration, the Planning and Preservation Commission shall review the draft housing element and associated

environmental analysis. Subsequent to review, the Commission shall provide a recommendation to the City Council, which will be forwarded for their review and consideration at a noticed public hearing tentatively scheduled for January 21, 2014. If approved and adopted by the City Council, the adopted 2013-2021 Housing Element will be forwarded for review and certification by the California Department of Housing and Community Development (HCD). Pursuant to Government Code Section 65585, the Housing Element shall be reviewed by HCD for compliance with State law and to report their findings to the local government.

BACKGROUND:

1) State Law Requirements.

State law requires that all jurisdictions update their Housing Elements by certain statutory deadlines. Pursuant to Government Code Section 65588, as amended in 2008 by SB 375 (Steinberg), an update to the Housing Element is required every eight (8) years to reflect the City's current housing conditions and to assess the adopted goals, objectives, and policies that assist in fulfilling the City's housing allocation, as prescribed by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Assessment (RHNA) process.

Prior to SB 375, Housing Element updates were required to take place every five (5) years. The purpose for extending the update period from five years to eight years is to allow a local jurisdiction's Housing Element to conform to the planning cycle of the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) that is prepared by each jurisdiction's corresponding metropolitan planning organization (MPO), with the City's MPO being SCAG. Additionally, updates to subsequent RHNA allocations were adjusted to follow the same planning cycle as the RTP/SCS.

The fifth housing element cycle covers the planning period from 2013 to 2021. Jurisdictions are required to submit a final adopted Housing Element to HCD for certification no later than February 12, 2014. Jurisdictions that do not submit an adopted Housing Element to HCD by that date would be penalized by having to update their Housing Element once every four (4) years instead of every eight years, until their Housing Element is deemed to be compliant with State law (Government Code Section 65588(e)(4)). In addition, jurisdictions that do not have a State-certified housing element are not eligible for state funding assistance for local housing programs and are less competitive for other forms of state assistance. Moreover, the lack of a State-certified Housing Element undermines the legal status of the General Plan, making the City vulnerable to potential legal challenges because the Housing Element is non-compliant with State law.

2) Compliance with Applicable Housing Law.

Prior to commencing the Housing Element update, City staff and Veronica Tam and Associates evaluated recent changes in State law to determine the actions the City would need to undertake to proceed with the preparation of a State-compliant Housing Element. In addition, HCD released memorandums informing jurisdictions that State-certification of the

fifth cycle Housing Element would require municipalities to implement recent changes in State housing law, including revisions to current regulations and adoption of new provisions that comply with State law. To date, the City has completed the following required City code amendments in order to ensure compliance with State law and certification of the 2013-2021 Housing Element:

- a) Adoption of an Ordinance Implementing Senate Bill 2 (Cedillo)
The City Council adopted an ordinance providing the necessary regulations to allow Single Room Occupancy (SRO) residential units, Community Care Facilities with seven or more persons, Emergency Homeless Shelters, manufactured housing, and Transitional Housing and Supportive Housing on March 18, 2013 (Ordinance No. 1625), as required pursuant to State housing law and as amended by SB 2 (Cedillo).
 - b) Adoption of a Density Bonus Ordinance
The City Council adopted the Density Bonus Ordinance (Ordinance No. 1628) on October 7, 2013, establishing regulations governing the issuance of density bonuses for affordable housing developments as required pursuant to Government Code Section 65915(a) and as amended by SB 1818 (Hollingsworth).
 - c) Adoption of a Reasonable Accommodation Ordinance.
The City Council adopted the Reasonable Accommodation Ordinance (Ordinance No. 1629) on October 7, 2013, establishing provisions to facilitate the issuance of reasonable accommodations of the development standards to persons with disabilities, as required by the Federal Fair Housing Amendments Act of 1988 and the State of California Fair Employment and Housing Act.
- 3) Community Outreach and Public Participation.
Community outreach and public participation are important factors in the preparation of the City's Housing Element. Pursuant to Government Code Section 65583(c)(8), local governments are required to make a diligent effort to achieve public participation to all economic segments of the community.

As part of the public outreach component of the Housing Element process, the City hosted community workshops and public meetings, as provided below:

- ✓ September 14, 2013 – Housing Element Community Workshop at the San Fernando Regional Pool Facility
 - ✓ September 28, 2013 – Housing Element Community Workshop at Las Palmas Park
 - ✓ October 15, 2013 – Planning and Preservation Commission Study Session and Public Meeting
-

Prior to the community workshops, flyers in both English and Spanish were distributed throughout the City and to stakeholders and community organizations informing them of the community meetings, providing basic information on the Housing Element, and directing interested persons to the City's Housing Element website at www.sfcity.org/housingelement for additional information. The community workshop flyers were also published in the Thursday, September 5, 2013, edition of the San Fernando Valley Sun. The public participation component is outlined in Section I (Page 4) of the 2013-2021 Housing Element. Community workshop and public meeting flyers are provided as Attachment 3 to this report.

4) Draft Housing Element Availability.

To encourage public review and participation, the draft Housing Element, along with the associated environmental assessment, is available at the San Fernando City Hall Community Development Department at 117 Macneil Street, Las Palmas Park at 505 South Huntington Street, Recreation Park at 208 Park Avenue, and the Los Angeles County Public Library at 217 North Maclay Avenue. Additionally, the draft Housing Element and all associated documents are available online at www.sfcity.org/housingelement.

5) Regional Housing Needs Assessment.

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. In the most recently completed RHNA planning period, from January 1, 2006 to June 30, 2014, the City's projected housing need was 251 units.

The 5th cycle RHNA Allocation Plan, which covers the planning period from October 2013 to October 2021, provides that the City's projected housing need for this period is 217 units. As detailed in Section IV (Housing Opportunities) of the Housing Element (Page 56), the breakdown of the projected units by income level is provided below.

Very Low* 50% AMI**	Low 80% AMI**	Moderate 120% AMI**	Above Moderate <120% AMI**	Total
55	32	35	95	217
25.3%	14.8%	16.1%	43.8%	100.0%

Source: SCAG 2012

*Includes extremely-low households, estimated to be one-half the very-low need (28 units)

** AMI – Area Median Income for Los Angeles County

ANALYSIS:

1) Housing Element Overview.

The 2013-2021 Housing Element is comprised of five (5) sections that evaluate current housing needs, constraints, and opportunities, as well as provides goals policies and objectives to meet the City's housing needs during the planning cycle. These sections are

summarized below:

a) Introduction.

This section provides a general overview of the City and the role that the Housing Element plays in the production of housing to all economic segments of the community. Additionally, this section addresses statutory requirements for the Housing Element, its relationship with the other adopted general plan elements, and identifies the data sources used in preparing this update.

b) Housing Needs Assessment.

This section describes the City's population and housing characteristics from a historical perspective using aforementioned data sources to evaluate population trends, age characteristics, race and ethnicity, and employment that affect the type and amount of housing that is needed in the community. In addition, this section assesses household characteristics, such as household type and size, income levels, and the existing special needs population that affect the type of housing needed by residents. Furthermore, this section identifies the current characteristics of the City's housing stock by analyzing housing growth trends, housing conditions, housing prices and rents, and housing affordability.

c) Housing Constraints.

This section assesses the various governmental, market, infrastructure and environmental constraints that can create impediments to the development and improvement of housing in the City.

d) Housing Opportunities.

This section evaluates the City's housing needs as projected by SCAG through the Regional Housing Needs Assessment (RHNA) process and identifies the resources available in the City for the development, rehabilitation, and preservation of housing. Resources analyzed include: land resources such as the availability of sites for housing (e.g., vacant sites, non-vacant sites, and underutilized parcels); financial resources at the local, state, and federal level to assist housing activities; and, opportunities for energy conservation.

e) Housing Plan.

The Housing Plan section brings together discussion and analysis of the City's housing needs, opportunities, and constraints as discussed in the previous three sections in order provide the basis for the presentation of specific goals, policies, and programs that are necessary to address the City's housing needs.

Lastly, the Housing Element includes two (2) appendices that provide a list of stakeholders contacted throughout the public outreach process (Appendix A) and a review of the accomplishments under the 2008-2014 Housing Element cycle (Appendix B).

2) Housing Element Goals, Policies, and Objectives.

As discussed in Section 1(e) of the Analysis, the Housing Plan provides an analysis of the City's housing needs, opportunities, and constraints in order provide the basis for the presentation of specific goals, policies, and programs that are necessary to address the City's housing needs. A summary of each goal is provided below with a general description of the policies and objectives to implement each goal. Section V of the Housing Element (Pages 71 - 80) provides a detailed description of each policy and objective summarized below.

Goal No. 1: Maintain and Enhance the Quality of Existing Housing, Neighborhoods, and Health of Residents.

Goal No. 1 focuses on the maintenance and preservation of existing neighborhoods through addressing issues that affect public health, safety, and welfare with policies that promote the rehabilitation of substandard residential housing stock, including potentially historic structures, encourage public participation in addressing public nuisance issues, and provides focused efforts in neighborhoods with blight to improve community character.

Goal No. 2: Provide a Range of Housing Types to Meet the Community Needs.

Goal No. 2 focuses on providing a range of housing types to meet the needs of all economic segments of the City with policies that provide adequate housing sites that have the potential to fulfill the City's projected housing needs, encourages opportunities for mixed-use development, infill housing development, affordable housing, and supportive housing for individuals with disabilities. Additionally, the policies in this goal promote the use of existing zoning provisions that allow for the creation of second-dwelling units and issuance of density bonuses to affordable housing projects as a means to provide additional rental housing and address household overcrowding.

Goal No. 3: Assist Lower Income Tenants in Finding the Appropriate Resources to Allow them to Remain in the Community.

Goal No. 3 focuses on the City assisting residents to locate resources that allow them to continue to reside in the community with policies that ensure that residents are aware of their rights and responsibilities regarding fair housing, and by providing residents information on available assistance programs.

Goal No. 4: Provide Opportunities for Lower and Moderate Income Households to Become First-Time Homebuyers.

Lastly, Goal No. 4 focuses on providing homeownership opportunities for

low and moderate income households with policies that allow the City to promote available local, State, and Federal homeownership and financing programs to first-time homebuyers.

3) Key Housing Element Programs.

A summary of key programs intended to implement the City's housing goals, as outlined in the 2013-2021 Housing Element, are provided below. A complete list of programs is provided in Section V (pages 71 - 80) of the Housing Element.

a) Residential Rehabilitation Program.

Prior to the dissolution of the Redevelopment Agency by the State through the passage ABx1 26 in 2011, the City provided loans to low and moderate income households to facilitate the rehabilitation of deteriorated single-family homes. After State dissolution of the Redevelopment Agency, the ability of the City to offer these programs became negatively impacted and the City was forced to freeze the program. However, as funding becomes available to the Successor Agency of the former Redevelopment Agency and through alternate sources, the goal is to restart this program to improve the quality the City housing stock.

b) Housing Inspection Program.

The City currently operates an Inspection Upon Resale Program for ownership housing units and a Multi-Family Rental Inspection Program for rental units. This program is intended to be continued into this Housing Element cycle in order to improve the quality of housing stock in the City and address issues affecting health, safety, and welfare. Since program implementation during the current Housing Element cycle, these programs have been successful in identifying, addressing, and correcting substandard housing conditions and unpermitted construction.

c) Homeownership Programs

The Housing Element provides a focus on enhancing financial resources available to lower and moderate income homebuyers. As part of this focus, the City will provide assistance to potential homebuyers through referrals to available local, State, and Federal programs that provide financing assistance, including the Mortgage Credit Certificate (MCC) and Home Ownership Programs (HOP) administered by the County of Los Angeles, and down payment and closing cost assistance programs offered by the Southern California Home Financing Authority (SCHFA).

4) State Housing Element Review.

On October 17, 2013, the City submitted a draft copy of the 2013-2021 Housing Element to HCD for review, as required pursuant to Government Code Section 65585(b). Based on the State's review, HCD has determined that the Housing Element as drafted is in compliance with the statutory requirements of State housing element law. Additionally, as noted in HCD's letter dated December 17, 2013 (Attachment 4), adoption of the Housing Element is required by February 12, 2014 (120 days from October 15, 2013), in order for the City to remain on an eight (8) year planning cycle. If adopted after this date, then the City would be

subject to updating the Housing Element every four (4) years, pursuant to Government Code Section 65588(e)(4).

5) Environmental Review and Required Noticing.

Pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for General Plan Amendment 2013-01 and the 2013-2021 Housing Element has prepared an Initial Study to determine the nature and extent of the environmental review required for the proposed Housing Element update (the “Project”). On the basis of the Initial Study prepared for the Project, it has been determined that the adoption and subsequent implementation of the 2013-2021 Housing Element and associated general plan amendment will not degrade the quality of the environment, will have no impact on long-term environmental goals, will have no cumulative effect upon the environment, will not cause adverse effects on human beings, either directly or indirectly, and will not cause a direct or indirect impact to natural resources. Based on this assessment, a Negative Declaration for the project has been prepared.

In accordance with Section 15072 of CEQA and the City’s adopted CEQA Guidelines, a Notice of Intent (NOI) to Adopt a Negative Declaration and a Public Hearing Notice for the 2013-2021 Housing Element was recorded with the Los Angeles County Clerk/Registrar-Recorder’s Office on Friday, December 13, 2013, and published in the December 17, 2013, print and online editions of the Los Angeles Daily News.

Pursuant to CEQA, the City has provided a 20-day public review and comment period that began on Tuesday, December 17, 2013, and ends on Monday, January 6, 2014. A copy of the draft Initial Study and Negative Declaration, along with a copy of the 2013-2021 Housing Element, is provided for public review at the San Fernando City Hall Community Development Department, Las Palmas Park, Recreation Park, the Los Angeles County Public Library, and online at www.sfcity.org/housingelement. As of the date of this report, the City has not received any written comments on the draft environmental document. Any comments received after the publication of the report will be provided to the Commission for review and read into the record.

It is staff’s assessment that adoption of the Housing Element as a goal-setting and policy document will not have a significant impact on the environment. However, future housing projects that are submitted for City approval will still need to be evaluated pursuant to CEQA for potential environmental impacts, as is required today. Adoption of the draft Initial Study and Negative Declaration document for the Housing Element does not absolve or exempt any future housing project from environmental review.

6) Next Steps.

Subsequent to review by the Commission, the Housing Element and associated environmental document will be forwarded along with the Commission’s recommendation to the City Council for final review, approval, and adoption. Consideration of the Housing Element and associated environmental document is scheduled for City Council review at a

noticed public hearing on Tuesday, January 21, 2014.

At the conclusion of the City's review and immediately after adoption, the adopted Housing Element will be submitted to HCD for review and certification prior to the mandatory February 12, 2014, deadline. After review, if HCD finds that the adopted Housing Element meets the statutory requirements of State housing law, a Letter of Compliance will be issued to the City finalizing the Housing Element update process with State.

CONCLUSION AND RECOMMENDATION:

It is City planning staff's assessment that the 2013-2021 Housing Element has been developed as part of an extensive public outreach process that has culminated in housing element goals, policies and programs that are tailored to meet the community's housing needs and concerns. The draft Housing Element provides for a comprehensive approach that promotes cooperative participation between government, the community, and the private sector in an effort to expand housing opportunities for all economic segments of the community. In addition, it is staff's assessment that based on the Initial Study and Negative Declaration prepared for the 2013-2021 Housing Element and associated general plan amendment that adoption of the Project to comply with State Housing Element Law would not have a potential for a significant impact on the environment.

Therefore, it is City planning staff's recommendation that the Planning and Preservation Commission:

- 1) Adopt Planning and Preservation Commission Resolution No. 2014-01 (Attachment 1), recommending adoption of the Draft Initial Study and Negative Declaration to the City Council for General Plan Amendment 2013-01 and the 2013-2021 Housing Element, determining that the proposed Housing Element updates will not have a significant adverse impact on the environment; and,
- 2) Adopt Planning and Preservation Commission Resolution No. 2014-02 (Attachment 2), recommending approval and adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element, in compliance with State law.

ATTACHMENTS (4):

1. Planning and Preservation Commission Resolution No. 2014-01 and Exhibit "A": Draft Initial Study and Negative Declaration for General Plan Amendment 2013-01
 2. Planning and Preservation Commission Resolution No. 2014-02 and Exhibit "A": 2013-2021 Housing Element
 3. Community Workshop and Public Meeting Flyers
 4. December 17, 2013 Letter from the California Department of Housing and Community Development (HCD)
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ATTACHMENT 1:

**Planning and Preservation Commission
Resolution 2014-01 and
Exhibit “A”:
Draft Initial Study and
Negative Declaration for
General Plan Amendment 2013-01**

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Double-Sided Printing

RESOLUTION NO. 2014-01

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING ADOPTION TO THE CITY COUNCIL OF AN INITIAL STUDY AND NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT 2013-01 AND THE 2013-2021 HOUSING ELEMENT UPDATE TO IMPLEMENT STATE HOUSING ELEMENT LAW.

WHEREAS, an Initial Study and Negative Declaration was prepared, pursuant to the California Environmental Quality Act (CEQA) and the City's Local CEQA Guidelines, in order to evaluate any potential environmental impacts associated with the proposed approval and adoption of a general plan amendment (General Plan Amendment 2013-01) to incorporate required updates to the City's Housing Element, herein referred to as the "2013-2021 Housing Element."

WHEREAS, pursuant to Government Code Section 65588, the City is required to provide updates to the Housing Element every eight (8) years to reflect current housing conditions and to assess the adopted goals, objectives, and policies that assist in fulfilling the City's housing allocation, as prescribed by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Assessment (RHNA) process.

WHEREAS, a Notice of Intent to Adopt a Negative Declaration and a Notice of Public Hearing was filed with the Los Angeles County Clerk on Friday, December 17, 2013, and said document was made available for public review and comment.

WHEREAS, on October 15, 2013, the Planning and Preservation Commission held a public meeting and study session on the 2013-2021 Housing Element and provided an opportunity for the public to provide comments on the draft Housing Element.

WHEREAS, on January 7, 2014, the Planning and Preservation Commission held a duly noticed public hearing to allow for public comment on the draft Initial Study and Negative Declaration for General Plan Amendment 2013-01 and the 2013-2021 Housing Element during the required public review and comment period pursuant to CEQA.

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on January 7, 2014.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: This project has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA), and the City as the "Lead Agency" has determined that the 2013-2021 Housing Element would not have any potential significant adverse environmental impacts associated with

the approval and adoption General Plan Amendment 2013-01 and the 2013-2021 Housing Element and has thus prepared a Negative Declaration.

SECTION 3: The Planning and Preservation Commission recommends adoption of this Negative Declaration to the City Council affirming its assessment that the adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element would not have a significant adverse impact on the environment.

PASSED, APPROVED AND ADOPTED this 7th day of January 2014.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 7th day of January 2014; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION



Notice of Intent to Adopt a Negative Declaration and Public Hearing Notice for the City's 2013-2021 General Plan Housing Element Update (General Plan Amendment 2013-01)

NOTICE IS HEREBY GIVEN that the City of San Fernando has completed an Initial Study checklist for a General Plan Amendment (General Plan Amendment 2013-01) in accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines for the purpose of deciding whether the project may have a significant effect on the environment. In addition, this notice is intended to advise the public that the City of San Fernando Planning and Preservation Commission and City Council will hold public hearings to consider the proposed Housing Element update (the "Project"), the associated amendment to the City's General Plan, and the draft environmental document.

In accordance with the provisions of the CEQA, this notice is intended to advise all interested individuals that the City as the "Lead Agency" has evaluated the proposed Housing Element update and associated general plan amendment and has determined that the proposed Project will not have a significant adverse impact on the environment. Based on this assessment, the City intends to adopt a Negative Declaration for the Project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 20-day public comment period during which all interested individuals can submit comments to the City of San Fernando Community Development Department on the Draft Initial Study and Negative Declaration document. **The 20-day public comment period for the Draft Initial Study and Negative Declaration document is from Tuesday, December 17, 2013 to Monday, January 6, 2014.** Subsequent to the public review period, the Planning and Preservation Commission and City Council will hold separate public hearings to consider the proposed Project. The following sections provide detailed information about the scheduled public hearing date(s) and the Project:

PUBLIC HEARINGS:

Planning and Preservation Commission Public Hearing

Date: Tuesday, January 7, 2014
Time: 7:00 p.m.
Location: City of San Fernando City Hall
Council Chambers
117 Macneil Street
San Fernando, CA 91340

City Council Public Hearing

Date: Tuesday, January 21, 2014
Time: 6:00 p.m.
Location: City of San Fernando City Hall
Council Chambers
117 Macneil Street
San Fernando, CA 91340

PROJECT TITLE: 2013-2021 Housing Element Update (General Plan Amendment 2013-01)

APPLICANT: City of San Fernando, (c/o Community Development Department), 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: The proposed Project consists of a general plan amendment to update the City of San Fernando Housing Element pursuant to California Government Code Section 65588(e)(3)(A), for the planning period of 2013 to 2021. The 2013-2021 Housing Element is one of the seven state-mandated elements of the City's General Plan that establishes city policies and programs regarding the maintenance of existing housing stock, the preservation of existing affordable housing units, and the creation of new housing to meet the needs of all members

of the community.

Key components that comprise 2013-2021 Housing Element include: (1) A housing needs assessment with population and household characteristics; (2) Identification of constraints to providing housing; (3) An inventory of available sites within the City that could accommodate housing for all economic segments of the community; and (4) A statement of goals, policies and programs for meeting the City's housing needs.

The 2013-2021 Housing Element has been developed to comply with all applicable State housing laws and requirements, including the need to plan for the City's share of units under the Regional Housing Needs Assessment (RHNA). The Housing Element is also subject to review and certification by the State Department of Housing and Community Development (HCD).

ENVIRONMENTAL ASSESSMENT:

The City of San Fernando is the designated Lead Agency overseeing the environmental review for the proposed Housing Element update. As the Lead Agency, the City of San Fernando prepared an Initial Study to determine the nature and extent of the environmental review required for the proposed Project. On the basis of the Initial Study prepared for the Project, it has been determined that the adoption and subsequent implementation of the 2013-2021 Housing Element and associated general plan amendment will: (1) not degrade the quality of the environment; (2) have no impact on long-term environmental goals; (3) have no cumulative effect upon the environment; (4) not cause adverse effects on human beings, either directly or indirectly; and (5) not cause a direct or indirect impact to natural resources.

A copy of the Initial Study and other materials used as baseline information by the Lead Agency to make the determination that the proposed Project merits adoption of a Negative Declaration are available for review at: (1) City of San Fernando Community Development Department, 117 Macneil Street, San Fernando, CA 91340; (2) Los Angeles County Library, 217 N. Maclay Avenue, San Fernando, CA 91340; (3) Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340; and (4) Recreation Park, 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: www.sfcity.org/housingelement.

PUBLIC REVIEW PERIOD: Public comments on the Negative Declaration will be received by the City for a period of 20 days beginning on **Tuesday, December 17, 2013 to Monday, January 6, 2014**. The public is invited to submit written comments on the 2013-2021 Housing Element and the Draft Initial Study and Negative Declaration. Any individual, group, or agency wishing to comment on the Project may submit comments to Edgar Arroyo, Assistant Planner, at earroyo@sfcity.org or by written correspondence to 117 Macneil Street, San Fernando, CA 91340. For questions, please contact Edgar Arroyo at (818) 898-1227.

Sincerely,



FRED RAMIREZ

Interim City Manager

INITIAL STUDY and NEGATIVE DECLARATION

CITY OF SAN FERNANDO **2013-2021 Housing Element Update** ***General Plan Amendment 2014-01***

Lead Agency: City of San Fernando
117 Macneil St.
San Fernando, CA 91340

Contact: Federico G. Ramirez
Community Development Director
(818) 898-1227
framirez@sfcity.org

Edgar Arroyo
Assistant Planner
(818) 837-1540
earroyo@sfcity.org

Draft, DECEMBER 2013

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A. Project Description

1. Project title: **2013-2021 Housing Element Update**
2. Lead agency name and address: **City of San Fernando
Community Development Department
117 Macneil St.
San Fernando, CA 91340**
3. Contact person and phone number: **Federico G. Ramirez,
Community Development Director
(818) 898-1227
framirez@sfcity.org

Edgar Arroyo
Assistant Planner
(818) 837-1540
earroy@sfcity.org**
4. Project Location: **Citywide**
5. Project Sponsor's Name and Address: **Same as Lead Agency**
6. General plan designation: **Not Applicable**
7. Zoning: **Citywide**
8. Description of project: **See below**
9. Surrounding land uses and setting: **The General Plan Amendment encompasses the entire City.**
10. Other public agencies whose approval is required: **None.**

Overview

California Government Code Section 65302(c) mandates that each city and county shall include a Housing Element in its General Plan, and that the Housing Element be updated periodically to reflect current conditions and legal requirements. State law requires that jurisdictions within the Southern California Association of Governments (SCAG) region update their Housing Elements for the 2013-2021 planning period.

The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the city's goals, policies, quantified objectives, and

programs for the preservation, improvement, and development of housing. In adopting its Housing Element, the city must consider local conditions and context, including economic, environmental, and fiscal factors, as well as community goals as set forth elsewhere in the General Plan.

This environmental assessment has been prepared to evaluate the impacts of the proposed project as required by the California Environmental Quality Act (CEQA). CEQA requires that public agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Public Resources Code [PRC] 21000 et seq.). For this project, the City of San Fernando is the lead agency under CEQA that has the primary responsibility for approving and implementing the project, and therefore the principal responsibility for ensuring CEQA compliance.

Location, Environmental Setting, and Surrounding Land Uses

The City of San Fernando is within the northeast portion of the San Fernando Valley in the County of Los Angeles, California (see Exhibit 1). The City of San Fernando is approximately 2.4 square miles in area and is completely surrounded by urban land uses within the City of Los Angeles.

EXHIBIT 1**Housing Element Contents**

The 2013-2021 Housing Element is comprised of the following chapters:

- Introduction and overview of Housing Element content and requirements (Section I);

- Analysis of population, household and employment trends, characteristics of the housing stock, and a summary of current and projected housing needs (Section II);
- Review of potential constraints to meeting identified housing needs (Section III);
- Evaluation of resources and opportunities that will facilitate the development and preservation of housing for all economic segments of the community (Section IV);
- A Housing Plan to address identified needs, including housing goals, policies and programs (Section V);
- Summary of public involvement during the Housing Element update process (Appendix A); and
- Evaluation of housing accomplishments during the previous planning period (Appendix B).

Legal Framework for the Housing Element

State law requires that Housing Elements comply with the statutory provisions of California Government Code Section 65580, et seq. The Housing Element is unique among General Plan elements in the extent to which State law prescribes local policies, and the legislature has granted the California Department of Housing and Community Development (HCD) the authority to review local governments' housing elements and issue findings regarding whether, in its opinion, the housing element substantially complies with the requirements of State law. Cities are required to submit draft housing elements to HCD for review prior to adoption, and must also submit adopted elements for review. Failure to adopt a housing element that HCD finds to be in compliance with State law may result in the loss of eligibility for community development grant funds, and cities may be required to prepare more frequent housing element updates in the future. The City of San Fernando submitted the draft Housing Element to HCD for review on October 18, 2013.

Relationship of the Housing Element to the General Plan

The Housing Element is one of the state-mandated elements of the General Plan. While the time horizon for a General Plan is often 20 years or more, state law requires housing elements to be updated on a more frequent schedule. The new Housing Element covers the planning period 2013 – 2021.

State law also requires all elements of the General Plan to be internally consistent. The Housing Element contains policies and assumptions regarding housing development that are consistent with the land use patterns described in the Land Use Element. The programmatic actions called for in Section V (Housing Plan) of the Housing Element would not change the location or intensity of new development anticipated in the city's Land Use Element.

The aim of the proposed project is to adopt the 2013-2021 Housing Element Update consistent with State law. The purpose of the Housing Element Update is to identify the city's existing and projected housing needs and to establish goals and policies to guide city officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the city is a primary focus of the 2013-2021 Housing Element Update. The Housing Element Update also emphasizes groups requiring the most urgent attention in the city, such as the elderly, lower income households and the homeless.

The 2013-2021 Housing Element Update serves as a policy guideline for addressing defined issues that may arise in meeting the housing needs of the community. The 2013-2021 Housing Element Update does not: (1) propose any changes in the land uses or in zoning that would result in any inconsistencies with the city-adopted Land Use Element or with the other General Plan Elements; or (2) change the adopted land use and/or development standards included in the Land Use Element.

Regional Housing Needs

Housing elements must identify and analyze existing and projected housing needs, effectiveness of the past housing element, constraints to the production of housing, and goals, policies, objectives, and scheduled programs for the preservation, improvement, and development of housing. In addition, a housing element must address its Regional Housing Needs Assessment (RHNA) allocation in terms of number of housing units and housing affordability. The RHNA is allocated by the Southern California Association of Governments (SCAG) and is meant to allocate a "fair share" of the region's existing and forecasted housing needs to each individual jurisdiction, based on population and job growth, housing construction trends, commute patterns, infrastructure constraints, and household formation trends, among other factors. This San Fernando Housing Element Update covers the fifth cycle planning period and corresponding RHNA planning cycle:

Table 1
Housing Element and RHNA Planning Periods

Housing Element Update Cycle	Housing Element Planning Period	RHNA Planning Period
Fifth	Year 2021 – October 15, 2021	January 1, 2014 – October 31, 2021

To determine whether the city has sufficient land to accommodate its share of regional housing needs for all income groups, the city must identify "adequate sites." Under State law "adequate sites" are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

2014-2021 RHNA

The city's RHNA is 217 housing units for the 2014-2021 RHNA planning period. This RHNA is divided into four income and affordability limits: 55 very low, 32 low, 35 moderate, and 95 above moderate income units. The city's RHNA is intended to assure that adequate sites and zoning are available to accommodate anticipated housing demand during the RHNA period. The housing allocation by income group is not a construction goal or requirement. The RHNA is a capacity target to ensure that appropriate planning policies and land use regulations are in place to accommodate the city's share of projected regional growth.

Housing Element Programs

Section V, Housing Plan, of the 2013-2021 Housing Element Update is the only portion of the project with potential to impact the environment. All other sections of the 2013-2021 Housing Element Update, including the residential sites inventory, provide information and analysis required by statute and do not commit the city to take any action. The Housing Plan includes goals and policies aimed to address the following issues:

- Housing Diversity and Opportunities;
- Maintenance, Preservation, and Conservation of Housing;
- Home Ownership; and
- Equal Opportunity

The broadly-worded goals and policies are intended to guide the programs identified in the 2013-2021 Housing Element Update and review of new residential development and allocation of housing-related resources, but do not commit the city to taking specific actions or constitute development activities.

The Housing Plan also includes programs that commit the city to take specific action during the 2013-2021 planning period to facilitate and encourage the provision of housing and related services for all economic segments of San Fernando. Some programs are carried over from the previous 2008-2014 Housing Element and represent actions taken by the city on an ongoing basis, whereas other programs are new to the 2013-2021 Housing Element Update. Each proposed 2013-2021 Housing Element Update program is summarized below:

1. Residential Rehabilitation Program: The City's Single-family Rehabilitation Loan Program for lower and moderate income [up to 120 percent of Area Median Income ("AMI")] residential property owners has historically provided up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties are brought up to code, funds may also be used for bedroom additions to address household overcrowding. As part of the rehabilitation program, the city has also offered Single-family Emergency Rehabilitation Grants. These are for emergency repairs for health and safety related issues reserved for lower

income (80 percent of AMI) households. As the primary focus of the city's rehabilitation program is the correction of building code violations, there is close coordination between the city's code enforcement activities and rehabilitation programs.

2013-2021 Objectives:

- Subject to available funding, assist 20 households during the planning period.
- Seek partnerships with public agencies and non-profit organizations that provide rehabilitation assistance.
- Research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.

2. Neighborhood Preservation and Revitalization Program (CAPP): In mid-2006, the City initiated a new program entitled Community Action Plan for Neighborhood Protection and Preservation (CAPP). CAPP utilizes a comprehensive approach to identifying and abating illegal activity, nuisance behaviors, and substandard physical conditions at individual problem properties. CAPP involves the designation of neighborhood focus areas and outreach to residents adversely impacted by nuisance properties within these areas (refer to Figure 1 in the Needs Assessment for the current CAPP Focus Areas).

2013-2021 Objectives:

- Continue to implement CAPP within designated Focus Areas.
- Annually report to City Council on the status of the program.

3. Housing Inspection Programs: The city has initiated a multi-family residential inspection program, allocating the city's Building and Safety Supervisor and Community Preservation Division staff time for program implementation. The program is focused on improving the overall quality of the housing stock, and focuses on apartments with three or more units, encompassing over 1,000 of the city's housing units. The inspection program utilizes HUD's Housing Quality Standards (HQS) as the basis for evaluating housing conditions. Similar to CAPP, identified code violations under the Apartment Inspection Program are directly referred to the city's housing rehabilitation program coordinator. In addition, the city requires inspection of an ownership housing unit dwelling prior to re-sale.

2013-2021 Objectives:

- Complete inspections of approximately 200 apartment units on an annual basis.
- Complete inspection of ownership housing units prior to resale.
- Conduct outreach and education efforts on the city's housing inspection programs annually.
- Provide City Council with annual program status reports.

4. Lead Based Paint Awareness: San Fernando is one of 10 cities selected by the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB) for primary prevention activities. Community outreach about lead poisoning will be programmed in conjunction with the CLPPB and Pacoima Beautiful, including grant applications and seeking other funding sources.

2013-2021 Objectives:

- Continue to remediate lead cases through the City's residential rehabilitation programs.
- Coordinate with LA County and Pacoima Beautiful regarding funding and programs.
- Host or conduct a lead based paint seminar every other year during the planning period, subject to available funding.

5. Facilitate Affordable and Special Needs Housing Development: Affordable and special needs housing developments face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. The city can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the city will rely on the following actions to encourage affordable and special needs housing production during the planning period:

- *Collaborate with Affordable Housing Developers:* Affordable and special needs housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior housing and housing for persons with disabilities (including persons with developmental disabilities), the developer is often, but not always, a local organization interested in developing affordable housing.
- *Regulatory Concessions and Incentives:* The city will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing.
- *New Funding Sources:* The city will actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.

2013-2021 Objectives:

- Maintain contact information for affordable and special needs housing developers for the purposes of soliciting their involvement in development projects in San Fernando.
- Participate with affordable and special needs housing developers to review available Federal and State financing subsidies and apply as feasible on an annual basis.
- Assist and support developers of housing for lower income households, especially housing for extremely low income households and persons with

special needs (such as seniors, large families, persons with disabilities, including persons with developmental disabilities), with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing State-mandated regulatory incentives and concessions.

- Collaborate with developers of affordable and special needs housing over the planning period to facilitate the construction of 195 affordable units over the planning period (10 extremely low income, 30 very low income, 55 low income, and 100 moderate income units).

6. Conservation of Existing and Future Affordable Units: The city's former Redevelopment Agency assisted in the development of 172 deed-restricted affordable lower and moderate income units within seven different multifamily rental housing developments since 1996 (see Table 21). None of these projects are at risk of converting to market rents by 2023. Another 113 affordable units within two developments are slated for construction during the 2013-2021 planning period.

2013-2021 Objectives: Monitor the status of the existing and future affordable rental housing stock in San Fernando. The City will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock:

- *Monitor Units:* Maintain contact with providers and owners to monitor the status of existing and future affordable units.
- *Work with Potential Purchasers:* If units are discovered to be at risk of converting to market rate during the planning period, where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing the at-risk units.
- *Tenant Education:* The California legislature extended the noticing requirement of at-risk units opting out of lower income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights.

7. Monitor Residential Capacity: City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the city's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the city will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. The city's development application tracking software will notify staff when an application has been submitted for development of a property included in the residential sites inventory (Table 32). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the city will identify and, if necessary, rezone sufficient sites to

accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

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2013-2021 Objective:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 1, 2015.
- Monitor the city’s continued ability to meet its RHNA as part of the city’s annual report to HCD on Housing Element implementation.

8. Removal of Governmental Constraints: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The city will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

The city will also continue to monitor Federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

2013-2021 Objectives:

- Monitor changes in State and Federal laws and revise city policies, programs, and regulations as necessary and appropriate.

9. Housing Choice Voucher Rental Assistance Program: The Housing Choice Voucher program extends rental subsidies to very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Housing Choice Voucher rental assistance on behalf of the City. An average of 34 San Fernando residents received Housing Choice Voucher rental assistance annually between 2008 and 2012, with 79 additional residents on the waiting list as of July 2013. HUD requires that 75 percent of new admissions be limited to extremely low income households (30 percent AMI). Given the significant gap between market rents and what these extremely low and very low income households can afford to pay for housing, Housing Choice Vouchers play a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

2013-2021 Objectives:

- Continue to support HaCOLA’s administration of the Housing Choice Vouchers Program and assist an average of approximately 35 extremely low and very low income households annually during the planning period.

- Encourage landlords to accept Housing Choice Vouchers.
- Prepare bilingual HaCOLA program contact information for prospective landlords and tenants.
- Support the IVHA's applications for additional voucher allocations and efforts to maintain and expand voucher use in the city.

10. Fair Housing Program: The city currently contracts with the Fair Housing Council of San Fernando Valley ("FHCSFV") to provide fair housing and tenant/landlord information to residents. Services include: investigation of discrimination complaints; community outreach and education; and counseling and referrals to other agencies when individuals may have been victims of discrimination. The FHCSFV conducts several workshops each year in the San Fernando Valley for tenants, and separately for landlords/owners to discuss fair housing rights and responsibilities. Landlord/tenant counseling services involves informing landlords and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords. They also offer free apartment manager trainings in English and Spanish at their offices.

The city monitors and attempts to minimize discriminatory housing practices with the assistance of the FHCSFV. The city advertises the availability of fair housing services by posting bi-lingual fair housing brochures at public counters, including at recreation and senior centers. Furthermore, the city has accommodated FHCSFV workshops and city staff refer potential fair housing issues to the FHCSFV.

2013-2021 Objectives:

- Continue to contract with a fair housing service provider to promote open housing practices for residents, and to facilitate communication between tenants and landlords.
- Continue to disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, San Fernando Recreation Park community center, Las Palmas Park community center, and the local County library, and provide enhanced outreach through coordination of fair housing education with existing community events.

11. Homeownership Programs: Prospective lower and moderate income San Fernando homeowners have access to three County-run first-time homebuyer programs:

- Mortgage Credit Certificate (MCC): This program enables lower and moderate income first-time homebuyers to receive a Federal income tax credit of up to 15 percent of the annual mortgage interest paid. The MCC reduces Federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers. Program assistance is available only to income-eligible persons

and families who have not owned a home in the last three years. The property must be a single-family detached home, condominium, or townhouse.

- Home Ownership Program (HOP): The Los Angeles County Community Development Commission (LACDC) administers the County's Home Ownership Program (HOP), offering up to \$60,000 in deferred payment, zero percent interest loans for downpayment and closing cost assistance for lower income households. San Fernando is a participating jurisdiction in the HOP program, and has for-sale housing stock that falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC). Prospective participants must attend eight hours of homebuyer counseling.
- Southern California Home Financing Authority (SCHFA): SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides downpayment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

2013-2021 Objectives:

- Actively promote the MCC, HOP, and SCHFA programs to expand homeownership.
- Prepare and distribute a bi-lingual program flyer.
- Conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of these homebuyer assistance programs.

B. Environmental Factors Potentially Affected

The environmental factors listed below that are checked indicate that the proposed project would result in environmental effects that are either "Potentially Significant" or "Less Than Significant With Mitigation".

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Services Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration would be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration would be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measure based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed:

Name:

Title:

Federico G. Ramirez

Community Development Director

Edgar Arango
Assistant Planner
for: FR.

Date:

12/12/2013

C. Evaluation of Environmental Impacts

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics <i>Would the project:</i>					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

(a-d) Less than Significant. The project is an amendment to the City of San Fernando General Plan to update the Housing Element as required by State law. As such, approval of the project would not involve any direct physical changes to the environment and no direct impact to aesthetics regarding scenic vistas, scenic resources, degrading visual character, or creating new sources of light and glare would occur.

The timing, extent and location of future development that could occur under the project are speculative. The city will review individual applications as they are submitted and determine whether requests comply with the General Plan and applicable design guidelines, ordinances, regulations, and statutes. Future projects that require discretionary approval by the city would be subject to site-specific CEQA review and mitigation of potentially significant impacts (if any). Furthermore, new subdivisions and attached dwellings would be subject to Site Plan Review (see City Code Section Chapter 106, Division 3). The stated purpose of Site Plan Review is to enable the community development director to check development proposals for conformity with the Zoning Code in a manner that is also consistent with the general plan, any applicable specific plans, and adopted design guidelines.

The 2013-2021 Housing Element Update, which is being updated consistent with State law, does not obligate the city to approve a development project if the project would result in a significant adverse impact on the environment. Because future requests would be subject to compliance with the General Plan and applicable design guidelines, ordinances, regulations, and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

2. Agriculture Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<i>Forest Protocols adopted by the California Air Resources Board.</i>				
<i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a-e) No Impact.** San Fernando is an urbanized community surrounded by urban uses. Approving the project would not convert Prime Farmland or Unique Farmland to non-agricultural use. Future residential development applications would not affect Williamson Act contract, forest, or timberland areas. No land in current agricultural operation would convert to non-agricultural use as a result of the project. No impact would occur.

3. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
thresholds for ozone precursors)?					
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- (a) **No Impact.** The City of San Fernando lies in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air quality plan in effect in the SoCAB is the SCAQMD's 2012 Air Quality Management Plan (AQMP). The regional emissions inventory for the SoCAB is compiled by the SCAQMD and SCAG. Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the city's General Plan, form, in part, the foundation for the emissions inventory of the AQMP. Projects that are consistent with the growth anticipated by the city's General Plan are therefore consistent with AQMP emissions assumptions. As described in greater detail in Section 10 (Land Use and Planning) of this Initial Study, the project is consistent with and implements the city's General Plan. Therefore, no impact will occur.
- (b) **Less than Significant.** SCAQMD's SoCAB is a nonattainment area for ozone and particulate matter. Local levels of particulate matter are high enough that excessive contributions from new sources could contribute to a projected air quality violation. The 2012 AQMP establishes the strategy to reduce emissions through regulatory controls. The project is an amendment to the General Plan to update the Housing Element as required by State law. No specific development is proposed. Adopting the 2013-2021 Housing Element Update would, therefore, not directly result in any pollutant emissions and the proposed project would not directly violate any air quality standard or contribute substantially to an existing or projected air quality violation. The timing, extent, and location of future development that may occur under the project are speculative. The city will review individual applications as they are submitted and determine whether requests comply with the General Plan and applicable local, regional, State, and federal regulations and statutes. Future projects that require discretionary approval by the city would be subject to site-specific CEQA review and mitigation of potentially significant impacts (if any). All future permits will be subject to SCAQMD regulatory requirements as well as project-level CEQA mitigation measures (if applicable). The 2013-2021 Housing Element Update, which is being updated consistent with State law, does not obligate the city to approve a development project if the project, or a requested incentive associated with the project, would result in a significant adverse impact on the environment. Because future requests would be subject to compliance with the General Plan and applicable regulations and statutes, including SCAQMD Rule 403¹ (fugitive dust control), the impact would be less than significant at this policy or program level of CEQA analysis.
- (c) **No Impact.** Refer to responses 3(a) and 3(b). The regional emissions inventory for the SoCAB is compiled by the SCAQMD and SCAG. Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the city's General Plan form, in part, the foundation for the emissions inventory of the AQMP. The AQMP considers the cumulative contributions of development throughout the region and establishes a strategy to reduce emissions through regulatory controls. The project is consistent with the San Fernando General Plan and, by extension, is also consistent with SCAG's regional growth projections. Therefore, approval of the project would not result in a

¹ <http://www.aqmd.gov/rules/reg/reg04/r403.pdf>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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cumulatively considerable net increase of ozone or particulate matter. No impact would occur.

- (d) **Less than Significant.** Construction activities for residential projects will generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. Non criteria pollutants such as Hazardous Air Pollutants (HAPs) or Toxic Air Contaminants (TACs) are regulated by the SCAQMD. SCAQMD Rule 1401 (New Source Review of Toxic Air Contaminants) requires evaluation of potential health risks for any new, relocated, or modified emission unit which may increase emissions of one or more toxic air contaminants.² The rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

The project is the adoption and implementation of the 2013-2021 Housing Element Update. No specific development is proposed. Adoption of the 2013-2021 Housing Element Update would, therefore, not directly result in any pollutant emissions. The timing, extent, and location of future residential development that may occur with implementation of the project are speculative. The city will review individual applications as they are submitted and determine whether requests comply with the General Plan and applicable local, regional, State, and Federal regulations and statutes. Future projects that require discretionary approval by the city would be subject to site-specific CEQA review and mitigation of potentially significant impacts (if any). All future permits will be subject to SCAQMD regulatory requirements, including SCAQMD Rule 1401, as well as project-level CEQA mitigation measures (if applicable). Because future requests would be subject to compliance with the General Plan and applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

- (e) **Less than Significant.** Odors are one of the most obvious forms of air pollution to the general public. Although offensive odors seldom cause physical harm, they can be a nuisance to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds. The SCAQMD CEQA handbook states that land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.³ Because the project involves policy planning for residential uses, it does not involve development of uses associated with odors and therefore no direct impact would occur. However, construction activities associated with residential construction activities may generate objectionable odors from equipment exhaust or from application of paint and asphalt.

All building permits are subject to compliance with standards established for the SCAQMD for odor control. Projects would require consistency with SCAQMD Rule 402, Public Nuisance, which prohibits the discharge of air contaminants or other materials (including odors), which can cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public at large.⁴ Any impacts to adjacent land uses would likely be short-term and low intensity as odors disperse over distance and are considered less than significant. The timing and extent and location of future development that could occur with implementation of the proposed project are speculative. The city will review individual applications as they are submitted and determine whether requests comply with the General Plan and applicable local, regional, State, and Federal regulations and statutes. Future projects that require

² <http://www.aqmd.gov/rules/reg/reg14/r1401.pdf>

³ <http://www.aqmd.gov/ceqa/oldhdbk.html>

⁴ <http://www.aqmd.gov/rules/reg/reg04/r402.pdf>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
discretionary approval by the city would be subject to site-specific CEQA review and mitigation of potentially significant impacts (if any). All future permits will be subject to SCAQMD regulatory requirements, including SCAQMD Rule 402, as well as project-level CEQA mitigation measures (if applicable). Because future requests would be subject to compliance with the General Plan and applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.				

4. Biological Resources*Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a-f) No Impact.** San Fernando is fully urbanized and no natural plant communities or protected natural communities are found within the city. The city is not located within an area governed by a habitat conservation or community conservation plan. The city does not have any locally-designated species and therefore adoption and implementation of the project would not conflict with any local ordinance or policy protecting biological resources. The project could not impact biological resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
5. Cultural Resources				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

(a) No Impact. Only one property is registered on the National Register of Historic Places (NRHP): the Lopez Adobe located at 1100 Pico Street. This property is also a State, County, and local historical site and is therefore protected and will not be impacted by future residential development or improvements that could be approved in the future under the proposed project. No impact would occur.

(b & c) Less than Significant. San Fernando is an urbanized community with no remaining natural areas. Archaeological and paleontological resources are not anticipated to be encountered as part of any future redevelopment. Should evidence of archeological or paleontological resources occur during grading and construction, operations would be required to cease and a qualified archaeologist or paleontologist would be contacted to determine the appropriate course of action (CEQA Guidelines Section 15064.5). Because future residential development that may occur under the proposed project would be subject to compliance with the city's General Plan and applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

(d) Less than Significant. Although highly unlikely given the developed/disturbed nature of residential land in San Fernando, future grading activities related to residential construction that could occur under the proposed project has the potential to uncover previously unknown human remains. If human remains are found during construction, those remains would require proper treatment, in accordance with applicable laws. State of California Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the Los Angeles County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would reduce project-level impacts. Because future

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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residential development under the proposed project would be subject to compliance with applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

6. Geology and Soils

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a)

- i) **No Impact.** The City of San Fernando is located in southern California, which is a seismically active region. Although the City is located in a seismically active area, it is not located in an Earthquake Fault Zone (Alquist-Priolo) and there are no known active or potentially active surface faults within the city. The closest fault zones include the San Andreas fault zone, located approximately five miles to the northwest, and the Sierra Madre Fault zone, located approximately two miles to the north and southwest. Therefore, there is no potential for rupture of a known earthquake fault in San Fernando. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- ii) **Less than Significant.** The City is located in a seismic active area. Major regional faults within the surrounding region include the Chatsworth Fault, Mission Hills Fault, Northridge Hills Fault, San Andreas Fault, San Fernando Fault, San Gabriel Fault, Santa Susana Fault, Sierra Madre Fault, Raymond Fault, and Verdugo Fault. Future residential development facilitated by the 2013-2021 Housing Element update could expose people and structures to severe ground shaking from a regional earthquake. The major cause of structural damage from earthquakes is ground shaking. The intensity of ground motion expected at a particular site depends upon the magnitude of the earthquake, the distance to the epicenter and the geology of the area between the epicenter and the property. Greater movement can be expected at sites on poorly consolidated material, such as loose alluvium, close proximity to the causative fault, or in response to an event of great magnitude.

Residential building permits are subject to compliance with applicable building code requirements pertaining to seismic events that could affect and impact proposed developments. More specifically, the City of San Fernando is located within Seismic Zone 4, as identified by the California Building Code (CBC) that is incorporated in the San Fernando City Code (Chapter 18, Article 2). Seismic Zone 4 is characterized by the most stringent requirements for building design. The incorporation of all applicable design and construction methods in compliance with San Fernando City Code Chapter 18, Article 2 would reduce potential seismic hazard impacts.

Future residential development that may occur under the proposed project would be required to comply with all seismic design parameters set forth in the CBC. Compliance with the seismic design parameters contained in the CBC would reduce project-level impacts. Because future residential development under the 2013-2021 Housing Element Update would be subject to compliance with applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

- iii) **Less than Significant.** Liquefaction refers to loose, saturated sand or silt deposits that lose their load supporting capability when subjected to intense shaking. Parts of San Fernando are underlain by soils that, in its natural state, could respond poorly to loading during seismic ground motion. Pockets of potentially liquefiable soil materials may exist in alluvial deposits. Consequently, the potential for liquefaction is present in the city and future residential development could experience liquefaction-related damages in the event of a moderate or large earthquake.

Potentially unstable soils discovered during excavation are required by provisions of the Building Code to be removed and replaced, or otherwise treated to provide appropriate foundation support and to protect them from failures such as liquefaction. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the California Building Code and the grading requirements in Chapters 18 and A33 of the California Building Code, as required by city and State law ensures the maximum practicable protection available from soil failures under static or dynamic conditions for structures and their associated trenches, slopes and foundations.

Compliance with the seismic design parameters contained in the CBC would reduce project-level impacts. Because future residential development under the 2013-2021 Housing Element Update would be subject to compliance with applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>iv) No Impact. San Fernando is relatively flat and without steep slopes. Approval and implementation of the proposed project would not expose people or structures to landslides. No impact would occur.</p> <p>(b) No Impact. Removal of unsuitable surface soils and the replacement of these soils with compacted fills may be required to ensure proper foundations for future residential projects. Construction activities could produce loose soils, which would be subject to erosion if the surface areas were to be disturbed or vegetation were to be removed. Grading and trenching for construction may expose soils to short term wind and water erosion. Future projects would be required to comply with all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit as well as city building and grading codes, standards, and best management practices. Compliance with existing city codes and standards would reduce project-level impacts. Because future residential development that could occur under the proposed project would be subject to compliance with applicable development codes and standards, the impact would be less than significant at this policy or program level of CEQA analysis.</p> <p>(c) Less than Significant. Refer to responses 6(a)(ii & iii). The existence of compressible, corrosive, and expansive soils in the city makes it necessary to ensure the soils used for foundation support are sound. Depending on its location and site characteristics, future residential development of sites underlain with these soils types could expose people or structures to potential substantial adverse effects involving unstable geologic units. As part of the city's development process, geotechnical studies may be prepared to identify necessary improvements to ensure long-term geotechnical stability. Any residential development that occurs as a result of the proposed project would be designed to resist seismic forces in accordance with the criteria and design parameters contained in the most current version of the CBC, and the standards of the Structural Engineers Association of California. Compliance with these building standards and site-specific recommendations (if any) would mitigate project-level impacts related to unstable geologic units and landslides. Compliance with existing city codes and standards would reduce project-level impacts. Because future residential development that could occur under the proposed project would be subject to compliance with applicable development codes and standards, the impact would be less than significant at this policy or program level of CEQA analysis.</p> <p>(d) Less than Significant. Refer to responses 6(a)(ii & iii) and 6(c). Expansive soils shrink or swell as the moisture content decreases or increases. The existence of expansive soils in San Fernando could be a concern for foundation stability of future structures. Using expansive soils would have the potential to create future settlement or collapse problems leading to building damage and/or utility line disruption. Necessary improvements to ensure long term geotechnical stability would be required if site-specific geotechnical analysis determined the presence of expansive soils. Compliance with existing city codes and standards would reduce project-level impacts. Because future residential development that could occur under the proposed project would be subject to compliance with applicable development codes and standards, the impact would be less than significant at this policy or program level of CEQA analysis.</p> <p>(e) No Impact. Any future residential development that may occur with implementation of the proposed project would utilize the local sewer system. Therefore, no impact would occur.</p>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
7. Greenhouse Gas Emissions <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a) **Less Than Significant Impact.** Adoption and implementation of the proposed 2013-2021 Housing Element would not directly generate any greenhouse gas emissions; however, the project may result in future residential development that could contribute to an increase in greenhouse gases. The proposed project does not include any provisions that would encourage inefficient building practices that could significantly increase the volume of greenhouse gas emissions that would otherwise occur under existing General Plan policies. However, future residential development facilitated by policies and programs contained in the 2013-2021 Housing Element will generate greenhouse gas emissions. Therefore, as part of this environmental analysis for the Housing Element Update, the city calculated greenhouse gas emissions associated with construction of the City's RHNA (see Appendix A to this Initial Study) using the currently widely accepted California Energy Emissions Estimator Model (CalEEMod). The combined annual emissions of greenhouse gasses anticipated by the construction of approximately 581 residential units are summarized below:⁵

Combined Annual Emissions of Greenhouse Gases

Emission Source	Annual Emissions
Construction	48.5 metric tons CO ₂ e
Operational	
Area	195.46 metric tons CO ₂ e
Energy	916.19 metric tons CO ₂ e
Solid Waste	121.58 metric tons CO ₂ e
Water	264.7 metric tons CO ₂ e
Mobile	6,247.5 metric tons CO ₂ e
Total	7,793.93 metric tons CO₂e
CO₂e per capita*	3.37 metric tons CO₂e per person per year

Sources: See Appendix for calculations and for GHG emission factor assumptions. * Based on the estimated number of people per household of 3.98 in San Fernando (California Department of Finance, May 2013) and an estimated number of approximately 581 residential units proposed = 2,312 residents.

⁵ See the Appendix to Appendix A of this Initial Study for calculations and for GHG emission factor assumptions. The 581-unit construction assumption is based on an earlier draft Housing Element summary of available land use capacity. The City's planning target for the 2014-2021 Housing Element period is only 217 new units. Therefore, the calculations and analysis contained in this section and Appendix A to this Initial Study represent a "worst-case" scenario for greenhouse gas emissions.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Using the currently widely accepted California Energy Emissions Estimator Model (CalEEMod) to calculate greenhouse gas emissions, the construction and occupancy of new residential dwelling units is expected to generate approximately 7,794 metric tons per year in CO₂e units (see Appendix A to this Initial Study). This amounts to approximately 3.37 metric tons of CO₂e per new resident per year which is below the SCAQMD “Proposed Tier 4 Performance Standards” threshold of 6.60 metric tons per new resident per year. These totals include emissions from the construction phase, operation (occupancy) phase, and related mobile sources.

Residential development in the city is required to comply with Title 24 energy efficiency requirements of the CBC. Compliance with the CBC will further increase energy efficiency in new residential buildings, thus reducing total energy demand and thereby reducing the level of greenhouse gas emissions generated from coal, natural gas, and oil-based energy sources. Adherence to such policies and guidelines would reduce project-level impacts. Because future requests would be subject to compliance with the city’s General Plan, Title 24, and applicable regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

- (b) **No Impact.** Refer to response 7(a). SB 375 requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) in Regional Transportation Plans. SCAG is responsible for developing an overall strategy for the region including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future.⁶ The RTP/SCS is the culmination of a multi-year effort involving stakeholders from across the SCAG Region. The SCAG RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation. The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets.

As described in Section 7 (Land Use and Planning) of this Initial Study, the proposed project is consistent with the city’s General Plan. The General Plan advances the goals and objectives of the SCAG RTP/SCS. For example, the proposed 2013-2021 Housing Element includes policies to ensure a mix of housing types is available to meet the city’s regional share of the housing need for all economic segments of the community and that new development incorporates sustainable and green building design. For example:

- Policy 2.2: Provide opportunities for mixed use and infill housing development in the City’s Corridor Specific Plan Areas as part of the City’s overall revitalization strategy.
- Policy 2.6: Facilitate infill development on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic property. Provide property tax incentives for maintaining historic residences.
- Policy 2.8: Promote the creation of second-dwelling units within residential neighborhoods as a means of providing additional rental housing and

⁶ <http://scagrtip.net/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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addressing household overcrowding.

- Policy 2.9: Encourage use of sustainable and green building features in new and existing housing.

Encouraging a mix of housing types suitable for all economic segments would improve the jobs-housing balance in San Fernando and reduce automobile trips and other sources of GHG emissions. Since the proposed 2013-2021 Housing Element Update does not conflict with a greenhouse gas emissions plan, policy or regulation, no impact would occur.

8. Hazards and Hazardous Materials <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Impact Discussion:

(a-d) Less than Significant. The proposed project is the adoption and implementation of the City of San Fernando’s 2013-2021 Housing Element Update consistent with State law. It is a policy-level action that does not involve approval of any specific development. As such, it cannot have direct hazards and hazardous materials impacts. However, future residential development that may occur through implementation of programs contained in the Housing Element may use hazardous materials and some of these hazardous materials may be used or transported within ¼ mile of schools and may be located in the vicinity of known hazardous materials sites identified on a list compiled pursuant to Government Code Section 65962.5.

Small amounts of hazardous materials may be found in solvents and chemicals used for cleaning, building maintenance and landscaping. The materials would be similar to those found in common household products, such as cleaning products or pesticides. Residential uses would not use, generate, or dispose of hazardous materials in large quantities. The routine transportation, use, and disposal of these materials would be subject to a wide range of laws and regulations that are intended to minimize potential health risks associated with their use or the accidental release of such substances. Hazardous materials regulations related to the use, handling, and transport of hazardous materials are codified in Titles 8, 22, and 26 of the CCR, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code. These laws were established at the State level to ensure compliance with Federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations must be implemented by employers/businesses, as appropriate, and are monitored by the State (e.g., Cal OSHA in the workplace or DTSC for hazardous waste) and/or the County. Compliance with these Federal, State, and local regulations during the development of future housing would limit potential hazards to the public or the environment associated with the routine transport, use, or disposal of hazardous materials.

Should a residential project require demolition of existing structures, the demolition activity could result in exposure of construction personnel and the public to hazardous substances such as asbestos or lead-based paints. Various regulations and guidelines pertaining to abatement of, and protection from, exposure to asbestos and lead have been adopted for demolition activities. In California, asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. In addition, the California Occupational Safety and Health Administration (Cal/OSHA) has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs. The regulation and programs noted above would be followed during construction activities. Compliance with these regulations would ensure that construction workers and the general public would not be exposed to any unusual or excessive risks related to hazardous materials during demolition activities.

Because future residential development facilitated by the proposed project would not use, release, or emit substantial quantities of hazardous materials, and given that these projects would be subject to compliance with applicable local, State, and Federal regulations and statutes, the impact would be less than significant at this policy or program level of CEQA analysis.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
(e) Less than Significant. Whiteman Airport is located two miles from the city limits. Applications for residential development would be reviewed for consistency with applicable land use plans, including land use compatibility plans for the Whiteman Airport. Because future residential development would be subject to compliance with applicable local, State, and Federal regulations and statutes governing airport land use compatibility, the impact would be less than significant at this policy or program level of CEQA analysis.				
(f) No Impact. Future residential development in San Fernando would not occur near a private airport, and therefore, could not expose residents to public airport hazards. No impact would occur.				
(g) Less than Significant. The City's Emergency Operations Plan was adopted in April 2008. Although implementation of proposed project has the potential to increase the number of people within the city at any one time that could be subject to injury from a catastrophic event, the city has an option, under the necessary circumstances, to request mutual aid from other jurisdictions, including nearby cities, counties, the California OES, and ultimately, the Federal Emergency Management Agency (FEMA). Potential road closures during construction of future residential projects would not result in inadequate emergency access to the project sites or surrounding area due to the distribution of sites that make up the project and the non-isolated nature of the area. Portions of roadways may be temporarily closed during construction activities; however, these temporary disruptions would not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan. There are numerous arterial and collector streets that may be used effectively for emergency response and/or evacuation on an interim basis. Future residential development would be required to comply with all building, fire and safety codes to ensure that adequate emergency access to proposed buildings would be available. Additionally, the City's Public Works Department and the Los Angeles Fire Department would have an opportunity to review and comment on all development plans to ascertain the manner in which these improvements may affect the city's emergency evacuation and/or response plans. For these reasons, the impact would be less than significant at this policy or program level of CEQA analysis.				
(h) No Impact. The city is fully developed with no risk of wild fire associated with natural vegetation. No areas of native vegetation are found in the surrounding area and, as a result, there is no wildfire risk from off-site locations. No impact would occur.				

9. Hydrology and Water Quality <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a&f) Less than Significant. Future residential construction associated with implementation of the 2013-2021 Housing Element Update could impact water quality. Construction has the potential to produce typical pollutants such as nutrients, suspended solids, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials (including wash water), paints, wood, paper, concrete, food containers, sanitary wastes, fuel, and lubricants. Once completed, new impervious surfaces could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants. However, given the developed character of the San Fernando, the city does not anticipate a significant net increase in the amount or quality of storm water runoff. Future development would be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The NPDES General Permit for Discharges of Storm Water Associated with Construction Activity regulates discharges whose projects disturb one or more acres of soil or disturb less than one acre, but are part of a larger common development plan that disturbs one or more acres. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is required to list Best Management Practices (BMPs) to be implemented to protect stormwater runoff quality. Additionally, future residential construction activity would be required to comply with the city's storm water

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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management guidelines, which would need to be approved prior to issuance of a grading or building permit (as applicable).

Because future residential projects must adhere to National Pollutant Discharge Elimination System (NPDES) requirements and the City Code, impacts would be less than significant at this policy or program level of CEQA analysis.

- (b) **Less than Significant.** Adoption of the proposed project would not directly result in land development; however, future residential development that may occur within implementation of the 2013-2021 Housing Element Update may result in an increase in impervious surfaces within the city. Given the urbanized nature of existing development, the net increase in impervious surfaces are not anticipated to substantially interfere with groundwater recharge. Impacts would be less than significant at this policy or program level of CEQA analysis.
- (c-e) **Less than Significant.** Adoption of the proposed project would not directly result in land development; however, future residential development that could occur with implementation of the 2013-2021 Housing Element Update may require limited alteration of drainage patterns to ensure proper sequester and/or conveyance of stormwater flows. Development is not anticipated to significantly increase impervious surfaces and projects would be required to address runoff issues resulting from altered development at the design development phase. Given the urbanized nature of the community and established functioning drainage system, drainage system alterations required for new development are not anticipated to be significant and would not result in substantial erosion or siltation. Impacts would be less than significant at this policy or program level of CEQA analysis.
- (g&h) **No Impact.** The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. The City of San Fernando is not located within a designated flood hazard area as identified by the FEMA. No impact would occur.
- (i) **Less than Significant.** Three dams are located in the vicinity of the City of San Fernando: Hansen Dam, Lopez Dam, and Los Angeles Reservoir Dam. Although dam inundation areas overlap portions of the city, the risk of placing additional structures within an area that is already heavily urbanized is not minimal and not significant relative to existing conditions. The city's emergency management and public safety officials consider the risk to be very low. Therefore, adopting and implementing the proposed project would not result in exposing people or structures to significant flooding risk and impacts would be less than significant.
- (j) **No Impact.** The San Fernando Valley is isolated from the Pacific Ocean and therefore there is no threat of impact from tsunamis. The nearest bodies of surface water in the vicinity are the Hansen and Los Angeles reservoirs, though these bodies of water are located outside the City of San Fernando to the southeast and west, respectively. Given the location of these water bodies in relation to potential residential sites, adoption and implementation of the 2013-2021 Housing Element Update would not result in exposure impacts related to seiche, tsunami or mudflow. No impact would occur.

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
10. Land Use and Planning					
<i>Would the project:</i>					
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or Zoning Code) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a) **No Impact.** Adoption and implementation of the proposed project could not physically divide an established community. Residential sites identified to accommodate the city's share of the regional housing need are located on discrete and scattered parcels. No impact would occur.
- (b) **No Impact.** The project would amend the city's General Plan to update the Housing Element consistent with State law. The document includes data, analysis, policies, programs, and objectives that are established by statute. As indicated by HCD, the document substantially complies with State law. City staff has reviewed the update and determined that the data, analysis, policies, programs, and objectives do not conflict with other General Plan elements. The General Plan would retain internal consistency among elements upon adoption. No impact would occur.
- (c) **No Impact.** Refer to response 4(f). No impact would occur.

11. Mineral Resources					
<i>Would the project:</i>					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a&b) **No impact.** No known mineral resources are located in San Fernando. No impact would occur.

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
12. Noise <i>Would the project result in:</i>					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a-d) Less than Significant. The proposed project does not involve a specific development proposal and therefore could not directly generate noise or vibrations. However, future residential development or improvements that could occur with implementation of the 2013-2021 Housing Element Update would generate noise and vibrations during the construction and occupancy phases. There would be short-term noise level increases during construction and long-term ambient noise level increases associated with automobiles trips to and from the new dwelling units. Short-term ground borne vibration may also occur during construction. Noise levels are regulated by Chapter 34, Article II of the San Fernando City Code. Noise sources associated with construction, repair, remodeling or grading are allowed up to 70 dB measured at the property line, but are not allowed to take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays and 6:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sundays or on Federal holidays. A variance procedure is available to accommodate special circumstances where noise levels could temporarily exceed city standards. Because construction and occupancy of future residential uses would be subject to compliance with the city's noise ordinance the impact at the policy or program level of CEQA analysis would be less than significant.

(e) Less than Significant. Refer to response 8(e). Future residential development could occur within two miles of any airport; however, development would occur in existing residential neighborhoods and residents would not be exposed to excessive noise levels from airport operations. Furthermore, new residential construction is subject to the building code

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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requirements that require use of materials and best construction practices as necessary to reduce interior ambient noise levels deemed safe for human occupancy. Therefore, the impact at the policy or program level of CEQA analysis would be less than significant.

- (f) **No Impact.** Refer to response 8(f). No impact would occur.

13. Population and Housing <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- (a) **Less than Significant.** A project could induce population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Adoption and implementation of the proposed 2013-2021 would not induce direct population growth in the city, because the project does not infer direct development rights. The sites identified to accommodate the city's share of the regional housing need are already zoned for residential uses at the densities identified in the project. However, the residential development that could occur with implementation of the proposed project would induce limited population growth in the city directly through the construction of housing. The impact would be less than significant because the population induced by the project would not be substantial and is consistent with growth projections contained in the city's General Plan Land Use Element.
- (b-c) **No Impact.** Adoption and implementation of the proposed project is not anticipated to result in the displacement of significant numbers of people. In some instances, underutilized properties may be redeveloped; however, the result would most likely be a net increase in dwelling units in the community. No displacement of housing is anticipated. No impact would occur.

14. Public Services <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Impact Discussion:

- (a&b) Less than Significant.** The city maintains its own police department but contracts for fire protection service from the City of Los Angeles Fire Department. Implementation of the 2013-2021 Housing Element Update could lead to additional dwelling units and residents in San Fernando. These units and residents would result in an increase in demand for police and fire protection service. Construction of new facilities or expansion of existing facilities may be required. However, the environmental impacts of this potential future construction are speculative as no specific construction plans associated with future residential development are under consideration. Construction of new or expanded police or fire facilities would be subject to project-level CEQA analysis and mitigation (if applicable). Therefore, the impact would be less than significant at the policy or program-level CEQA analysis.
- (c) Less than Significant.** The city is served by the Los Angeles Unified School District. (LAUSD). The proposed project could facilitate new housing development that would increase the demand on schools. All new residential construction is required to pay school impact fees. Pursuant to SB 50, payment of impact fees is considered full mitigation of school impacts. As such, the impact would be less than significant.
- (d&e) Less than Significant.** Adoption and implementation of the proposed project would not directly increase demand for parks and recreation facilities or other public facilities. However, implementation of the 2013-2021 Housing Element Update could result in future residential development and a net increase in residents who would use existing public facilities, including parks and recreation facilities. Construction of new facilities, or expansion or increased maintenance of existing facilities, may be required. However, the environmental impacts of potential future construction, expansion, or maintenance activities are speculative as no specific facilities or improvement plans associated with future residential development are under consideration. New or expanded facilities, including parks and recreation facilities, would be subject to project-level CEQA analysis and mitigation (if applicable). Therefore, the impact would be less than significant at the policy or program-level CEQA analysis.

15. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- (a&b) Less than Significant.** Refer to response 14(d). The impact at the policy or program level of CEQA analysis would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
16. Transportation/Traffic <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a&b) No Impact. The proposed project is the adoption and implementation of the 2013-2021 Housing Element Update, consistent with State law. The project would facilitate and encourage residential development consistent with existing General Plan land use designations and zoning districts. Future residential development that could occur as result of the proposed project would be reviewed for consistency with the city's general plan and larger developments would require a traffic impact study that would identify and mitigate impacts to Metro CMP intersections or segments. At a policy or program level of CEQA analysis no impact would occur because the proposed project is consistent with the city's general plan and does not conflict with Metro's CMP.

(c) Less than Significant. Refer to response 8e. The impact would be less than significant at this policy or program level of CEQA analysis.

(d) Less than Significant. Due to the established urban nature of the city's roadway network and existing uses, future residential development that may occur with implementation of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
proposed project is not anticipated to require construction of new roadways or significant modification of existing roadways. Nor would development introduce a type of traffic that could be incompatible with existing roadway users. However, future projects could involve the reconstruction of public sidewalks and alteration of intersections. These modifications would be required to comply with all city design standards. Therefore, impacts would be less than significant at the policy or program level of CEQA analysis.				
(e) Less than Significant. Any future development that occurs as result of implementing the 2013-2021 Housing Element Update would be required to conform to traffic and safety regulations that specify adequate emergency access measures. The city's Public Works Department and the Los Angeles Fire Department would review all plans prior to grading or building permit issuance. Potential road closures during project construction would not result in inadequate emergency access to future project sites or surrounding areas because of the dense grid design of the city's roadway network. Compliance with the City Code and design standards would ensure adequate emergency measures. Therefore impacts would be less than significant at the policy or program level of CEQA analysis.				
(f) No Impact. The City of San Fernando is served by the Antelope Valley line of the Metrolink regional rail system, which links Lancaster to the north and Union Station to the south, and its connections to Amtrak and the Metro system in downtown Los Angeles. The San Fernando-Sylmar Metrolink Station is an intermodal facility that provides rail line and bus line service to public transit riders and lies just northwest of the city boundary next to Truman Street. San Fernando is served by a number of Metro bus routes that connect the city to a variety of local and regional destinations. Implementation of the proposed project would facilitate residential development that could increase demand for public transportation. Depending on the specific location of a given project, a future developer may be required to dedicate land or construct improvements within the public right-of-way to accommodate alternate modes of transportation such as pedestrian and bike paths, bicycle parking facilities, and transit stops. Adoption and implementation of the 2013-2021 Housing Element Update would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.				

17. Utilities and Service Systems				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- (a&e) Less than Significant.** The local sewer lines are maintained by the City of San Fernando Public Works Department, Sewer Maintenance Division. The treatment and disposal of effluent is currently being provided under contract by the City of Los Angeles. Collection and treatment facilities are maintained and improved on a schedule that is established through a facilities master planning process. The master planning process accounts for planned growth based on multiple economic, demographic, and land use patterns. Future residential development that could occur under the 2013-2021 Housing Element Update, and wastewater treatment plant managers, would be required to comply with applicable statutes and regulations regarding water quality and waste discharge. Compliance would reduce potential for impacts at the project-level and adoption and implementation of the proposed project would have a less than significant impact at the policy or program level of CEQA analysis.
- (b) Less than Significant.** Adoption and implementation of the proposed 2013-2021 Housing Element Update could result in new development that would generate demand for wastewater collection and treatment as well as potable water delivery services. The City's sewer lines are maintained by the City of San Fernando Public Works Department, Sewer Maintenance Division. The Public Works Department is also responsible for the operation and maintenance of the city's water wells, booster pump stations, reservoirs, and pressure regulation stations. The city does not anticipate that new development that might occur with implementation of the 2013-2021 Housing Element Update would require the construction of new or expanded off-site wastewater collection and treatment or water delivery facilities. The impact would be less than significant at the policy or program level of CEQA analysis.
- (c) Less than Significant.** Refer to responses 9(c-e). The city does not anticipate that the off-site drainage infrastructure will need to substantial alteration to accommodate future residential development that may occur with implementation of the proposed project. The impact would be less than significant at the policy or program level of CEQA analysis.
- (d) Less than Significant.** Adoption and implementation of the 2013-2021 Housing Element Update could result in new development that would generate increased water demand when compared to existing conditions. Local water supplies are primarily drawn from the city's wells located in the Sylmar basin and supplemented with water imported from the Metropolitan Water District (MWD). The 2010 Urban Water Management Plan (UWMP) concluded that the city can expect to meet future water demand through year 2035 for all climatologic classifications, including worst case single and multiple dry year conditions. The UWMP relied on the general plan land uses and growth projections to reach this conclusion. The proposed project is consistent with the General Plan and therefore the impact would be less than significant at the policy or program level of CEQA analysis.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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(e) **Less than Significant.** Refer to responses 9(a&b). Adoption and implementation of the proposed 2013-2021 Housing Element Update could result in new development that would generate demand for wastewater treatment service. However, treatment facilities are maintained and improved on a schedule that is established through a facilities master planning process. The master planning process accounts for planned growth based on multiple economic, demographic, and land use patterns. The 2013-2021 Housing Element Update is consistent with the demographic and land use patterns assumed in the sewer master planning process and therefore the impact would be less than significant at the policy or program level of CEQA analysis.

(f & g) **Less than Significant.** Solid waste disposal service for any future residential development that may occur following approval of the proposed 2013-2021 Housing Element Update would be provided by Crown Disposal Company Incorporated, a city-contracted refuse company. Solid waste is transported for disposal to the Bradley Landfill, located at 9081 Tujunga Avenue, which is currently operated by Waste Management, Inc. As operator of the landfill, Waste Management is required to comply with all landfill regulations from federal, state and local regulatory agencies. The landfill is subject to regular inspections from the California Integrated Waste Management Board, including the Board's Local Enforcement Agency, the California Regional Water Quality Control Board and the South Coast Air Quality Management District to ensure compliance with all Federal, State and local regulations.

The city is mandated by State law (AB 939) to reduce the quantity of solid waste entering the landfill. The San Fernando City Code (Chapter 70) requires future residential development to recycle materials to reduce the quantity of solid waste from the site that is hauled to the landfill. Future residential development facilitated by the proposed project would be required to comply with all applicable standards and regulations related to solid waste, including local regulations requiring recycling/deconstruction of existing buildings and materials.

Compliance with Chapter 70 of the San Fernando City Code would reduce project-level impacts. Adoption and implementation of the proposed project would not impede the city's continued compliance with State law (AB 939). As such, the impact would be less than significant at a policy or program level of analysis.

18. Mandatory Findings of Significance				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
the effects of other current projects, and the effects of probable future projects.)					
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- (a) **Less than Significant.** Refer to responses 4(a-f) and 5(a-d). Adopting and implementing the proposed City of San Fernando Housing Element Update does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The impact would be less than significant at the policy or program level of CEQA analysis.
- (b&c) **Less than Significant.** The proposed project consists of an amendment to the city's General Plan to update the Housing Element as required by State law. Future residential development and improvements that could occur as a result of project implementation would be subject to site specific review for consistency with applicable policies, regulations, codes, and statutes that are in place to protect public health and safety. The proposed project would not have environmental effects with potential to cause substantial adverse effects on human beings, either directly or indirectly, and would not have cumulatively considerable environmental impacts. The impact would be less than significant at the policy or program level of CEQA analysis.

D. References

1. City of San Fernando, General Plan, (as amended in 1987, 2005, and 2008).
2. City of San Fernando, Municipal Code, Chapter 106 - Zoning. Available at: <http://library.municode.com/index.aspx?clientId=11299>
3. South Coast Air Quality Management District, Air Quality Management Plan, 2012. Available at: <http://www.aqmd.gov/aqmp/2012aqmp/index.htm>
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5. South Coast Air Quality Management District, CEQA Handbook. Available at: <http://www.aqmd.gov/ceqa/oldhdbk.html>
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8. Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future, as adopted April 4, 2012. Available at: <http://scagrtsp.net/>
9. Urban Water Management Plan, 2010. Available at: http://www.water.ca.gov/urbanwatermanagement/2010uwmps/San%20Fernando,%20City%20of/San%20Fernando_Final%202010%20UWMP_July%202011.pdf

Appendix

Methodology

CalEEMod Worksheets

N20 – Transportation - GHG Calculation Worksheet

Summary of GHG Regulations

GHG Analysis Methodology

Calculations of CO₂, CH₄, and N₂O emissions are provided to identify the magnitude of potential project effects. The analysis focuses on CO₂, CH₄, and N₂O because these make up 98.9 percent of all GHG emissions by volume (IPCC, 2007) and are the GHG emissions that the project would emit in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered for the analysis. However, because the project would only involve residential development, the quantity of fluorinated gases would not be significant since fluorinated gases are primarily associated with industrial processes. Emissions of all GHGs are converted into their equivalent weight in CO₂ (CO₂E). Minimal amounts of other main GHGs (such as chlorofluorocarbons [CFCs]) would be emitted; however, these other GHG emissions would not substantially add to the calculated CO₂E amounts. Calculations are based on the methodologies discussed in the California Air Pollution Control Officers Association (CAPCOA) *CEQA and Climate Change* white paper (January 2008) and included the use of the California Climate Action Registry (CCAR) General Reporting Protocol (January 2009).

On-Site Operational Emissions

Operational emissions from energy use (electricity and natural gas use) for the project were estimated using the California Emissions Estimator Model (CalEEMod) 2011 Version 2011.1.1 software program (see Appendix for calculations). The default values on which the CalEEMod software program are based include the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO₂, N₂O and CH₄. This methodology is considered reasonable and reliable for use, as it has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC. It is also recommended by CAPCOA (January 2008).

Emissions associated with area sources, including hearths (fireplaces), consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from CARB, U.S. EPA, and district supplied emission factor values (CalEEMod User Guide, 2011).

Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide, 2011). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California.

Direct Emissions from Mobile Combustion

Emissions of CO₂ and CH₄ from transportation sources for the proposed project were quantified using the CalEEMod software model. Because the CalEEMod software program does not calculate N₂O emissions from mobile sources, N₂O emissions were quantified using the California Climate Action Registry General Reporting Protocol (January 2009) direct emissions factors for mobile combustion (see Appendix for calculations). The estimate of total daily trips associated with the proposed project was based on the standard Institute of Transportation Engineers (ITE) vehicle trip rates (used in CalEEMod)

and was calculated and extrapolated to derive total annual mileage in CalEEMod. Emission rates for N₂O emissions were based on the vehicle mix output generated by CalEEMod and the emission factors found in the California Climate Action Registry General Reporting Protocol.

A limitation of the quantitative analysis of emissions from mobile combustion is that emission models, such as CalEEMod, evaluate aggregate emissions, meaning that all vehicle trips and related emissions assigned to a project are assumed to be new trips and emissions generated by the project itself. Such models do not demonstrate, with respect to a regional air quality impact, what proportion of these emissions are actually “new” emissions, specifically attributable to the project in question. For most projects, the main contributor to regional air quality emissions is from motor vehicles; however, the quantity of vehicle trips appropriately characterized as “new” is usually uncertain as traffic associated with a project may be relocated trips from other locales. Therefore, because the proportion of “new” versus relocated trips is unknown, the VMT estimate generated by CalEEMod is used as a conservative, “worst-case” estimate.

Construction Emissions

Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches (as discussed below in *GHG Cumulative Significance*) adequately address impacts from temporary construction activity. As stated in the *CEQA and Climate Change* white paper, “more study is needed to make this assessment or to develop separate thresholds for construction activity” (CAPCOA, 2008). Nevertheless, air districts such as the SCAQMD (2011) have recommended amortizing construction-related emissions over a 30-year period in conjunction with the proposed project’s operational emissions.

Construction of the proposed project would generate temporary GHG emissions primarily due to the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling. The CalEEMod software program was used to estimate emissions associated with the construction period, based on parameters such as the duration of construction activity, area of disturbance, and anticipated equipment use during construction.

CalEEMOD RESULTS

San Fernando Housing Element Update

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	55.00	Dwelling Unit	3.44	55,000.00	157
Apartments Mid Rise	338.00	Dwelling Unit	8.89	338,000.00	967
Apartments High Rise	22.00	Dwelling Unit	0.35	22,000.00	63
Condo/Townhouse	96.00	Dwelling Unit	6.00	96,000.00	275
Condo/Townhouse High Rise	70.00	Dwelling Unit	1.09	70,000.00	200

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2016
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 581 total units = sites capacity plus 55 2nd dwelling units

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	1.7844	6.2065	7.5966	0.0115	0.7249	0.3417	1.0666	0.2383	0.3195	0.5578	0.0000	1,004.8098	1,004.8098	0.1366	0.0000	1,007.6781
2015	3.0518	2.2344	3.0845	5.2800e-003	0.2564	0.1287	0.3851	0.0685	0.1207	0.1891	0.0000	446.1594	446.1594	0.0518	0.0000	447.2461
Total	4.8362	8.4409	10.6811	0.0168	0.9813	0.4704	1.4517	0.3068	0.4401	0.7469	0.0000	1,450.9692	1,450.9692	0.1883	0.0000	1,454.9241

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	1.7837	6.2003	7.5927	0.0115	0.7249	0.3413	1.0662	0.2383	0.3191	0.5574	0.0000	1,004.3425	1,004.3425	0.1365	0.0000	1,007.2082
2015	3.0516	2.2323	3.0832	5.2800e-003	0.2564	0.1285	0.3849	0.0685	0.1205	0.1890	0.0000	445.9874	445.9874	0.0517	0.0000	447.0732
Total	4.8353	8.4327	10.6759	0.0168	0.9813	0.4699	1.4511	0.3068	0.4396	0.7464	0.0000	1,450.3299	1,450.3299	0.1882	0.0000	1,454.2813

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.0190	0.0973	0.0485	0.0000	0.0000	0.1105	0.0365	0.0000	0.1136	0.0669	0.0000	0.0441	0.0441	0.0903	0.0000	0.0442

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.4210	0.1194	9.7256	6.1200e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651
Energy	0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	912.0177	912.0177	0.0344	0.0111	916.1930
Mobile	8.7509	8.5701	32.8349	0.0744	4.9629	0.1174	5.0803	1.3291	0.1080	1.4371	0.0000	5,949.2010	5,949.2010	0.2543	0.0000	5,954.5414
Waste						0.0000	0.0000		0.0000	0.0000	54.2514	0.0000	54.2514	3.2062	0.0000	121.5808
Water						0.0000	0.0000		0.0000	0.0000	12.0095	216.9263	228.9357	1.2435	0.0312	264.7168
Total	13.2001	8.9304	42.6630	0.0820	4.9629	0.7245	5.6873	1.3291	0.7149	2.0440	127.9741	7,206.5239	7,334.4981	4.9324	0.0465	7,452.4971

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	4.4210	0.1194	9.7256	6.1200e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651
Energy	0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	912.0177	912.0177	0.0344	0.0111	916.1930
Mobile	8.7509	8.5701	32.8349	0.0744	4.9629	0.1174	5.0803	1.3291	0.1080	1.4371	0.0000	5,949.2010	5,949.2010	0.2543	0.0000	5,954.5414
Waste						0.0000	0.0000		0.0000	0.0000	54.2514	0.0000	54.2514	3.2062	0.0000	121.5808
Water						0.0000	0.0000		0.0000	0.0000	12.0095	216.9263	228.9357	1.2432	0.0311	264.6977
Total	13.2001	8.9304	42.6630	0.0820	4.9629	0.7245	5.6873	1.3291	0.7149	2.0440	127.9741	7,206.5239	7,334.4981	4.9322	0.0465	7,452.4780

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.4603e-003	0.1075	2.5696e-004

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2014	1/28/2014	5	20	
2	Site Preparation	Site Preparation	1/29/2014	2/11/2014	5	10	
3	Grading	Grading	2/12/2014	3/25/2014	5	30	
4	Building Construction	Building Construction	3/26/2014	5/19/2015	5	300	
5	Paving	Paving	5/20/2015	6/16/2015	5	20	
6	Architectural Coating	Architectural Coating	6/17/2015	7/14/2015	5	20	

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	418.00	62.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	84.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2014

Unmitigated Construction On-Site

Acres of Grading: 0

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0460	0.4954	0.3629	4.0000e-004		0.0253	0.0253		0.0236	0.0236	0.0000	37.7760	37.7760	0.0102	0.0000	37.9903
Total	0.0460	0.4954	0.3629	4.0000e-004		0.0253	0.0253		0.0236	0.0236	0.0000	37.7760	37.7760	0.0102	0.0000	37.9903

3.2 Demolition - 2014**Unmitigated Construction Off-Site****Acres of Grading: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8400e-003	1.1700e-003	0.0122	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.7104	1.7104	1.1000e-004	0.0000	1.7127
Total	3.8400e-003	1.1700e-003	0.0122	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.7104	1.7104	1.1000e-004	0.0000	1.7127

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0459	0.4948	0.3624	4.0000e-004		0.0252	0.0252		0.0236	0.0236	0.0000	37.7310	37.7310	0.0102	0.0000	37.9451
Total	0.0459	0.4948	0.3624	4.0000e-004		0.0252	0.0252		0.0236	0.0236	0.0000	37.7310	37.7310	0.0102	0.0000	37.9451

3.2 Demolition - 2014**Mitigated Construction Off-Site****Acres of Grading: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8400e-003	1.1700e-003	0.0122	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.7104	1.7104	1.1000e-004	0.0000	1.7127
Total	3.8400e-003	1.1700e-003	0.0122	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.7104	1.7104	1.1000e-004	0.0000	1.7127

3.3 Site Preparation - 2014**Unmitigated Construction On-Site****Acres of Grading: 75**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0265	0.2881	0.2148	2.0000e-004		0.0157	0.0157		0.0144	0.0144	0.0000	18.8508	18.8508	5.5700e-003	0.0000	18.9678
Total	0.0265	0.2881	0.2148	2.0000e-004	0.0903	0.0157	0.1060	0.0497	0.0144	0.0641	0.0000	18.8508	18.8508	5.5700e-003	0.0000	18.9678

3.3 Site Preparation - 2014**Unmitigated Construction Off-Site****Acres of Grading: 75**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-003	7.0000e-004	7.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	1.0263	1.0263	6.0000e-005	0.0000	1.0276
Total	2.3000e-003	7.0000e-004	7.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	1.0263	1.0263	6.0000e-005	0.0000	1.0276

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0264	0.2878	0.2146	2.0000e-004		0.0157	0.0157		0.0144	0.0144	0.0000	18.8284	18.8284	5.5600e-003	0.0000	18.9452
Total	0.0264	0.2878	0.2146	2.0000e-004	0.0903	0.0157	0.1060	0.0497	0.0144	0.0641	0.0000	18.8284	18.8284	5.5600e-003	0.0000	18.9452

3.3 Site Preparation - 2014**Mitigated Construction Off-Site****Acres of Grading: 75**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-003	7.0000e-004	7.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	1.0263	1.0263	6.0000e-005	0.0000	1.0276
Total	2.3000e-003	7.0000e-004	7.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	1.0263	1.0263	6.0000e-005	0.0000	1.0276

3.4 Grading - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1027	1.2108	0.7738	9.3000e-004		0.0582	0.0582		0.0535	0.0535	0.0000	89.1967	89.1967	0.0264	0.0000	89.7502
Total	0.1027	1.2108	0.7738	9.3000e-004	0.1301	0.0582	0.1883	0.0540	0.0535	0.1075	0.0000	89.1967	89.1967	0.0264	0.0000	89.7502

3.4 Grading - 2014**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6700e-003	2.3500e-003	0.0244	4.0000e-005	3.2900e-003	4.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.1000e-004	0.0000	3.4208	3.4208	2.1000e-004	0.0000	3.4253
Total	7.6700e-003	2.3500e-003	0.0244	4.0000e-005	3.2900e-003	4.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.1000e-004	0.0000	3.4208	3.4208	2.1000e-004	0.0000	3.4253

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1026	1.2094	0.7728	9.3000e-004		0.0581	0.0581		0.0535	0.0535	0.0000	89.0906	89.0906	0.0263	0.0000	89.6434
Total	0.1026	1.2094	0.7728	9.3000e-004	0.1301	0.0581	0.1882	0.0540	0.0535	0.1074	0.0000	89.0906	89.0906	0.0263	0.0000	89.6434

3.4 Grading - 2014**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6700e-003	2.3500e-003	0.0244	4.0000e-005	3.2900e-003	4.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.1000e-004	0.0000	3.4208	3.4208	2.1000e-004	0.0000	3.4253
Total	7.6700e-003	2.3500e-003	0.0244	4.0000e-005	3.2900e-003	4.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.1000e-004	0.0000	3.4208	3.4208	2.1000e-004	0.0000	3.4253

3.5 Building Construction - 2014**Unmitigated Construction On-Site****Acres of Paving: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3887	3.1410	1.9025	2.7000e-003		0.2239	0.2239		0.2108	0.2108	0.0000	247.0031	247.0031	0.0628	0.0000	248.3220
Total	0.3887	3.1410	1.9025	2.7000e-003		0.2239	0.2239		0.2108	0.2108	0.0000	247.0031	247.0031	0.0628	0.0000	248.3220

3.5 Building Construction - 2014**Unmitigated Construction Off-Site****Acres of Paving: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1324	0.7378	0.8761	1.3700e-003	0.0382	0.0136	0.0518	0.0109	0.0125	0.0234	0.0000	126.8073	126.8073	1.1600e-003	0.0000	126.8317
Worker	1.0743	0.3291	3.4226	5.8500e-003	0.4603	5.0300e-003	0.4654	0.1223	4.5900e-003	0.1269	0.0000	479.0185	479.0185	0.0301	0.0000	479.6505
Total	1.2067	1.0669	4.2987	7.2200e-003	0.4985	0.0186	0.5171	0.1332	0.0171	0.1502	0.0000	605.8258	605.8258	0.0313	0.0000	606.4822

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3883	3.1373	1.9002	2.6900e-003		0.2236	0.2236		0.2105	0.2105	0.0000	246.7093	246.7093	0.0627	0.0000	248.0266
Total	0.3883	3.1373	1.9002	2.6900e-003		0.2236	0.2236		0.2105	0.2105	0.0000	246.7093	246.7093	0.0627	0.0000	248.0266

3.5 Building Construction - 2014**Mitigated Construction Off-Site****Acres of Paving: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1324	0.7378	0.8761	1.3700e-003	0.0382	0.0136	0.0518	0.0109	0.0125	0.0234	0.0000	126.8073	126.8073	1.1600e-003	0.0000	126.8317
Worker	1.0743	0.3291	3.4226	5.8500e-003	0.4603	5.0300e-003	0.4654	0.1223	4.5900e-003	0.1269	0.0000	479.0185	479.0185	0.0301	0.0000	479.6505
Total	1.2067	1.0669	4.2987	7.2200e-003	0.4985	0.0186	0.5171	0.1332	0.0171	0.1502	0.0000	605.8258	605.8258	0.0313	0.0000	606.4822

3.5 Building Construction - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1811	1.4865	0.9279	1.3300e-003		0.1048	0.1048		0.0985	0.0985	0.0000	120.7772	120.7772	0.0303	0.0000	121.4136
Total	0.1811	1.4865	0.9279	1.3300e-003		0.1048	0.1048		0.0985	0.0985	0.0000	120.7772	120.7772	0.0303	0.0000	121.4136

3.5 Building Construction - 2015**Unmitigated Construction Off-Site****Acres of Paving: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0552	0.3175	0.3941	6.7000e-004	0.0188	5.1100e-003	0.0239	5.3600e-003	4.7000e-003	0.0101	0.0000	61.7652	61.7652	5.0000e-004	0.0000	61.7758
Worker	0.4926	0.1460	1.5210	2.8900e-003	0.2267	2.3100e-003	0.2290	0.0602	2.1200e-003	0.0623	0.0000	228.8851	228.8851	0.0136	0.0000	229.1711
Total	0.5477	0.4635	1.9150	3.5600e-003	0.2455	7.4200e-003	0.2530	0.0656	6.8200e-003	0.0724	0.0000	290.6503	290.6503	0.0141	0.0000	290.9469

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1809	1.4847	0.9268	1.3300e-003		0.1047	0.1047		0.0984	0.0984	0.0000	120.6335	120.6335	0.0303	0.0000	121.2691
Total	0.1809	1.4847	0.9268	1.3300e-003		0.1047	0.1047		0.0984	0.0984	0.0000	120.6335	120.6335	0.0303	0.0000	121.2691

3.5 Building Construction - 2015

Mitigated Construction Off-Site

Acres of Paving: 0

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0552	0.3175	0.3941	6.7000e-004	0.0188	5.1100e-003	0.0239	5.3600e-003	4.7000e-003	0.0101	0.0000	61.7652	61.7652	5.0000e-004	0.0000	61.7758
Worker	0.4926	0.1460	1.5210	2.8900e-003	0.2267	2.3100e-003	0.2290	0.0602	2.1200e-003	0.0623	0.0000	228.8851	228.8851	0.0136	0.0000	229.1711
Total	0.5477	0.4635	1.9150	3.5600e-003	0.2455	7.4200e-003	0.2530	0.0656	6.8200e-003	0.0724	0.0000	290.6503	290.6503	0.0141	0.0000	290.9469

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0232	0.2518	0.1498	2.2000e-004		0.0142	0.0142		0.0130	0.0130	0.0000	21.2272	21.2272	6.3400e-003	0.0000	21.3603
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0232	0.2518	0.1498	2.2000e-004		0.0142	0.0142		0.0130	0.0130	0.0000	21.2272	21.2272	6.3400e-003	0.0000	21.3603

3.6 Paving - 2015**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5700e-003	1.0600e-003	0.0110	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.6593	1.6593	1.0000e-004	0.0000	1.6614
Total	3.5700e-003	1.0600e-003	0.0110	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.6593	1.6593	1.0000e-004	0.0000	1.6614

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0231	0.2515	0.1496	2.2000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	21.2020	21.2020	6.3300e-003	0.0000	21.3349
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0231	0.2515	0.1496	2.2000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	21.2020	21.2020	6.3300e-003	0.0000	21.3349

3.6 Paving - 2015**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5700e-003	1.0600e-003	0.0110	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.6593	1.6593	1.0000e-004	0.0000	1.6614
Total	3.5700e-003	1.0600e-003	0.0110	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	2.0000e-005	4.5000e-004	0.0000	1.6593	1.6593	1.0000e-004	0.0000	1.6614

3.7 Architectural Coating - 2015**Unmitigated Construction On-Site**

Residential Indoor: 1,176,525; Residential Outdoor: 392,175; Non-Residential Indoor: 0; Non-Residential Outdoor: 0

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.2722					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0700e-003	0.0257	0.0190	3.0000e-005		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	2.5533	2.5533	3.3000e-004	0.0000	2.5602
Total	2.2762	0.0257	0.0190	3.0000e-005		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	2.5533	2.5533	3.3000e-004	0.0000	2.5602

3.7 Architectural Coating - 2015**Unmitigated Construction Off-Site****Residential Indoor: 1,176,525; Residential Outdoor: 392,175; Non-Residential Indoor: 0; Non-Residential Outdoor: 0**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0200	5.9300e-003	0.0618	1.2000e-004	9.2000e-003	9.0000e-005	9.3000e-003	2.4400e-003	9.0000e-005	2.5300e-003	0.0000	9.2921	9.2921	5.5000e-004	0.0000	9.3037
Total	0.0200	5.9300e-003	0.0618	1.2000e-004	9.2000e-003	9.0000e-005	9.3000e-003	2.4400e-003	9.0000e-005	2.5300e-003	0.0000	9.2921	9.2921	5.5000e-004	0.0000	9.3037

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.2722					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0600e-003	0.0257	0.0190	3.0000e-005		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	2.5502	2.5502	3.3000e-004	0.0000	2.5572
Total	2.2762	0.0257	0.0190	3.0000e-005		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	2.5502	2.5502	3.3000e-004	0.0000	2.5572

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

Residential Indoor: 1,176,525; Residential Outdoor: 392,175; Non-Residential Indoor: 0; Non-Residential Outdoor: 0

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0200	5.9300e-003	0.0618	1.2000e-004	9.2000e-003	9.0000e-005	9.3000e-003	2.4400e-003	9.0000e-005	2.5300e-003	0.0000	9.2921	9.2921	5.5000e-004	0.0000	9.3037
Total	0.0200	5.9300e-003	0.0618	1.2000e-004	9.2000e-003	9.0000e-005	9.3000e-003	2.4400e-003	9.0000e-005	2.5300e-003	0.0000	9.2921	9.2921	5.5000e-004	0.0000	9.3037

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.7509	8.5701	32.8349	0.0744	4.9629	0.1174	5.0803	1.3291	0.1080	1.4371	0.0000	5,949.2010	5,949.2010	0.2543	0.0000	5,954.5414
Unmitigated	8.7509	8.5701	32.8349	0.0744	4.9629	0.1174	5.0803	1.3291	0.1080	1.4371	0.0000	5,949.2010	5,949.2010	0.2543	0.0000	5,954.5414

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	144.98	157.52	133.54	495,956	495,956
Apartments Low Rise	362.45	393.80	333.85	1,239,889	1,239,889
Apartments Mid Rise	2,227.42	2,420.08	2051.66	7,619,683	7,619,683
Condo/Townhouse	632.64	687.36	582.72	2,164,170	2,164,170
Condo/Townhouse High Rise	461.30	501.20	424.90	1,578,041	1,578,041
Total	3,828.79	4,159.96	3,526.67	13,097,738	13,097,738

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.533598	0.058434	0.178244	0.125508	0.038944	0.006283	0.016425	0.031066	0.002453	0.003157	0.003691	0.000543	0.001655

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	633.0040	633.0040	0.0291	6.0200e-003	635.4813
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	633.0040	633.0040	0.0291	6.0200e-003	635.4813
NaturalGas Mitigated	0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	279.0137	279.0137	5.3500e-003	5.1200e-003	280.7117
NaturalGas Unmitigated	0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	279.0137	279.0137	5.3500e-003	5.1200e-003	280.7117

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	158088	8.5000e-004	7.2800e-003	3.1000e-003	5.0000e-005		5.9000e-004	5.9000e-004		5.9000e-004	5.9000e-004	0.0000	8.4362	8.4362	1.6000e-004	1.5000e-004	8.4875
Apartments Low Rise	428238	2.3100e-003	0.0197	8.4000e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.8524	22.8524	4.4000e-004	4.2000e-004	22.9915
Apartments Mid Rise	2.42881e+006	0.0131	0.1119	0.0476	7.1000e-004		9.0500e-003	9.0500e-003		9.0500e-003	9.0500e-003	0.0000	129.6104	129.6104	2.4800e-003	2.3800e-003	130.3992
Condo/Townhouse	1.28003e+006	6.9000e-003	0.0590	0.0251	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003	0.0000	68.3073	68.3073	1.3100e-003	1.2500e-003	68.7230
Condo/Townhouse High Rise	933356	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.8074	49.8074	9.5000e-004	9.1000e-004	50.1105
Total		0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	279.0137	279.0137	5.3400e-003	5.1100e-003	280.7117

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	428238	2.3100e-003	0.0197	8.4000e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.8524	22.8524	4.4000e-004	4.2000e-004	22.9915
Apartments Mid Rise	2.42881e+006	0.0131	0.1119	0.0476	7.1000e-004		9.0500e-003	9.0500e-003		9.0500e-003	9.0500e-003	0.0000	129.6104	129.6104	2.4800e-003	2.3800e-003	130.3992
Condo/Townhouse	1.28003e+006	6.9000e-003	0.0590	0.0251	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003	0.0000	68.3073	68.3073	1.3100e-003	1.2500e-003	68.7230
Condo/Townhouse High Rise	933356	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.8074	49.8074	9.5000e-004	9.1000e-004	50.1105
Apartments High Rise	158088	8.5000e-004	7.2800e-003	3.1000e-003	5.0000e-005		5.9000e-004	5.9000e-004		5.9000e-004	5.9000e-004	0.0000	8.4362	8.4362	1.6000e-004	1.5000e-004	8.4875
Total		0.0282	0.2409	0.1025	1.5400e-003		0.0195	0.0195		0.0195	0.0195	0.0000	279.0137	279.0137	5.3400e-003	5.1100e-003	280.7117

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	78373.2	22.4278	1.0300e-003	2.1000e-004	22.5156
Apartments Low Rise	199635	57.1290	2.6300e-003	5.4000e-004	57.3526
Apartments Mid Rise	1.2041e+006	344.5730	0.0158	3.2800e-003	345.9215
Condo/Townhouse	422113	120.7948	5.5500e-003	1.1500e-003	121.2675
Condo/Townhouse High Rise	307791	88.0795	4.0500e-003	8.4000e-004	88.4242
Total		633.0040	0.0291	6.0200e-003	635.4813

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	78373.2	22.4278	1.0300e-003	2.1000e-004	22.5156
Apartments Low Rise	199635	57.1290	2.6300e-003	5.4000e-004	57.3526
Apartments Mid Rise	1.2041e+006	344.5730	0.0158	3.2800e-003	345.9215
Condo/Townhouse	422113	120.7948	5.5500e-003	1.1500e-003	121.2675
Condo/Townhouse High Rise	307791	88.0795	4.0500e-003	8.4000e-004	88.4242
Total		633.0040	0.0291	6.0200e-003	635.4813

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.4210	0.1194	9.7256	6.1200e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651
Unmitigated	4.4210	0.1194	9.7256	6.1200e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.0994					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.9030	0.0483	3.6504	5.8100e-003		0.5548	0.5548		0.5547	0.5547	61.7133	118.5917	180.3050	0.1840	4.1900e-003	185.4684
Landscaping	0.1913	0.0711	6.0751	3.2000e-004		0.0328	0.0328		0.0328	0.0328	0.0000	9.7873	9.7873	9.9700e-003	0.0000	9.9967
Total	4.4210	0.1194	9.7256	6.1300e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.0994					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.9030	0.0483	3.6504	5.8100e-003		0.5548	0.5548		0.5547	0.5547	61.7133	118.5917	180.3050	0.1840	4.1900e-003	185.4684
Landscaping	0.1913	0.0711	6.0751	3.2000e-004		0.0328	0.0328		0.0328	0.0328	0.0000	9.7873	9.7873	9.9700e-003	0.0000	9.9967
Total	4.4210	0.1194	9.7256	6.1300e-003		0.5875	0.5875		0.5875	0.5875	61.7133	128.3790	190.0923	0.1940	4.1900e-003	195.4651

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	228.9357	1.2432	0.0311	264.6977
Unmitigated	228.9357	1.2435	0.0312	264.7168

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	1.43339 / 0.903658	8.6688	0.0471	1.1800e-003	10.0237
Apartments Low Rise	3.58347 / 2.25915	21.6721	0.1177	2.9500e-003	25.0593
Apartments Mid Rise	22.0221 / 13.8835	133.1847	0.7234	0.0181	154.0005
Condo/Townhouse	6.25479 / 3.94323	37.8276	0.2055	5.1500e-003	43.7398
Condo/Townhouse High Rise	4.56078 / 2.87528	27.5826	0.1498	3.7600e-003	31.8936
Total		228.9357	1.2435	0.0312	264.7168

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	1.43339 / 0.903658	8.6688	0.0471	1.1800e-003	10.0230
Apartments Low Rise	3.58347 / 2.25915	21.6721	0.1177	2.9500e-003	25.0574
Apartments Mid Rise	22.0221 / 13.8835	133.1847	0.7233	0.0181	153.9893
Condo/Townhouse	6.25479 / 3.94323	37.8276	0.2054	5.1500e-003	43.7366
Condo/Townhouse High Rise	4.56078 / 2.87528	27.5826	0.1498	3.7500e-003	31.8913
Total		228.9357	1.2432	0.0312	264.6977

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	54.2514	3.2062	0.0000	121.5808
Unmitigated	54.2514	3.2062	0.0000	121.5808

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	10.12	2.0543	0.1214	0.0000	4.6038
Apartments Low Rise	25.3	5.1357	0.3035	0.0000	11.5094
Apartments Mid Rise	155.48	31.5610	1.8652	0.0000	70.7303
Condo/Townhouse	44.16	8.9641	0.5298	0.0000	20.0891
Condo/Townhouse High Rise	32.2	6.5363	0.3863	0.0000	14.6483
Total		54.2514	3.2062	0.0000	121.5808

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	10.12	2.0543	0.1214	0.0000	4.6038
Apartments Low Rise	25.3	5.1357	0.3035	0.0000	11.5094
Apartments Mid Rise	155.48	31.5610	1.8652	0.0000	70.7303
Condo/Townhouse	44.16	8.9641	0.5298	0.0000	20.0891
Condo/Townhouse High Rise	32.2	6.5363	0.3863	0.0000	14.6483
Total		54.2514	3.2062	0.0000	121.5808

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

GHG CALCULATION WORKSHEET - N20

Greenhouse Gas Emission Worksheet
N2O Mobile Emissions

San Fernando

From CalEEMod Vehicle Fleet Mix Output:

Annual VMT: 13,097,738

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)**	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)**
Light Auto	53.4%	0.04	0.021348	0.04	0.021348
Light Truck < 3750 lbs	5.8%	0.05	0.0029215	0.06	0.003506
Light Truck 3751-5750 lbs	17.8%	0.05	0.0089122	0.06	0.010695
Med Truck 5751-8500 lbs	12.6%	0.12	0.01506	0.2	0.0251
Lite-Heavy Truck 8501-10,000 lbs	3.9%	0.12	0.00468	0.2	0.0078
Lite-Heavy Truck 10,001-14,000 lbs	0.6%	0.09	0.0005655	0.125	0.000785
Med-Heavy Truck 14,001-33,000 lbs	1.6%	0.06	0.0009855	0.05	0.000821
Heavy-Heavy Truck 33,001-60,000 lbs	3.1%	0.06	0.001864	0.05	0.001553
Other Bus	0.2%	0.06	0.0001472	0.05	0.000123
Urban Bus	0.3%	0.06	0.000192	0.05	0.00016
Motorcycle	0.4%	0.09	0.000333	0.01	0.000037
School Bus	0.1%	0.06	0.00006	0.05	0.00005
Motor Home	0.1%	0.09	0.00009	0.125	0.000125
Total	100.00%		0.0571588		0.072103

Total Emissions (metric tons) =

Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g

Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 21 GWP
N2O 310 GWP
1 ton (short, US) = 0.90718474 metric ton

Annual Mobile Emissions:

	Total Emissions	Total CO2e units
N2O Emissions:	0.9444 metric tons N2O	293 metric tons CO2e
	Project Total:	293 metric tons CO2e

References

* from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile).
in California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.
Assume Model year 2000-present, gasoline fueled.

** Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.

*** From URBEMIS 2007 results for mobile sources

Existing GHG Regulations

International Regulations. The United States is, and has been, a participant in the United Nations Framework Convention on Climate Change (UNFCCC) since it was produced by the United Nations in 1992. The UNFCCC is an international environmental treaty with the objective of, “stabilization of GHG concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.” This is generally understood to be achieved by stabilizing global GHG concentrations between 350 and 400 ppm, in order to limit the global average temperature increases between 2 and 2.4°C above pre-industrial levels (IPCC 2007). The UNFCCC itself does not set limits on GHG emissions for individual countries or enforcement mechanisms. Instead, the treaty provides for updates, called “protocols,” that would identify mandatory emissions limits.

Five years later, the UNFCCC brought nations together again to draft the *Kyoto Protocol* (1997). The Kyoto Protocol established commitments for industrialized nations to reduce their collective emissions of six GHGs (CO₂, CH₄, N₂O, SF₆, HFCs, and PFCs) to 5.2 percent below 1990 levels by 2012. The United States is a signatory of the Kyoto Protocol, but Congress has not ratified it and the United States has not bound itself to the Protocol’s commitments (UNFCCC, 2007). The first commitment period of the Kyoto Protocol ended in 2012. Governments, including 38 industrialized countries, agreed to a second commitment period of the Kyoto Protocol beginning January 1, 2013 and ending either on December 31, 2017 or December 31, 2020, to be decided by the Ad Hoc Working Group on Further Commitments for Annex I Parties under the Kyoto Protocol at its seventeenth session (UNFCCC, November 2011).

In Durban (17th session of the Conference of the Parties in Durban, South Africa, December 2011), governments decided to adopt a universal legal agreement on climate change as soon as possible, but not later than 2015. Work will begin on this immediately under a new group called the Ad Hoc Working Group on the Durban Platform for Enhanced Action. Progress was also made regarding the creation of a Green Climate Fund (GCF) for which a management framework was adopted (UNFCCC, December 2011; United Nations, September 2012).

Federal Regulations. The United States is currently using a voluntary and incentive-based approach toward emissions reductions in lieu of the Kyoto Protocol’s mandatory framework. The Climate Change Technology Program (CCTP) is a multi-agency research and development coordination effort (led by the Secretaries of Energy and Commerce) that is charged with carrying out the President’s National Climate Change Technology Initiative (U.S. EPA, December 2007). However, the voluntary approach to address climate change and greenhouse gas emissions may be changing. The United States Supreme Court in *Massachusetts et al. v. Environmental Protection Agency et al.* ([2007] 549 U.S. 05-1120) held that the U.S. EPA has the authority to regulate motor-vehicle GHG emissions under the federal Clean Air Act.

The U.S. EPA issued a Final Rule for mandatory reporting of GHG emissions in October 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions. The first annual reports for these sources were due in March 2011.

On May 13, 2010, the U.S. EPA issued a Final Rule that took effect on January 2, 2011, setting a threshold of 75,000 million tons (MT) CO₂E per year for GHG emissions. New and existing industrial facilities that meet or exceed that threshold will require a permit after that date. On November 10, 2010, the U.S. EPA published the “PSD and Title V Permitting Guidance for Greenhouse Gases.” The U.S. EPA’s guidance document is directed at state agencies responsible for air pollution permits under the Federal Clean Air Act to help them understand how to implement GHG reduction requirements while mitigating costs for industry. It is expected that most states will use the U.S. EPA’s new guidelines when processing new air pollution permits for power plants, oil refineries, cement manufacturing, and other large pollution point sources.

On January 2, 2011, the U.S. EPA implemented the first phase of the Tailoring Rule for GHG emissions Title V Permitting. Under the first phase of the Tailoring Rule, all new sources of emissions are subject to GHG Title V permitting if they are otherwise subject to Title V for another air pollutant and they emit at least 75,000 MT CO₂E per year. Under Phase 1, no sources were required to obtain a Title V permit solely due to GHG emissions. Phase 2 of the Tailoring Rule went into effect July 1, 2011. At that time new sources were subject to GHG Title V permitting if the source emits 100,000 MT CO₂E per year, or they are otherwise subject to Title V permitting for another pollutant and emit at least 75,000 MT CO₂E per year.

California Regulations. Assembly Bill (AB) 1493 (2002), referred to as “Pavley,” requires ARB to develop and adopt regulations to achieve “the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles.” On June 30, 2009, EPA granted the waiver of Clean Air Act preemption to California for its greenhouse gas emission standards for motor vehicles beginning with the 2009 model year. Pavley I took effect for model years starting in 2009 to 2016 and Pavley II, which is now referred to as “LEV (Low Emission Vehicle) III GHG” will cover 2017 to 2025. Fleet average emission standards would reach 22 per cent reduction by 2012 and 30 per cent by 2016.

In 2005, former Governor Schwarzenegger issued Executive Order (EO) S-3-05, establishing statewide GHG emissions reduction targets. EO S-3-05 provides that by 2010, emissions shall be reduced to 2000 levels; by 2020, emissions shall be reduced to 1990 levels; and by 2050, emissions shall be reduced to 80 percent of 1990 levels (CalEPA, 2006). In response to EO S-3-05, CalEPA created the Climate Action Team (CAT), which in March 2006 published the Climate Action Team Report (the “2006 CAT Report”) (CalEPA, 2006). The 2006 CAT Report identified a recommended list of strategies that the state could pursue to reduce GHG emissions. These are strategies that could be implemented by various state agencies to ensure that the emission reduction targets in EO S-3-05 are met and can be met with existing authority of the state agencies. The strategies include the reduction of passenger and light duty truck emissions, the reduction of idling times for diesel trucks, an overhaul of shipping technology/infrastructure, increased use of alternative fuels, increased recycling, and landfill methane capture, etc.

California’s major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the “California Global Warming Solutions Act of 2006,” signed into law in 2006. AB 32 codifies the Statewide goal of reducing GHG emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels; the same requirement as under S-3-05), and requires ARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition,

AB 32 requires ARB to adopt regulations to require reporting and verification of statewide GHG emissions.

After completing a comprehensive review and update process, the ARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO₂E. The Scoping Plan was approved by ARB on December 11, 2008, and includes measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. The Scoping Plan includes a range of GHG reduction actions that may include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms.

Executive Order S-01-07 was enacted on January 18, 2007. The order mandates that a Low Carbon Fuel Standard ("LCFS") for transportation fuels be established for California to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

ARB Resolution 07-54 establishes 25,000 metric tons of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005 percent of California's total inventory of GHG emissions for 2004.

Senate Bill (SB) 375, signed in August 2008, enhances the State's ability to reach AB 32 goals by directing ARB to develop regional greenhouse gas emission reduction targets to be achieved from vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On September 23, 2010, ARB adopted final regional targets for reducing greenhouse gas emissions from 2005 levels by 2020 and 2035. The Southern California Association of Governments (SCAG) was assigned targets of an 8% reduction in GHGs from transportation sources by 2020 and a 13% reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements."

In April 2011, Governor Brown signed SB 2X requiring California to generate 33% of its electricity from renewable energy by 2020.

For more information on the Senate and Assembly bills, Executive Orders, and reports discussed above, and to view reports and research referenced above, please refer to the following websites: www.climatechange.ca.gov and <http://www.arb.ca.gov/cc/cc.htm>.

California Environmental Quality Act. Pursuant to the requirements of SB 97, the Resources Agency has adopted amendments to the *State CEQA Guidelines* for the feasible mitigation of GHG emissions or the effects of GHG emissions. As noted previously, the adopted *CEQA Guidelines* provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), the San Luis Obispo Air Pollution Control District (SLOAPCD), and the San Joaquin Air Pollution Control District (SJVAPCD) have adopted quantitative significance thresholds for GHGs. However, in March 2013 the Bay Area's thresholds were overruled by the Alameda County Superior Court (*California Building Industry Association v. Bay Area Air Quality Management District*), on the basis that adoption of the thresholds constitutes a "project" under CEQA, but did not receive the appropriate environmental review. It is unclear whether BAAQMD will choose to appeal the decision or proceed with CEQA review of its thresholds.

Local Regulations and CEQA Requirements. Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the *State CEQA Guidelines* for the feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), and the San Joaquin Air Pollution Control District (SJVAPCD) have adopted significance thresholds for GHGs. The SCAQMD threshold, which was adopted in December 2008, considers emissions of over 10,000 metric tons CO₂e /year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the CEQA lead agency. Although not yet adopted, staff of the SCAQMD has proposed a plan-based threshold of 6.6 metric tons CO₂e per service population (defined to include both residents and employees) per year for use in the South Coast region (SCAQMD, "Proposed Tier 4 Performance Standards, September 2010). Note that no air district has the power to establish definitive thresholds that will completely relieve a lead agency of the obligation to determine significance on a case-by-case basis for a specific project.

ATTACHMENT 2:

**Planning and Preservation Commission
Resolution 2014-02 and
Exhibit “A”:
2013-2021 Housing Element**

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RESOLUTION NO. 2014-02

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2013-01 AND THE 2013-2021 HOUSING ELEMENT TO IMPLEMENT STATE HOUSING ELEMENT LAW.

WHEREAS, the City of San Fernando, hereinafter referred to as the “City,” has initiated a general plan amendment (General Plan Amendment 2013-01) to provide statutory updates to the Housing Element, herein referred to as the “2013-2021 Housing Element.”

WHEREAS, pursuant to Government Code Section 65580, the State of California finds that: (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order; (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic level; (3) The provision of housing affordable to low-income and moderate-income households requires the cooperation of all levels of government; (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and, (5) State Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

WHEREAS, pursuant to Government Code Section 65588, the City is required to provide updates to the Housing Element every eight (8) years to reflect current housing conditions and to assess the adopted goals, objectives, and policies that assist in fulfilling the City’s housing allocation, as prescribed by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Assessment (RHNA) process.

WHEREAS, on October 15, 2013, the Planning and Preservation Commission held a public meeting on the 2013-2021 Housing Element and provided an opportunity for the public to provide comments on the draft Housing Element.

WHEREAS, on January 7, 2014, the Planning and Preservation Commission held a duly noticed public hearing to allow for public comment on the draft Initial Study and Negative Declaration for General Plan Amendment 2013-01 and the 2013-2021 Housing Element during the required public review and comment period pursuant to California Environmental Quality Act (CEQA).

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the General Plan Amendment 2013-01 and the 2013-2021 Housing Element, written and oral at the public hearing held on January 7, 2014.

WHEREAS, pursuant to the CEQA and the City’s CEQA Guidelines, the City as the Lead Agency overseeing the environmental review for the 2013-2021 Housing Element has prepared a draft Initial Study as part of the City’s environmental assessment in order to determine the nature and extent of the

environmental review required for the proposed Housing Element update and based on said environmental assessment has determined that any potential significant adverse environmental impacts associated with the approval and adoption of General Plan Amendment 2013-01 and the 2013-2021 Housing Element would not have a significant effect on the environment and has prepared a Negative Declaration for the aforementioned project;

WHEREAS, the Planning and Preservation Commission's findings and recommendations for approval to the City Council were memorialized in writing in the form of Planning and Preservation Commission Resolution No. 2014-02 on January 7, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: On January 7, 2014, the Planning and Preservation Commission held a duly noticed public hearing to consider General Plan Amendment 2013-01 and the 2013-2021 Housing Element. Evidence, both written and oral, was presented at said hearing.

A. The public hearing afforded opportunities for public testimony and comments on the proposed General Plan Amendment 2013-01, 2013-2021 Housing Element, and associated environmental assessment.

B. Notice of the hearing was given pursuant to San Fernando City Code Section 106-72 and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the proposed general plan amendment for the 2013-2021 Housing Element was advertised in the Los Angeles Daily News (a local paper of general circulation), ten (10) days prior to the scheduled public hearing before the Planning and Preservation Commission.

SECTION 3: Based upon substantial evidence presented to the Planning and Preservation Commission at their January 7, 2013 meeting, including public testimony, written materials and written and oral staff reports, with regard to General Plan Amendment 2013-01 and the 2013-2021 Housing Element, the Planning and Preservation Commission concurred with the City planning staff's determination that the aforementioned general plan amendment and update of the City's Housing Element will not have a significant adverse impact on the environment and recommends adoption of a Negative Declaration of the project to the City Council on January 7, 2014.

SECTION 4: Based upon the evidence and all other applicable information presented, the Planning and Preservation Commission finds that the proposed general plan amendment to facilitate the update of the City's Housing Element is appropriate for the following reasons:

A. In that the City has identified goals to maintain and enhance the quality of existing housing, neighborhoods, and health of residents; provide for a range of housing types to meet the community's need;

assist lower income tenants in finding the appropriate resources to allow for them to remain in the community; and provide opportunities for lower and moderate income households to attain homeownership.

B. Adoption of statutory updates to the General Plan Housing Element as part of the 2013-2021 Housing Element will enable the City to be in compliance with State Housing Element Law and ensure that the City's Housing Element is internally consistent with the other required elements of the City's General Plan.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval of General Plan Amendment 2013-01 and the 2013-2021 Housing Element to the City Council, pursuant to Planning and Preservation Commission Resolution No. 2014-02.

PASSED, APPROVED AND ADOPTED this 7th day of January 2014.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that Resolution No. 2014-02 was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said Planning and Preservation Commission at a meeting held on the 7th day of January 2014; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

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**CITY OF SAN FERNANDO
2013-2021 HOUSING ELEMENT**

DRAFT

January 2014

**City of San Fernando
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CA 91340**

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I. INTRODUCTION

A. COMMUNITY CONTEXT

The City of San Fernando is located in the northeast section of the San Fernando Valley at the southern foot of the San Gabriel Mountains. This compact community of 2.4 square miles is completely surrounded by the City of Los Angeles, including the nearby communities of Sylmar, Mission Hills and Pacoima.

San Fernando has a rich history, which can still be observed in the built environment. The City's roots go back to 1874 when Charles Maclay laid out a speculative township map for "the first city of the valley," leading to the City's incorporation in 1911. The City's early development is closely related with ranching, the citrus industry, and the nearby San Fernando Mission. Many San Fernando neighborhoods were originally developed in the early twentieth century, with current land uses still reflecting the City's first zoning ordinance adopted in 1929. The City has since developed as a predominately single-family community, with approximately 80 percent of the City's 6,500 housing units consisting of single-family homes, and 55 percent of the City's households owning their homes.

The City has suffered from two major natural disasters, the 1971 Sylmar Earthquake and the 1994 Northridge Earthquake. These earthquakes caused substantial damage to the housing stock, as well as sewers, streets, and other buildings. As a result of these disasters, combined with the age of the City's housing stock, San Fernando had historically placed a large focus on redevelopment activities, including rehabilitation and production of replacement housing. The City has also placed a renewed focus on neighborhood preservation through a combination of code enforcement, rental housing inspection, community involvement, and rehabilitation assistance. However, the State of California's decision to eliminate redevelopment agencies statewide has significantly impacted San Fernando's ability to continue programs that maintain, preserve, and enhance its residential neighborhoods.

While San Fernando has experienced only limited residential development over the past several decades, the City's population has continued to grow and change. More than 90 percent of the City's 23,645 residents are of Latino origin, and 29 percent of the population is under 18 years of age. The Latino population includes both recent immigrants as well as many long time San Fernando families. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing San Fernando.

With adoption of the San Fernando Corridors Specific Plan in January 2005, the City has established a well-defined plan for the revitalization of San Fernando's three primary corridors - North Maclay Avenue, Truman Street and San Fernando Road - while providing significant additional opportunities for residential development. The City is evaluating mixed-use residential development and other infill residential opportunities that have the potential to produce hundreds of additional units on publicly and/or privately owned parcels

and underutilized parking lot sites that are located within the City’s downtown area and are part of the greater San Fernando Corridors Specific Plan area. Furthermore, the San Fernando Corridors Specific Plan envisions the transition of North Maclay Avenue into a residentially-focused corridor, and provides density bonuses for the integration of residential dwelling units within mixed-use developments within the City’s Downtown and Civic Center areas which include the San Fernando Road and Truman Street corridors.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term general plan to guide its physical development; the housing element being one of the seven mandated elements of the General Plan. Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local general plans and in particular, local housing elements. Housing Element statutes also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

San Fernando’s Housing Element covers an eight-year planning period from October 15, 2013 to October 15, 2021. California’s housing element law also requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or “RHNA”, to southern California jurisdictions. The RHNA planning period for this Housing Element cycle is an eight-year plan extending from January 1, 2014, through October 31, 2021.

This Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City’s Housing Element consists of the following major components:

- An analysis of the City’s demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting San Fernando’s identified housing needs (Section III);

- An evaluation of residential sites, financial and administrative resources available to address the City’s housing goals (Section IV); and,
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

C. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The U.S. Census Bureau’s decennial Census and period American Community Survey (ACS) provides the basis for population and household characteristics. Several data sources are used to supplement U.S. Census Bureau data, including:

- SCAG’s 2012 Regional Transportation Plan (RTP) Growth Forecast and 2008 Regional Integrated Forecast provides population, housing and employment projections;
- State of California Employment Development Department labor force participation and unemployment rate estimates;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information updated through internet listings;
- Housing conditions information is obtained from recent field surveys conducted by the San Fernando Community Development Department’s Building and Safety Division;
- State of California Department of Developmental Services reports data for residents with developmental disabilities who are assisted at the North Los Angeles County Regional Center;
- Los Angeles Homeless Services Authority (LAHSA) counts of unsheltered homeless individuals;
- SCAG’s 2014-2021 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and,
- Information on San Fernando’s land uses and development standards are derived from the City’s Zoning Ordinance, and the San Fernando Corridors Specific Plan.

D. PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address San Fernando's housing needs. The City undertook a public outreach program to involve all community stakeholders (e.g., residents, property owners, developers, affordable housing advocates, etc.) early on in the development of its Housing Element, including:

- On Saturday, September 14, 2013, the City conducted the first of two community workshops on the Element update at the San Fernando Regional Pool Facility. The workshop was attended by seven members of the public.
- On Saturday, September 28, 2013, the second community workshop was held at Las Palmas Park and was attended by ten members of the public.
- On Tuesday October 15, 2013, the City conducted a Planning and Preservation Commission study session to review the Draft Housing Element and to receive additional public input.

Notification of the two community workshops was published in the local newspaper and Spanish translation was provided at all the meetings. In addition, notices of public workshops were sent to housing professionals and agencies and organizations serving the City's lower income populations and those with special needs (see Appendix A). A summary of the public comments received is also included in Appendix A.

Upon completion of the Draft Housing Element, the document is placed in public locations throughout the community, including City Hall, the Los Angeles County public library, and the two community centers at Recreation Park and Las Palmas Park. In addition, the Draft Housing Element is placed on the City's website at www.sfcity.org/housingelement. The Draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings will be held before the Planning and Preservation Commission and City Council during adoption of the Housing Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Fernando General Plan is comprised of the following eight elements: Land Use; Circulation; Housing; Conservation; Open Space; Safety; Noise and Historic Preservation. As part of the update of the Housing Element, the other elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

As required by State law, internal consistency is required among the various elements of the General Plan, including the Housing Element. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one

element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

State law also requires that the Conservation Element (AB 162, enacted 2009) and Safety Element (SB 1241, enacted 2012) include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. Although these revisions are not related to Housing Element law, the City will ensure compliance with this requirement by reviewing its Conservation and Safety Elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics San Fernando's population and housing stock, and consists of the following sections: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and, D) Regional Housing Needs.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses population, age, race and ethnicity of San Fernando residents.

1. Population Growth and Trends

Table 1 presents population growth trends in San Fernando, and compares this growth to the City of Los Angeles and the entire County of Los Angeles. This table illustrates the high levels of population growth experienced during the 1980s, with growth levels in San Fernando surpassing both the City of Los Angeles and countywide averages. During the 1990s, population growth slowed dramatically throughout the region, reflective of the impacts of the economic recession during the first half of the decade. According to the U.S. Census Bureau, San Fernando added less than 100 people to its population in the last decade with a population of 23,645 in 2010.

Table 1: Regional Population Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
San Fernando	17,731	22,580	23,564	23,645	27%	4%	<1%
City of Los Angeles	2,966,850	3,485,398	3,694,742	3,792,621	18%	6%	3%
County of Los Angeles	7,477,503	8,863,164	9,519,338	9,818,605	19%	7%	3%

Source: U.S. Census 1980, 1990, 2000, and 2010.

According to the Southern California Association of Government's (SCAG) 2012 Regional Transportation Plan (RTP) Growth Forecast, the population of San Fernando is expected to grow to 25,500 by 2035, an eight-percent increase from the 2010 population. SCAG's population projections translate to an annual growth rate of approximately 0.2 percent, which matches the annual population growth the City experienced over the most recent two decades (1990-2010).

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of San Fernando residents in order to identify potential impacts on housing needs.

Table 2 displays the age distribution of the City's population in 2000 and 2010, and compares this with Los Angeles County. Although the population grew by less than 100 people, the City experienced a fairly substantial shift in age characteristics. As displayed below, 29 percent of San Fernando's population was comprised of children under the age of 18 in 2010, which is down from 35 percent in 2000. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population with lower birth rates, and can be expected to continue in the future. Although the proportion of the City's population that is comprised of children declined during the last decade, it is still higher than the countywide proportion (25 percent).

San Fernando's share of college age adults (18-24 years) and young adults (25-44 years) remained fairly constant, and is comparable to the presence of this age group countywide. The City's middle age population (45-64 years) grew significantly during the decade from 15 to 21 percent, though this age group still falls below the countywide average of 24 percent. Finally, while the *proportion* of senior citizens in San Fernando increased by only one percent over the decade, the *number* of seniors increased by over 300. This numeric increase may be attributed the opening of several senior housing complexes in San Fernando since the 2000 Census.

Table 2: Age Distribution 2000-2010

Age Group	2000		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	2,255	10%	1,895	8%	7%
School Age (5-17 yrs)	5,830	25%	5,046	21%	18%
College Age (18-24 yrs)	2,706	11%	2,659	11%	11%
Young Adults (25-44 yrs)	7,571	32%	7,132	30%	30%
Middle Age (45-64 yrs)	3,542	15%	4,920	21%	24%
Seniors (65+ years)	1,660	7%	1,993	8%	11%
Total	23,564	100%	23,645	100%	100%
Median Age	27.3 years		30.7 years		34.8 years

Source: U.S. Census 2000 and 2010.

3. Race and Ethnicity

Table 3 displays the racial/ethnic composition of San Fernando's population in 2000 and 2010, and compares this with the countywide distribution. Hispanic residents continue to comprise the vast majority of the City's population, increasing from 89 percent in 2000 to 93 percent in 2010. This increase in Hispanic residents was offset by the decline in White residents from eight to five percent of the population. Asians, African Americans, American Indians and "Other" races each continue to comprise less than one percent of the population.

While San Fernando has many, long time Latino families, it also serves as a place of residence for new Latino immigrants. The 2007-2011 ACS reported that, 36 percent of the City's residents were foreign-born, with 37 percent of the foreign-born population entering the United States after 2000. The 2007-2011 ACS also identifies 43 percent of the City's 16,674 Spanish speaking persons as linguistically isolated, defined as living in a household where no member over 14 years of age speaks English "very well". Recent Latino immigrants and linguistically isolated households may face greater difficulties in gaining meaningful employment and acquiring adequate housing as they adjust to their new surroundings. As a result, household problems such as overcrowding and overpayment may be more likely.

Table 3: Racial and Ethnic Composition 2000-2010

Racial/Ethnic Group	2000		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Hispanic/Latino	21,859	89%	21,867	93%	48%
White	1,979	8%	1,259	5%	28%
Asian/Pacific Islander	251	1%	211	<1%	14%
African American	202	1%	146	<1%	8
American Indian	174	1%	66	<1%	<1%
Other Race	76	<1%	96	<1%	2%
Total Population	24,541	100%	23,645	100%	100%

Source: U.S. Census 2000 and 2010.

4. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of March 2013, 10,500 San Fernando residents are in the labor force, with 10.2 percent unemployment, compared to a Countywide unemployment rate of 9.9 percent and City of Los Angeles unemployment of 11.0 percent. The 2007-2011 ACS documents the following distribution of resident employment by occupational category:

- Production, transportation, and material moving occupations – 18 percent
- Sales and office occupations – 30 percent
- Service occupations – 18 percent
- Management, business, science, and arts occupations – 20 percent
- Natural resources, construction, and maintenance occupations – 15 percent

The SCAG Regional Integrated Forecast estimates the City’s employment base at approximately 15,000 jobs (2008). SCAG projects a limited six-percent increase, or 900 additional jobs by year 2035, in comparison to the 11 percent job growth projected for Los Angeles County during the same period. San Fernando’s employment base includes a diverse mix of small businesses, retail stores, manufacturing facilities, and corporate satellite offices.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in San Fernando.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2010 Census, 5,967 households reside in San Fernando, with an average household size of 3.94 persons and average family size of 4.18 persons (refer to Table 4). This represents a decrease in household size (4.07) from 2000, but well above the Los Angeles County average household size of 2.98. Although larger households may translate into a greater number of overcrowded households, the proportion of households living in overcrowded conditions declined from 43 percent in 2000 (as reported by the Census) to only 15 percent between 2007 and 2011 (as reported by the ACS).

Families comprise the majority of households in San Fernando (83 percent), including families with children (45 percent), and those without children (46 percent). During the 2000s, families without children and other non-families (unrelated roommates) grew at the fastest rate of any household type. In contrast, the number of families with children decreased by 13 percent and singles remained relatively constant.

Table 4: Household Characteristics 2000-2010

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	4,834	84%	4,972	83%	+3%
With children	3,048	53%	2,663	45%	-13%
With no children	1,786	31%	2,309	46%	+29%
Singles	717	12%	731	12%	+2%
Other non-families	223	4%	264	4%	+18%
Total Households	5,774	100%	5,967	100%	+3%
Average Household Size	4.07		3.94		-3%
Average Family Size	4.33		4.18		-3%

Source: U.S. Census 2000 and 2010.

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the area median income (AMI) in a county, which for San Fernando is the County of Los Angeles. The State of California utilizes the income grouping and names presented in Table 5. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at 80 percent AMI. For purposes of the Housing Element, the State income definitions are used throughout, except where specifically noted.

Table 5: State Income Categories

Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 50093 of the California Health and Safety Code

Income Characteristics

Between 2000 and 2007-2011, the area median income (AMI) in San Fernando grew from \$39,900 to \$52,021, an increase of 30 percent. The median income level in San Fernando remained below that of Los Angeles County (\$56,266) and the City has seen an increase in both the number and proportion of lower income (<80 percent AMI) households, and a corresponding decrease in households earning moderate incomes and above since 2000. As illustrated in Table 6, during the 2000s the City experienced increases in extremely low (59 percent), very low (11 percent) and low (29 percent) households, while evidencing decreases in its moderate and above moderate (-21 percent) populations.

Table 6: Household Income Levels 2000-2009

Income Level	2000		2005-2009		Percent Change
	Households	%	Households	%	
Extremely Low (<30% AMI)	690	12%	1,100	18%	59%
Very Low (31-50% AMI)	924	16%	1,025	17%	11%
Low (51-80% AMI)	1,095	19%	1,410	24%	29%
Moderate and Above (>80% AMI)	3,065	53%	2,415	41%	-21%
Total	5,774	100%	5,950	100%	n/a

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2000 and 2005-2009.

Income by Household Type and Tenure

Table 7 shows the income level of San Fernando residents by household tenure. A significantly higher percentage of renter-households (69 percent) were lower income (<80 percent AMI) compared to residents who owned their homes (50 percent). The high incidence of lower income renter-households is of particular significance as market rents in San Fernando currently exceed the level of affordability for lower income households. (This issue is further evaluated in the Housing Profile section of the Needs Assessment.) The median income of renter-households between 2007 and 2011 was \$34,361 compared to \$60,244 for homeowners.

Table 7: Income by Owner/Renter Tenure 2005-2009

Income Level	Renters		Owners		Total %
	Households	%	Households	%	
Extremely Low (<30% AMI)	780	27%	320	11%	18%
Very Low (31-50% AMI)	585	20%	440	14%	17%
Low (51-80% AMI)	655	22%	755	25%	24%
Moderate and Above (>80% AMI)	900	31%	1,515	50%	41%
Total Households	2,920	100%	3,030	100%	100%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as presented in Table 8. Approximately 70 percent of elderly and large households in San Fernando have lower income (<80 percent AMI), with more than one-third having extremely low incomes. About 48 percent of small families have lower incomes.

Table 8: Income Level by Household Type 2005-2009

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low (<30% AMI)	37%	10%	21%	27%
Very Low (31-50% AMI)	22%	15%	18%	18%
Low (51-80% AMI)	11%	23%	31%	24%
Moderate and Above (>80% MFI)	30%	52%	30%	31%
Total Households	695	2,840	1,645	770

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Households in Poverty

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2011 U.S. poverty threshold for a family of four was \$23,021. As indicated in Table 9, approximately 16 percent of all San Fernando residents lived in poverty between 2007 and 2011, a decrease of more than 600 persons living below the poverty line since 2000. Nearly one in four children under the age of 18 in San Fernando is estimated to live in poverty. As a group, female-headed households with children are most impacted by poverty, with one-fourth of this group living in poverty.

Table 9: Poverty Status 2000-2011

Groups in Poverty	2000		2007-2011	
	Persons /Families	Percent	Persons /Families	Percent
Individuals	4,450	19%	3,783	16%
Children (under 18)	1,819	23%	1,596	23%
Families	749	15%	542	11%
Female-Headed w/ Children	224	33%	143	26%

Source: U.S. Census 2000; American Community Survey 2007-2011.

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in San Fernando include large households, the elderly, persons with disabilities, female-headed households, farmworkers, and the homeless. Table 10 summarizes the number of households or persons in each of these special needs groups in the City.

Table 10: Special Needs Populations

Special Needs Groups	Persons	Households	Percent*
Large Households	--	1,478	24%
Renter	--	629	(43%)
Owner	--	849	57%
Seniors (65+)	2,146	--	9%
With a Disability	784	--	(37%)
Senior Households	--	1,138	18%
Owner	--	873	(77%)
Renter	--	265	(23%)
Seniors Living Alone	372	--	17%
Owner	230	--	(62%)
Renter	142	--	(38%)
Persons with Disability	2,800	--	12%
Female-Headed Households	--	1,390	22%
with Related Children	--	769	(55%)
Farmworkers**	116	--	1%
Homeless	12	--	<1%

Source: American Community Survey (ACS), 2007-2011; ACS, 2009-2011; and Los Angeles Homeless Services Agency, 2013.

* Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 43% are renters and 57% are owners.

** Persons employed in agriculture, forestry, fishing and hunting, and mining industries.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units, which often consist of single-family homes of adequate size.

San Fernando had a total of 1,478 large households, and at 24 percent, represents the most significant special needs group in the City. Of these large households, 43 percent are renters and a large majority of these large renter households (70 percent) earned lower incomes between 2007 and 2011. Based on the Comprehensive Housing Affordability Strategy (CHAS) Databook prepared by HUD, 81 percent of San Fernando's large renter-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The American Community Survey (ACS) further documents the mismatch between the need for larger rental units and the City's supply of smaller units. The ACS identifies 772 rental units in San Fernando with three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. The City has approximately 636 large renter households. Although housing options for large renter-households in the City are numerically sufficient to meet the needs of the 1,548 large renter-households documented in the 2007-2011 ACS, lower income large renter-households may have difficulty finding adequately sized and affordable housing in San Fernando. This imbalance between supply of larger units and demand from lower income large households may contribute to 20 percent of the City's renter-households residing in severely overcrowded conditions.

Senior Households

Approximately nine percent of San Fernando residents are over age 65, and about 18 percent of all households are headed by seniors. Most of the City's seniors are homeowners (77 percent), and about 17 percent of the City's elderly live alone. Over 370 senior homeowners live alone in San Fernando, with approximately 37 percent of elderly residents in the City having some type of disability which may limit their mobility.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of San Fernando's approximately 265 senior renter-households, 91 percent are lower income. As shown in Table 21 (page 30), San Fernando has four senior housing projects providing 112 rental units affordable to a mix of very low, low and moderate income households.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City

operates a housing rehabilitation program that assists low and moderate income homeowners in making needed repairs. However, with the dissolution of redevelopment in California, the City, like many other cities in the State, has lost a significant funding resource for supportive affordable housing activities. As a result, this program is operating at a limited capacity.

The San Fernando Recreation and Community Services Division offers a number of programs for seniors including recreational and social activities, a nutrition program, supportive services including information and referral services, and blood pressure and diabetes screening. Senior centers are located at San Fernando Recreation Park and Las Palmas Park.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2007-2011 ACS reports 1,390 female-headed households in San Fernando; 769 of these households (55 percent) had children. Of those households with children, over one-quarter lived in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care.

Persons with Disabilities

According to the Census, a disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2009-2011 ACS, approximately 12 percent of San Fernando residents (2,800 persons) have one or more disabilities. Approximately 507 residents had a hearing difficulty, 831 had a vision difficulty, 1,089 have cognitive difficulty, 1,644 have an ambulatory difficulty, 779 have a self-care difficulty, and 973 have difficulty with independent living. Of the City's senior population, approximately 37 percent have one or more of these types of disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities: A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the Welfare and Institutions Code, “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. As defined by the California Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include 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.” This definition also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This generally equates to 355 persons in the City of San Fernando with developmental disabilities, based on the 2010 Census population. However, according to the State’s Department of Developmental Services, as of November 2012, between 273 and 388 residents with developmental disabilities living within the 91340 zip code (which approximates the San Fernando city limits) were being assisted at the North Los Angeles County Regional Center. Most of these individuals are under the age of 18 and reside in a private home with their parent or guardian (refer Table 11).

Table 11: Developmentally Disabled (November 2012)

Housing Arrangement	Age Group	Number
Family/Foster Home Agency	Under 18	<25
Home of Parent/Family/Guardian	Under 18	176
Family/Foster Home Agency	18 to 21	<25
Home of Parent/Family/Guardian	18 to 21	<25
ILS/SLS	22 to 64	<25
Home of Parent/Family/Guardian	22 to 64	92
Home of Parent/Family/Guardian	65 or Older	<25

ILS/SLS = Independent Living Skills/Supportive Living Services

Source: State Department of Developmental Services, November 2012.

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.

Accessibility Accommodations: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. In October 2013, the City amended the Zoning Code to establish a ministerial procedure to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures, as necessary, in order to ensure equal access to housing and facilitate the development of housing for individuals with disabilities, pursuant to Federal and State fair housing laws. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts.

Farmworkers

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

According to the 2007-2011 ACS, 116 San Fernando residents were employed in agriculture, forestry, fishing and hunting, or mining industries, representing approximately one percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community and the highly urbanized character of the San Fernando Valley, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless

In January 2013, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of homeless housed overnight in shelters and institutions throughout Los Angeles County, as well as a three-day unsheltered homeless street count. Based on LAHSA's methodology, they estimate the Los Angeles homeless population at approximately 58,423 persons. Of that total, 79 percent are estimated to be single individuals, while 20 percent are in families and one percent is unaccompanied youth under age 18.

San Fernando is located in LAHSA's Service Planning Area (SPA) 2, which encompasses the entire San Fernando Valley. Approximately 5,258 homeless persons, or nine percent of the County's total homeless population, fall within the San Fernando Valley. LAHSA is responsible for developing a continuum of care plan for all of Los Angeles County, and establishing priority needs, services, shelter and housing by Service Planning Area.

The City of San Fernando's homeless population is estimated at around 12 persons, according to the 2013 LAHSA point-in-time count. According to City law enforcement personnel, these are the "chronic" homeless that live in San Fernando in makeshift dwellings under bridges, railroad tresses, and by the Pacoima Wash. In general, this group consists of single men, age 20 to 55, with alcohol and/or drug dependencies. Homeless families with children are also occasionally seen in the streets in San Fernando, some of these families may sometimes come to the police station seeking aid. The police do what they can to place these families in shelters.

Catholic Charities' Loaves and Fishes is located in San Fernando and provides case management, food, clothing, shelter referrals, and a variety of other services for the homeless and persons at-risk of homelessness. The City is also working with the Los Angeles County Department of Public Health and the Los Angeles Homeless Services Authority to provide additional services to homeless individuals in the City.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Fernando's physical housing stock. This includes an analysis of housing growth trends, housing conditions, lead-based paint hazards, housing prices and rents, and housing affordability.

1. Housing Growth

Table 12 displays housing production in the City, compared to the City of Los Angeles and the entire County region. Between 1980 and 1990, San Fernando's housing stock grew by five percent, in contrast to the City and County of Los Angeles, which evidenced a growth rate of approximately double that of San Fernando. During the 1990s, housing growth dropped dramatically throughout the region, with San Fernando adding only 138 new units (2% growth) the entire decade.

According to the 2010 Census, San Fernando has a housing stock of 6,506 units, representing an increase of 574 units (or 10 percent) since 2000. The City's dwelling unit growth rate out-paced that of the City and County of Los Angeles during the same period. Most of this development occurred within the City's R-2 (Multiple Family Dwelling) and R-3 (Multiple Family) zones and the San Fernando Corridors Specific Plan areas.

Table 12: Regional Housing Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
San Fernando	5,522	5,794	5,932	6,506	5%	2%	10%
L.A. City	1,189,475	1,299,963	1,337,654	1,412,641	9%	3%	6%
L.A. County	2,853,653	3,163,343	3,270,909	3,437,584	11%	3%	5%

Source: U.S. Census 1980, 1990, 2000, and 2010.

2. Housing Type and Tenure

Table 13 presents the mix of housing types in San Fernando. Unlike many urbanized communities, single-family homes have increased in relative proportion and number over the past two decades, from 76 percent (4,365 units) in 1990 to 80 percent (5,182 units) between 2007 and 2011. This growing number of single-family attached and detached homes is consistent with the City's high rate of homeownership.

Table 13: Housing Type 1990-2011

Unit Type	1990		2000		2007-2011	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	3,868	67%	3,993	67%	4,707	72%
SF Attached	497	9%	635	11%	475	8%
Total Single-Family	4,365	76%	4,628	78%	5,182	80%
2 to 4 Units	496	9%	479	8%	472	7%
5 or more units	750	13%	763	12%	734	11%
Total Multi-Family	1,246	21%	1,242	20%	1,206	19%
Mobile Homes & Other	183	3%	73	2%	118	2%
Total Housing Units	5,794	100%	5,943	100%	6,506	100%
Vacancy Rate	2.8%	--	2.7%	--	4.6%	--

Source: U.S. Census 1990 and 2000; and American Community Survey (ACS), 2007-2011.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2010 Census, 55 percent of San Fernando's households were homeowners, fairly consistent with 2000 levels (see Table 14). In Los Angeles County, only 48 percent of households are owner-occupied.

Table 14: Housing Tenure

Occupied Housing Units	2000		2010	
	Households	Percent	Households	Percent
Renter	2,659	46%	2,715	45%
Owner	3,115	54%	3,252	55%
Total	5,774	100%	5,967	100%

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

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly ‘tight’ housing market may also lead to high competition for units, raising rental and housing prices substantially.

As measured by the 2007-2011 ACS, the citywide residential vacancy rate in San Fernando was 4.6 percent for all housing units compared to the 2.7 percent vacancy rate in 2000. In terms of tenure, the 2007-2011 ACS estimated that the vacancy rate was 3.8 percent for rental units, well below the five percent considered healthy for rental housing, and less than 1.6 percent for ownership housing. These low vacancy rates indicate that a high ‘pent-up’ demand for housing exists, putting upward pressure on housing prices, and making it increasingly difficult to find available housing in the community.

3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 15 displays the age of San Fernando’s occupied housing stock by owner/renter tenure as of the 2007-2011 ACS. As a mature community, the majority of San Fernando’s housing stock consists of units older than 30 years of age. Among owner-occupied housing, over 80 percent of units were constructed prior to 1970, and is reflective of the community’s numerous older single-family neighborhoods. While a lesser proportion of renter housing is greater than 30 years in age (76 percent), this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing. The advanced age of the majority of San Fernando’s housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

Table 15: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	147	5%	33	1%	3%
2000-2005	98	3%	31	1%	2%
1990-1999	46	2%	45	1%	1%
1980-1989	182	6%	231	7%	7%
1970-1979	217	8%	161	5%	6%
1960-1969	313	11%	322	10%	10%
1950-1959	899	31%	1,207	36%	34%
1940-1949	505	18%	668	20%	19%
1939 or earlier	456	16%	647	19%	18%
Total	2,863	100%	3,345	100%	100%

Source: American Community Survey (ACS), 2007-2011.

In mid-2013, the City's Community Development Department staff conducted a citywide windshield survey of housing conditions. Building conditions on each of the City's 4,100+ residential parcels were rated as excellent; good; fair; poor; and vacant. As shown in Table 16, approximately one-quarter of residential structures in San Fernando exhibited signs of deferred maintenance, with an additional eight percent identified as in poor condition and in need of substantial rehabilitation. The survey data supports the strong need for continued housing rehabilitation assistance, in conjunction with the City's code enforcement and Community Action Plan for Neighborhood Protection and Preservation (CAPP) programs, described below.

Table 16: Housing Conditions Survey

Ranking	Criteria	Parcel Count	Percent
Good	Housing is new or in good overall condition. No visible repairs needed to structure. No to very low level of trash and debris on property.	2,664	65%
Fair	Housing is in visible need of light upkeep and repairs. Structure may need to be painted, with light exterior repairs needed to restore property to good overall condition (i.e., window replacement, reroof, fix minor cracks in stucco or minor damage to siding). Light level of trash and debris on property.	1,091	27%
Poor	Housing in need of extensive rehabilitation. Structure of dwelling in poor living condition, potentially uninhabitable. Heavily deteriorated exterior with large cracks in stucco or rotted out siding, broken or nonfunctional windows, and structural alterations required to restore property to good overall condition. Presence of high level of trash, debris, and vandalism on property.	333	8%
Vacant	Vacant lot.	19	<1%
Total		4,107	100%

In order to address housing conditions, the City operates a code enforcement program, as well as an apartment inspection program and an inspection upon resale program. Owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs.

In mid-2006, the City initiated the Community Action Plan for Neighborhood Protection and Preservation (CAPP). CAPP is a comprehensive, multi-departmental, multi-agency approach to identify and abate repeated illegal activity and/or nuisance behaviors and substandard conditions at individual problem properties. A key component of CAPP involves the designation of neighborhood focus areas and outreach to residents adversely impacted by nuisance properties within these areas. Figure 1 provides a map of the designated neighborhood focus areas.

Implementation of CAPP involves the following three initiatives:

1. Comprehensive Problem Assessment.

The first step in implementing CAPP involves analysis of the following characteristics of properties in the focus area:

- Criminal or illegal activity
- Dilapidated structures associated with property maintenance issues
- Illegally constructed residential units or converted garages
- Animal control violations
- Absentee property owners of rental property
- Lack of proper business licenses
- Invalid water accounts
- Infrastructure deficiencies, improvements, repairs

2. In-field Intervention to Permanently Abate Nuisances at Problem Properties.

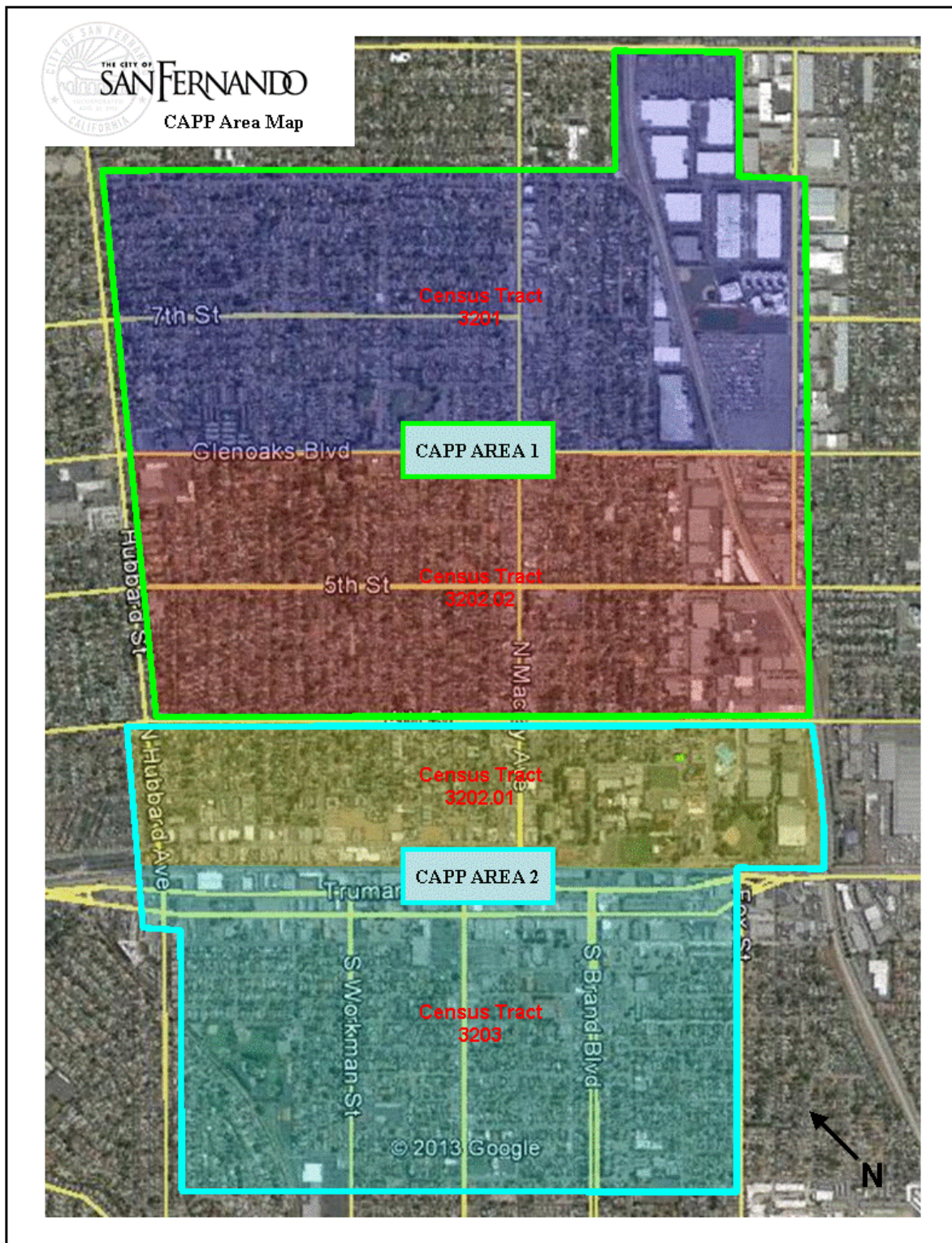
This step involves team inspections of problem properties and follow-up through the City Prosecutor

3. Neighborhood-wide Improvement Measures Throughout Each Focus Area.

This final step involves:

- Mailing of notices throughout focus area to correct code violations
- Public improvements
- Graffiti removal and prevention

Figure 1: CAPP Focus Areas



4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to San Fernando residents.

Rental Housing Market

With renters comprising approximately 45 percent of the City's households, it is important to understand the rental market in San Fernando. Rental information for San Fernando was obtained from more than 100 listings posted on online classifieds website Craigslist (www.craigslist.org) between May 11, 2013 and May 19, 2013. Due to the limited number of rental vacancies within the City of San Fernando, the rent survey encompassed a broader market area, including the communities of Pacoima, Sylmar, Mission Hills and North Hills. Rather than formal newspaper or internet advertising, many of the smaller rental properties in San Fernando advertise through sign postings on the property, through word of mouth or other informal means.

As illustrated in Table 17, median rents range from \$800 for a studio, \$995 for a one-bedroom, \$1,298 for a two-bedroom, and \$2,200 for a three-bedroom unit. Of 113 units advertised during the survey period, three were studios, 25 were one-bedroom units, 40 were two-bedroom units, and 45 units had three or more bedrooms. Historically, the shortage of all types of rental housing in the community, particularly at the lower end of the market, has resulted in a large number of illegal garage conversions being used as rentals.

Table 17: Apartment Rents in San Fernando and Nearby Communities 2013

Unit Size	Number of Listings	Rental Range	Median Rent
Studio	3	\$800-\$825	\$800
1 Bedroom	25	\$825-\$1,400	\$995
2 Bedroom	40	\$926-\$2,050	\$1,298
3+ Bedroom	45	\$1,595-\$2,900	\$2,200

Source: www.craigslist.org, May 11, 2013 to May 19, 2013.

Homeownership Market

Southern California, like most of the country, has experienced a significant decline in home sales prices during the past few years. With an overall median sales price of \$357,000 recorded in April 2013 by DQNews.com, Southern California home prices are 29 percent below their peak of \$505,000 in the summer of 2007, but up 43 percent from the \$250,000 median sales price recorded in January 2009. The drop in the median sales price from 2007 to 2009 was overstated by the large number of discounted home foreclosures, which comprised a significant portion of Southern California sales, particularly in the lower cost

inland areas. In contrast, homes in the upper half of the market were not selling well due in part to the difficulty in obtaining financing for jumbo mortgages, and were thus under-represented in the median sales price statistics. The modest recovery in sales prices since 2009 suggests a shrinking foreclosure inventory and general stabilization of credit markets. According to RealtyTrac (www.realtytrac.com), 107 homes in the City were in the foreclosure process as of May 2013. This represents less than two percent of the City's housing stock and is less than one-third of the 347 San Fernando homes in the foreclosure process on April 2009.

As shown in Table 18, the median home price in San Fernando increased by 36 percent, from \$232,500 in March 2012 to \$315,000 in March 2013. During this same time period, changes to median home prices in neighboring jurisdictions, San Fernando Valley, and Los Angeles County were lower.

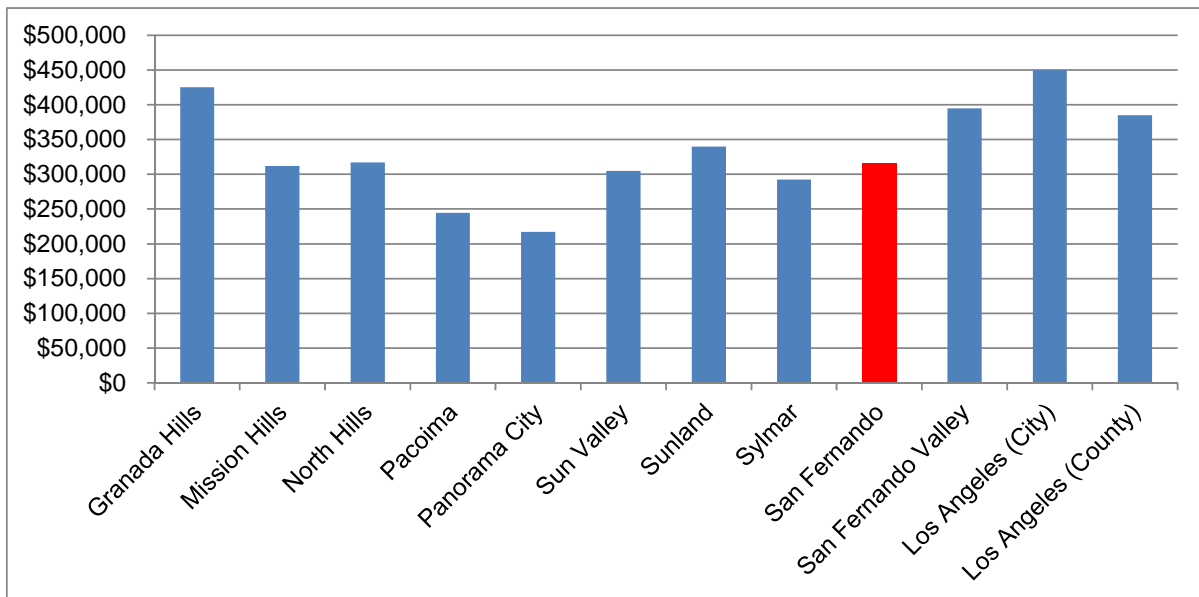
Table 18: Median Home Sales Prices 2012-2013

Geography	March 2013		March 2012 Median Price	Change
	# Sold	Median Price		
Granada Hills	57	\$425,000	\$377,500	13%
Mission Hills	14	\$312,000	\$269,500	16%
North Hills	52	\$317,000	\$276,000	15%
Pacoima	39	\$244,500	\$230,000	6%
Panorama City	30	\$217,500	\$211,500	3%
Sun Valley	25	\$305,000	\$275,000	11%
Sunland	24	\$340,000	\$328,500	4%
Sylmar	78	\$292,500	\$240,000	22%
San Fernando	19	\$315,000	\$232,500	36%
San Fernando Valley	1,093	\$395,000	\$320,000	23%
City of Los Angeles	1,153	\$450,000	\$335,000	34%
Los Angeles County	7,172	\$385,000	\$310,000	24%

Source: DQNews.com, 2013.

Figure 2 compares median home prices in San Fernando with home prices in neighboring jurisdictions in March 2013. The median price for a home in the City was similar to those in neighboring jurisdictions but somewhat below median prices in the San Fernando Valley, the City of Los Angeles, and Los Angeles County.

Figure 2: Median Home Sales Prices March 2013



Source: DQnews, 2013.

While Table 18 provides an overview of the subregional housing sales market during March 2013, the Table 19 provides detailed information on current single-family home and condominium listings within the San Fernando city limits in May 2013. A total of 44 single-family homes and two condominiums were listed for-sale. Two-and three-bedroom units were the most prevalent home sales listings, characteristic of San Fernando's older single-family housing stock of smaller sized units. Sales prices for two, three and four bedroom units generally ranged from \$159,900 to \$425,000. The overall median single-family home price for the 46 listings was \$269,500, significantly lower than the \$315,000 median sale price recorded in March 2013.

Table 19: Home and Condominium Asking Prices (May 2013)

# Bdrms	Units Listed	Price Range	Median Price	Average Price
1-2	16	\$199,000-\$284,900	\$249,900	\$247,516
3	19	\$159,900-\$375,000	\$279,900	\$280,650
4	7	\$259,500-\$425,000	\$325,000	\$331,629
5+	4	\$220,000-\$499,950	\$285,450	\$322,713
Total	46	\$159,900-\$499,950	\$269,950	\$280,540

Source: Realtor.com, May 2013.

Housing Affordability

The affordability of housing in San Fernando can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

Housing affordability is an important indicator of quality of life in San Fernando. If residents pay too much for housing they will not have sufficient income for other necessities, such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State law requires that the City facilitate housing opportunities that are affordable to all economic segments of the community through adoption of provisions in the City Code that provide the mechanism to facilitate such housing types.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for Federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category (see Table 20). Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 20: Affordable Housing Costs by Household Size and Tenure

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental	Ownership	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$17,950	\$449	\$449	\$89	\$153	\$360	\$68,889
2-Person	\$20,500	\$513	\$513	\$102	\$180	\$411	\$77,501
3-Person	\$23,050	\$576	\$576	\$115	\$206	\$461	\$86,112
4-Person	\$25,600	\$640	\$640	\$134	\$238	\$506	\$93,559
5-Person	\$27,650	\$691	\$691	\$153	\$271	\$538	\$97,749
Very Low Income (31-50% AMI)							
1-Person	\$29,900	\$748	\$748	\$89	\$213	\$659	\$124,513
2-Person	\$34,200	\$855	\$855	\$102	\$248	\$753	\$141,270
3-Person	\$38,450	\$961	\$961	\$115	\$283	\$846	\$157,794
4-Person	\$42,700	\$1,068	\$1,068	\$134	\$324	\$934	\$173,155
5-Person	\$46,150	\$1,154	\$1,154	\$153	\$364	\$1,001	\$183,860
Low Income (51-80% AMI)							
1-Person	\$47,850	\$1,196	\$1,196	\$89	\$302	\$1,107	\$208,065
2-Person	\$54,650	\$1,366	\$1,366	\$102	\$350	\$1,264	\$236,458
3-Person	\$61,500	\$1,538	\$1,538	\$115	\$399	\$1,423	\$265,085
4-Person	\$68,300	\$1,708	\$1,708	\$134	\$452	\$1,574	\$292,315
5-Person	\$73,800	\$1,845	\$1,845	\$153	\$502	\$1,692	\$312,563
Median Income (80-100% AMI)							
1-Person	\$45,350	\$1,134	\$1,323	\$89	\$328	\$1,045	\$231,610
2-Person	\$51,850	\$1,296	\$1,512	\$102	\$379	\$1,194	\$263,650
3-Person	\$58,300	\$1,458	\$1,700	\$115	\$431	\$1,343	\$295,418
4-Person	\$64,800	\$1,620	\$1,890	\$134	\$488	\$1,486	\$326,294
5-Person	\$70,000	\$1,750	\$2,042	\$153	\$541	\$1,597	\$349,180
Moderate Income (100-120% AMI)							
1-Person	\$54,450	\$1,361	\$1,588	\$89	\$381	\$1,272	\$281,027
2-Person	\$62,200	\$1,555	\$1,814	\$102	\$440	\$1,453	\$319,855
3-Person	\$70,000	\$1,750	\$2,042	\$115	\$499	\$1,635	\$358,955
4-Person	\$77,750	\$1,944	\$2,268	\$134	\$564	\$1,810	\$396,619
5-Person	\$83,950	\$2,099	\$2,449	\$153	\$623	\$1,946	\$424,935

Source: California Department of Housing and Community Development, 2013 Income limits; and Veronica Tam and Associates Assumptions: 2013 HCD income limits; 30-35% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Los Angeles Utility Allowance, 2012 assuming use of electric services.

Based on the income limits for Los Angeles County in 2013 presented in Table 20 and current real estate asking prices documented in Table 19, homeownership in San Fernando is within the reach of some low income and most moderate income households, with the exception of single and two-person low income households. Housing options for extremely low and very low income households are virtually non-existent unless public assistance is provided.

Extremely low income and very low income households cannot afford market rents in San Fernando without subsidies or overcrowding (compare Table 17 and Table 20). Singles and families up to four persons with low, median, and moderate incomes can generally afford the market rents for apartments in the City. However, housing options for large households with five or more persons with incomes over 50 percent of AMI are extremely limited. Competition for appropriately sized rental homes may lead to an increased housing cost burden or overcrowding among these households.

5. Assisted Housing At-Risk of Conversion

The Housing Element is required to evaluate the potential for currently rent-restricted low income housing units to convert to market rate housing. This section presents an inventory of all assisted rental housing in San Fernando, including all multi-family units assisted under Federal, State, and local programs, including HUD, State/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs, and evaluates those units at risk of conversion during the ten year, 2013-2023 at-risk period.

As illustrated in Table 21, San Fernando has facilitated the development of several residential developments with long-term affordability covenants within its Redevelopment Project Areas.

These projects include: two senior housing projects on Jessie Street, Las Palmas I and II on Kalisher Street, and the senior units on Park Avenue. These rental projects provide a total of 112 affordable units, including 54 very low income units, and 58 low/moderate income units. The City also approved two density bonus projects in 2012 that will provide 60 lower income units during the planning period. None of these rental projects are at risk of conversion during the planning period.

Table 21: Assisted Housing Inventory

Date Built	Project Name and Location	Owner vs. Renter	Senior vs. Family	Total # Units	Restricted Affordable Units	Affordability Period	Funding Sources
1996	Park Vista Apartments #1 202 Jessie Street	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	2026 (30 years)	Former RDA
1996	Park Vista Apartments #2 222 Jessie Street	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	2026 (30 years)	Former RDA
2005	Las Palmas I and II 333/499 Kalisher Street	Renter	Senior	46	39 very low income, 6 low income, 1 market	2060 (55 years)	Former RDA, HOME, CHFA, Tax Credits
2006	Park Avenue Senior 601 Park Avenue	Renter	Senior	52	11 very low income, 40 low income, 1 market	2061 (55 years)	Former RDA, HOME, CHFA, Tax Credits
2012	San Fernando Community Housing 131 Park Avenue	Renter	Family	62	41 low income, 21 market	2067 (55 years)	Former RDA, HOME, Tax Credits
2012	Mid-Celis Apartments 1422 San Fernando Road	Renter	Family	19	19 very low income	2111 (99 years)	Former RDA, HOME, AHP, Tax Credits, Energy Efficiency Incentives
1992	Kewen Street Townhomes 1231 and 1235 Kewen St	Owner	Family	4	4 moderate income	No resale controls	Former RDA, Mortgage Revenue Bond
1999	Habitat for Humanity 1230 Mott St, 1032 Griffith St	Owner	Family	2	2 very low income	No resale controls	Former RDA

D. EXISTING HOUSING PROBLEMS

1. Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 22 shows the incidence of overcrowding in San Fernando by tenure, as measured by the 2007-2011 ACS.

Table 22: Overcrowded Households

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	351	11%	6%
Severe Overcrowding	85	3%	2%
Renters			
Overcrowding	559	20%	17%
Severe Overcrowding	177	6%	8%
Total Overcrowding	910	15%	12%

Source: American Community Survey (ACS), 2007-2011.

Note: Severe overcrowding is a subset of overcrowding.

Between 2007 and 2011, there were an estimated 910 households living in overcrowded conditions in San Fernando, representing 15 percent of all households. As Table 22 shows, overcrowding is a more serious problem for rental households. Approximately 20 percent of renter-households were overcrowded compared to 11 percent of owner households. In comparison to Los Angeles County as a whole, household overcrowding levels are slightly higher in San Fernando.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Almost 177 renter-households (six percent) experienced severe overcrowding. Overcrowding is a concern for lower-income families that often double-up in order to afford adequately-sized units, or reside in illegally converted garages.

The 2007-2011 ACS shows a significant improvement with overcrowding conditions in the City compared to the 2000 Census, where 44 percent of all households in the City were overcrowded (36 percent of the owner-households and 54 percent of the renter-households). This improvement may be attributed to actual improvements in housing conditions given the lowered housing costs, smaller household size, and sampling errors of the ACS.

2. Cost Burden by Household Type

The 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data indicates that cost burden remains a critical need for lower income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless.

Table 23 provides a detailed review of households that experienced housing cost burden. A cost burden is defined as spending over 30 percent of the household income on housing costs; a severe housing cost burden is spending over 50 percent of the household income on housing costs.

Among renters, the elderly were most impacted by cost burden, with nearly half of the City's estimated 235 elderly renters spending more than 50 percent of their income on rent. The addition of 96 units of affordable senior rental housing since the 2000 Census will help to address the housing affordability needs of the City's senior renter-households. Among homeowners, small family and elderly households experienced a fairly comparable level of severe cost burden, ranging from 11-16 percent; however, approximately 43 percent of large families spend more than half of their income on housing costs. These households are most at risk of foreclosure, particularly in a declining housing market with rising interest rates.

Table 23: Severe Housing Cost Burden by Type and Tenure

	Elderly	Small Family	Large Family	Other	Total
Renter-Households					
Total # by Household Type	235	1,460	750	475	2,920
% with Cost Burden	68%	57%	61%	45%	57%
% with Severe Cost Burden	47%	27%	23%	12%	25%
Owner-Households					
Total # by Household Type	460	1,380	895	295	3,030
% with Cost Burden	33%	40%	64%	61%	48%
% with Severe Cost Burden	11%	16%	43%	20%	24%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

3. Cost Burden by Household Income

CHAS data also provides housing cost burden information by household income and tenure. As shown in Table 24, extremely low and very low income renter-households were most impacted by housing cost burden.

Table 24: Severe Housing Cost Burden by Income and Tenure

	Extremely Low	Very Low	Low	Moderate/ Above	Total
Renter-Households					
Total # by Household Type	780	585	655	900	2,920
% with Cost Burden	83%	89%	54%	15%	57%
% with Severe Cost Burden	61%	26%	14%	0%	25%
Owner-Households					
Total # by Household Type	320	440	755	1,515	3,030
% with Cost Burden	67%	78%	62%	28%	48%
% with Severe Cost Burden	47%	60%	34%	3%	23%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in San Fernando.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The San Fernando General Plan, Zoning and Subdivision Ordinances provide for a range of residential land use designations/zones in the City:

- *Low Density Residential (R-1)* – up to six dwelling units per acre
- *Medium Density Residential (R-2)* – up to 17 dwelling units per acre
- *High Density Residential (R-3)* – up to 43 dwelling units per acre

In addition to these density provisions, the City has adopted a Residential Planned Development (RPD) Overlay Zone that provides flexible development standards within the density standards of the underlying zone district. The intent of the RPD overlay is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of the underlying zoning's development regulations. Providing such flexibility in development standards can result in lowering the cost of development.

The City's residential development standards are summarized in Table 25. The City's standards are fairly comparable to other Los Angeles County communities, and have not served as a constraint to development. The cumulative effects of the City's standards in themselves do not serve to limit densities, although other site factors - such as small parcel sizes or the desire to preserve an existing residential structure - often result in projects developed at less than maximum densities. These factors are taken into consideration when assessing the realistic development capacity of the Housing Element sites inventory in Section IV. San Fernando has a history of providing for modified standards in support of affordable and senior housing, and has incorporated this practice as part of the density bonus program in the updated Housing Element. For example, the Las Palmas and Park Avenue senior housing developments received density increases, a 50 percent reduction in parking requirements, and increased lot coverage from 40 to 50 percent. Another seven multi-family developments with 254 units benefited from density bonuses and related incentives since 2010. San Fernando has adopted an administrative modification process to accommodate minor reductions in certain development standards - including residential setback and parking dimensions. By allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing is eliminated, thereby reducing the time and cost for project processing.

Table 25: Residential Development Standards

	R-1	R-2	R-3	RPD
Density	1 du/lot	1 du/2,562 sq.ft. lot area	1 du/1,013 sq. ft. lot area	Based on underlying zone
Minimum Lot Size	7,500	7,500	7,500	2 acres total, 5,000 sq.ft./lot
Minimum Lot Width	50*	50*	50*	50*
Minimum Lot Depth	100	100	100	100
Minimum Setbacks	Setbacks for lots abutting a street. Interior lots and lots off alleys have reduced setback requirements.			
Front (ft.)	20	20	20	15 – 25
Side (ft.)	5	5	5	5
Rear (ft.)	20	20	20	25
Maximum Height (ft.)	35	35	45	35 or 2 stories
Max. % Lot Coverage	50	40	40	50
Usable Open Space (Private)	--	150/unit**	150/unit**	Based on underlying zone
Common Area/Recreational	--	100/unit**	100/unit**	Based on underlying zone
Parking				
Single Family	2	2	2	2
Multi-Family	--	1 br = 1.5 covered 2 br = 2.0 covered 3 br = 2.5 covered Each additional br above 3 adds 0.5 covered	1 br = 1.5 covered 2 br = 2.0 covered 3 br = 2.5 covered Each additional br above 3 adds 0.5 covered	2 covered
Guests	--	0.2 per unit	0.2 per unit	--

Source: San Fernando Municipal Code Chapter 106: Zoning.

* 55 feet for corner lots

** For development with more than four units

San Fernando Corridors Specific Plan

In January 2005, the City adopted the San Fernando Corridors Specific Plan for revitalization of the North Maclay Avenue, Truman Street, and San Fernando Road corridors. These three commercial arterials are currently characterized by strip commercial land uses, with the goal of the Specific Plan to transform these areas into distinctive districts providing for residential, retail, restaurant, entertainment and public uses. The vision for each of these districts can be described as follows:

- **The Maclay District** is established as a neighborhood spine for the community. It is planned to transition into a residentially-focused corridor that can provide new housing, while complementing the adjacent neighborhoods that lie behind it.
- **The Downtown District** is intended as a focal point of activity, concentrating civic and retail activity into one walkable district. Residential uses are permitted on the upper floors of multi-story buildings.

- **The Truman/San Fernando District** is established as the City’s workplace district, with appropriate areas for housing and limited retail. Within the larger district, the Mixed-Use Transition Sub-District will support development of a mix of use type, including residential and office uses, and limited areas of retail and services.

As illustrated in Table 26, the Specific Plan establishes generous development standards as a means of facilitating development. Both the Downtown District and Truman/San Fernando District provide FAR bonuses for the inclusion of residential, with a one-story height bonus also offered in the Truman/San Fernando District

Table 26: San Fernando Corridors Specific Plan - Development Standards

	Maclay District	Downtown District	Truman/San Fernando District*
Density	12 - 36 du/acre, 1.5 FAR with mixed-use**	3.0 FAR, 3.5 FAR with mixed-use**	25 - 45 du/acre, 2.5 FAR with mixed-use**
Minimum Setbacks			
Front (ft.)	0 - 15	1 st floor – 0 2 nd story residential – 15 - 20	San Fernando - 0 Other - 15
Side (ft.)	5 - 10	0	San Fernando - 0 Other - 5 - 15
Rear (ft.)	15	None	10
Maximum Height	3 floors (40 ft)	4 floors (50 ft)	3 floors (40 ft), 4 floors (50 ft) with mixed-use
Publicly Accessible Open Space	150 per unit	150 per unit	150 per unit
Private Open Space	60 per unit	60 per unit	60 per unit
Parking	Studio	1 Bedroom	2 Bedroom or Larger
Multi-Family	1 covered	1 covered	2 covered
Guests	0.2 spaces/unit (option for off-site or in-lieu fee)		

* Standards apply to Mixed-Use Transition Sub-District within the SP-4 Zone.

** Area from parking facilities or structures is not used to calculate maximum FAR

Although local density bonus procedures had not been adopted until October 2013, the City worked with developers to grant incentives and concessions to facilitate the approval of 254 market-rate and affordable housing units since 2010 utilizing the State’s density bonus provisions. Regulatory concessions approved in conjunction with increased density included reduced parking, common open space, private open space, setbacks, and increased lot coverage.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 27 summarizes the housing types permitted in each of the San Fernando zoning districts, inclusive of the San Fernando Corridors Specific Plan (SP-4) zone.

Table 27: Housing Types by Residential Zone Category

Housing Types Permitted	Zoning District						San Fernando Corridors Specific Plan District		
	R-1	R-2	R-3	C-1, C-2	M-1	M-2	Maclay	Downtown*	Truman/San Fernando**
Single-Family	P	P	P	--	--	--	--	--	--
Multiple-Family	--	P	P	--	--	--	P	P	P
Residential Condominium	--	C	C	--	--	--	P	P	P
Second Units	P	P	P	--	--	--	--	--	--
Mobile Home Park	--	C	C	--	--	--	--	--	--
Manufactured Housing	P	P	P	--	--	--	--	--	--
Live/Work	--	--	--	--	--	--	P	P	P
Boardinghouses	--	--	C	--	--	--	--	--	--
Single Room Occupancy (SRO)	--	--	--	C	--	--	--	--	--
Care Facilities (6 or fewer)	P	P	P	--	--	--	P	P	P
Care Facilities (7 or more)	C	C	C	C	--	--	C	C	C
Transitional Housing	P	P	P	--	C	C	P	P	P
Supportive Housing	P	P	P	--	--	--	P	P	P
Emergency Shelters	--	--	--	--	--	P	--	--	--
Farmworker Housing	--	--	--	--	--	--	--	--	--

“P” = Permitted “C” = Conditional Use Permit “--” = Prohibited

* Residential uses permitted on upper stories only in Downtown District within the SP-4 Zone.

** Applicable to Mixed-Use Transition Sub-District within the SP-4 Zone.

Multi-Family Residential

The San Fernando Zoning Code expressly permits duplexes and multiple-family dwelling units in the R-2 and R-3 zone districts. Since 2008, the City has approved entitlements for 265 new affordable and market rate multi-family dwelling units. City Code Section 106-6 provides the following definition for multiple-family dwelling:

“a dwelling consisting of three or more dwelling units per lot, including townhouses, condominiums, and apartments.”

However, the City's Zoning Code also identifies residential condominiums as requiring a CUP in the R-2 and R-3 zones. Since 2005, the City has approved CUPs on two separate occasions for residential condominium projects within the R-2 zone, amounting to the approval of nine market rate residential units. Furthermore, the SP-4 Zone of the San Fernando Corridors Specific Plan allows by-right development of multi-family residential apartment units within the Mixed Use Transitional Sub-District, Downtown District, and Maclay District; condominiums are permitted with the City's approval of a parcel or tract map. Under the Corridors Specific Plan, 76 multi-family dwellings have been approved since 2007, including two density bonus projects.

Second Dwelling Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second dwelling unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second dwelling units addressing issues such as building size, parking, height, setbacks, and lot coverage.

In January 2004, the San Fernando City Council added Section 106-358 to the Zoning Code to permit second dwelling units as an accessory use in all residential zone districts. The maximum size of the detached second dwelling unit is 640 square feet and the unit is required to be located to the rear of the existing primary single-family dwelling. Attached units are also permitted, with the City Code allowing the construction of an attached unit that is 30 percent of the floor area of the existing single-family dwelling. One additional on-site (non-tandem) parking space is required for each bedroom in the second unit. All of the required parking spaces for the primary single-family dwelling and the second dwelling unit must be permanently reserved, maintained and used as accessible parking for vehicles. An existing garage shall not be converted to a second dwelling unit unless alternate covered parking is provided on-site that meets current zoning and building code requirements. In an effort to increase the number of potentially affordable units, the City's second dwelling unit requirements do provide possible modifications to the development standards as part of a conditional use permit approval process that may allow for the reduction in parking standards, increase in the second dwelling unit's building square footage and/or reduced building setbacks.

The City requires that either the primary single-family dwelling or the second dwelling unit to be occupied by the owner of the lot. The property owner is required to enter into a restrictive covenant with the City, with the restrictive covenant recorded on the property to enforce these provisions.

Second dwelling units are subject to site plan review and approval by the Community Development Department. Since adoption of the new ministerial second unit provisions in 2004, the City has received a total of 65 applications for second units, indicative of the demand for such units in the community. Second units are being provided in several configurations, including above a detached garage, as a stand alone detached structure,

attached to the existing single-family home, and through conversion of an existing accessory structure. A large number of second unit applications result from code enforcement referrals, with staff working with property owners to remedy illegal conditions (garage conversions, converted recreation or storage rooms, subdivided single-family dwellings, etc.) and replacement of these un-permitted structures with legal second units.

Manufactured Housing and Mobile Home Parks

State law requires jurisdictions to permit manufactured housing as defined in Health and Safety Code Section 18007 in any residential district where single-family detached units are permitted subject to the same property development standards. In accordance with State law, the City amended the Zoning Code in March 2013 to accommodate manufactured housing in the R-1, R-2, and R-3 zones. Since 2002, the City has approved two manufactured housing units constructed as single-family residential structures, each on an individual residential parcel. The City also allows the development and operation of mobile home parks with a CUP in the R-2 and R-3 districts.

Live/Work

The San Fernando Corridors Specific Plan accommodates live/work units within the Mixed Use Transitional Sub-District, Downtown District, and Maclay District. The residential use must be the predominant use of the premise and occupational activity is limited to a business office or a studio, including the making of arts and crafts or other occupational activity compatible with a residential use.

Boardinghouses

The City's Zoning Ordinance defines "boardinghouse" as "a building where lodging and meals are provided for compensation for five or more persons, not including a retirement home." Boardinghouses, which are allowed in San Fernando with approval of a CUP in the R-3, provide a housing type that can accommodate special needs households, including extremely low income households.

Single Room Occupancy (SRO)

Like boardinghouses, SROs can be a source of affordable housing for special needs households, including extremely low income households. The City revised the Zoning Ordinance in March 2013 to include the following definition and allow SROs with a CUP in the C-1 and C-2 zones:

"Single room occupancy unit (SRO)" means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary

facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

SROs are subject to a number of development standards that are intended to facilitate and not discourage the provision of safe and function units for occupants. For example, units must be between 150 and 400 square feet and may - but are not required to - contain full or partial kitchens or bathrooms. Each unit must have a separate closet and the facility must provide common areas, laundry facilities, a cleaning supply room. The owner must submit a management plan for the facility and projects with 10 or more units must provide office space for an on-site manager. At least one parking space per unit plus one space for an on-site manager is also required.

Housing for Persons with Disabilities

Community Care Facilities: The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

The City amended the Zoning Code in March 2013 to include the following definitions of “community care facilities”:

“Community care facility/Small means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24-hour a day basis to six or less persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facility shall be considered a permitted use within all residential zoned districts.”

“Community care facility/Large means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24-hour a day basis to seven or more persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Large community care facility shall be considered a conditionally permitted use within all residential zoned districts.”

The R-1, R-2 and R-3 zone districts permit community care facilities/small by-right. The Zoning Code does not subject small community care facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and

imposes no spacing requirements between small community care facilities; a licensed six-bed adult residential facility is currently in operation on Jackman Avenue.

Large community care facilities (i.e., those that serve seven or more clients) are allowed with approval of a CUP in residential zones and the C-1 and C-2 zones. These facilities are subject to the same development standards, permit processing procedures, and findings for approval as all other uses that require a CUP in these zones. Furthermore, there are no spacing requirements between large community care facilities.

Although the San Fernando Corridors Specific Plan does not explicitly list small community care facilities as an allowable use, the Specific Plan includes a provision that allows the City's chief planning official to permit similar and compatible uses. The Zoning Code treats small community care facilities as a regular residential use and these facilities are allowed by-right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, small community care facilities are considered similar to and compatible with multi-family residential uses that are allowed by-right within the Specific Plan's Mixed Use Transitional Sub-District, Downtown District, and Maclay District.

Definition of Family: The following definition of “family” contained in the Zoning Code does not limit housing opportunities for persons for disabilities:

“Family” means any number of persons living together in a room comprising a single dwelling unit and related by blood, marriage or adoption or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage or adoption but inhabiting a dwelling unit shall for the purpose of this chapter be considered to constitute one family if a bona fide single household, including servants and other live-in employees, is contained in such group.

Reasonable Accommodation: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. San Fernando accommodates most accessibility modifications through issuance of a building permit. Handicapped ramps or guardrails (up to 42” in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents, eliminating the need for a zoning variance. Furthermore, in October 2013, the City adopted a formal ministerial procedure for reviewing and approving requests for reasonable accommodation under Federal and State law (City Code Chapter 106, Article VI, Division 16). Currently the City does not charge a fee for reasonable accommodation requests;

however, the ordinance states that a fee will be collected after the City studies options and a fee is established by resolution.

Building Codes: For new construction, the City’s building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Conclusion: The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing.

Transitional Housing

In compliance with State law (SB2), the City amended the Zoning Code in March 2013 to allow transitional housing by-right within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The Zoning Code amendment also added the following definition:

“Transitional housing” means housing operated under program requirements that call for 1) the termination of any assistance to an existing program recipient and 2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future (Health and Safety Code Section 50675.2(h)). Transitional housing may provide, but not be limited to, meals, counseling, and other services as well as common areas for residents. Transitional housing may be provided under all residential housing types. In all cases, Transitional housing shall be treated as a residential use under this chapter and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.

Although the San Fernando Corridors Specific Plan does not explicitly list transitional housing as an allowable use, the Specific Plan includes a provision that allows the City’s chief planning official (the Community Development Director) to permit similar and compatible uses. The Zoning Ordinance treats transitional housing as a regular residential use and this use is allowed by-right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, transitional housing is considered similar to and compatible with multi-family residential uses that are allowed by-right within the Specific Plan’s Mixed Use Transitional Sub-District, Downtown District, and Maclay District. As with all residential uses, the applicant of transitional housing is required to obtain a land use determination to ensure the proposed use is an allowable use within the specific zoning district (including in the Specific Plan). The Community Development Director or his or her designee will make the determination via an administrative process to

deem the transitional housing (meeting SB 2 definition) as a residential use subject to the same regulations as similar uses in the same zone. This process is similar for all residential uses.

The City also accommodates transitional housing within the M-1 and M-2 districts with approval of a CUP.

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. The City amended the Zoning Code in March 2013 to comply with recent changes in State law (SB2) and accommodate supportive housing as a regular residential use within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The City also amended the Zoning Code to include the following definition:

“Supportive housing” means housing with no limit on the length of stay and that is occupied by a target population as defined by Health and Safety Code Section 53260(d), as the same may be amended from time to time, and that provides a significant level of onsite and offsite services that assist the supportive housing residents in retaining the housing, improving their health status, maximizing their ability to live, and when possible, work in the community. Supportive housing shall be treated under this chapter as a residential use and shall be allowed as a permitted use in all residential zoning districts.

Although the San Fernando Corridors Specific Plan does not explicitly list supportive housing as an allowable use, the Specific Plan includes a provision that allows the City’s chief planning official (Community Development Director) to permit similar and compatible uses. The Zoning Ordinance treats supportive housing as a regular residential use and this use is allowed by-right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, supportive housing is considered similar to and compatible with multi-family residential uses that are allowed by-right within the Specific Plan’s Mixed Use Transitional Sub-District, Downtown District, and Maclay District. As with all residential uses, the applicant of supportive housing is required to obtain a land use determination to ensure the proposed use is an allowable use within the specific zoning district (including in the Specific Plan). The Community Development Director or his or her designee will make the determination via an administrative process to deem the supportive housing (meeting SB 2 definition) as a residential use subject to the same regulations as similar uses in the same zone. This process is similar for all residential uses.

Emergency Shelters

As discussed in homeless section of the Housing Element Needs Assessment (Section II), there are an estimated 12 homeless persons in San Fernando. Although numerous emergency shelters are located in the San Fernando Valley, existing shelters are all overcapacity and there is a need for additional shelters in the area. In compliance with recent changes to state law (SB 2), the City amended the Zoning Code in March 2013 to define and accommodate emergency shelters with a ministerial permit. The Zoning Code includes the following definition:

“Emergency homeless shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e)). Supportive services may include, but are not limited to, meal preparation, an activities center, day care for homeless person’s children, vocational rehabilitation and other similar activities.

Pursuant to SB 2, San Fernando conducted a review of its zoning districts and determined the M-2 (Light Industrial) Zone is most conducive to provision of an emergency homeless shelter. The M-2 zone is characterized by industrial land uses including contractors storage yards, manufacturing, food processing, and auto repair uses. The two primary M-2 corridors in San Fernando include: First Street between Hubbard Street and North MacLay Avenue, just north of the City’s bike path and the Southern Pacific Railroad right of way; and Arroyo Avenue, between Fifth and Eighth Street, just east of the Pacoima Wash and the City’s easterly boundary with the City of Los Angeles. Both M-2 Zone corridors are accessible to public transit. M-2 zoned properties located along First Street are within walking distance of the Sylmar/San Fernando Metrolink Station located at Hubbard and First Street, providing access to light rail and bus transportation services. The M-2 Arroyo Avenue corridor is within walking distance of bus stops located on Glenoaks Boulevard and Foothill Boulevard, two major vehicular thoroughfares providing access between the City and the neighboring communities of Sylmar and Pacoima.

The M-2 zone spans over 98 acres on 78 parcels, including more than 24 acres on 12 vacant parcels. A review of potential underutilized sites within the M-2 zone identified between 25 underutilized properties with improvement values reported to be less than half the reported land value indicating that the properties are feasible for either redevelopment or potential conversion of existing structures to shelter use. Therefore, the City’s vacant and underutilized M-2 parcels have more than adequate capacity to accommodate to City’s estimated unsheltered need of 12 homeless persons and at least one year-round emergency shelter.

The City allows emergency shelters in the M-2 Zone with approval of a ministerial permit that is subject to the same development and operational standards as other permitted uses in

the zone. The City's M-2 development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 square feet
- Maximum lot coverage: 60 percent
- Maximum height: 45 feet
- Minimum lot width: 75 feet
- Setbacks: 10 foot front, side and rear
- Walls: 8 foot where property abuts residential, 6 foot otherwise
- Landscaping: Min 10 foot front landscaping; 15% of total lot shall be landscaped.
- Storage: No outside storage permitted

In addition to application of M-2 development standards, pursuant to SB 2, the City adopted the following written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- **Maximum Number of Persons/Beds.** The shelter for the homeless shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons.
- **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- **Laundry Facilities.** The development shall provide laundry facilities adequate for the number of residents.
- **Common Facilities.** The development may provide supportive services for homeless residents, including but not limited to: central cooking and dining room(s), recreation room, counseling center, child care facilities, and other support services.
- **Security.** Parking facilities shall be designed to provide security for residents, visitors, and employees.
- **Landscaping.** On-site landscaping shall be installed and maintained pursuant to the standards outlined in Section 106-833.
- **On-Site Parking.** On-site parking for homeless shelters shall be subject to requirements for similarly zoned industrial uses as set forth in Section 106-822(d)(1).
- **Outdoor Activity.** For the purposes of noise abatement in surrounding residential zoning districts, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
- **Concentration of Uses.** No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
- **Refuse.** Homeless shelters shall provide a trash storage area as required pursuant to Section 106-897(1) through Section 106-897(3).

- Health and Safety Standards. The shelter for the homeless must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).
- Shelter Provider. The agency or organization operating the shelter shall comply with the following requirements:
 - Temporary shelter shall be available to residents for no more than six months if no alternative housing is available.
 - Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.
 - The provider shall not discriminate in any services provided.
 - The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting or rite as a condition of eligibility.
 - The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents."

Farm Employee Housing

Because there is a very limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability. According to the 2007-2011 ACS, 116 San Fernando residents were employed in agriculture, forestry, fishing and hunting, or mining industries, representing approximately one percent of the City's labor force. The City allows agricultural uses within the M-1 and M-2 zones; however, agriculture is not the primary intent of these zones and therefore the farmworker housing provisions of the California Employee Housing Act are not applicable.

Employee Housing

Under the Employee Housing Act, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address the provision of employee housing.

3. Site Improvements

As an entirely urbanized community, all of the necessary infrastructure systems in San Fernando are already in place, and are generally sufficient to accommodate the level of development that occurs in the City. One exception is the City's aging water conveyance system, which is being replaced on an ongoing basis through payment of a Capital Facility Water charge on new development. The City actively maintains public improvements in

association with new development, such reconstruction of older streets, curbs, gutters and sidewalks, in association with the construction of new private facilities.

Local streets comprise the majority of the residential street network in San Fernando, in contrast to major and secondary arterial streets. The City's standards for local streets right-of-way is 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street. Within portions of the San Fernando Corridors Specific Plan, a Pedestrian Oriented Corridor roadway classification has been established to accommodate pedestrian use while meeting the demands of local traffic. This is accomplished through various traffic calming techniques and reducing travel lanes to one in each direction.

4. Development Fees

Various fees and improvements are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are charged on a prorata share system, based on the magnitude of the project's impact or the extent of benefit that will be derived.

Table 28 shows the list of fees charged for a typical residential development in San Fernando. In addition, there may be other fees assessed depending on the circumstances of the development. For example, the building may need to pay an inspection fee for sidewalks, curbs and gutters if their installation is needed. In order to lower the cost associated with building affordable housing, the City provides for reduced fees and modified development standards. For example, in December 2012, the City approved \$250,000 in funding assistance for the Harding Street Affordable Housing Project to facilitate an application for Los Angeles County HOME Funds to develop a 29-unit affordable apartment building. The local funding assistance package offered by the City included \$25,000 in waived building permit and water connection fees in addition to \$225,000 in partial funding for required off-site street and wastewater collection system improvements.

The City also charges two Capital Facility Fees: one for the sewer system, and one for the water system. The Capital Facility Sewer Charge is necessary so that the City can pay its share of upgrading the Hyperion Treatment Plant to increase its capacity. The Capital Facility Water Charge is necessary so that the City can replace its old, substandard water conveyance system.

Table 28: Permit Processing Fees

Type of Fee	Cost
Site Plan Review	\$1,763
Preliminary Parcel Map	\$2,187 + \$100/lot
Tentative Tract Map	\$2,451 + \$100/lot
Precise Development	\$1,015
Variance	\$2,567
Conditional Use Permit	\$3,005
Zone Change	\$3,601
General Plan Amendment	\$3,601
Environmental Documentation	
Categorical Exemption	\$204
Initial Study	Staff hourly rate
EIR	Staff hourly rate

Source: City of San Fernando, FY 2012/13.

As a means of further assessing the cost that fees contribute to development in San Fernando, the City has calculated total Planning, Building and Public Works fees associated with three common types of residential development in the community: a two-unit duplex, a 37-unit condominium development, and a 20-unit apartment building.

As indicated in Table 29 **Error! Reference source not found.**, per-unit fees for a prototypical duplex run \$11,222, whereas prototypical fees run \$19,677 per condominium unit and \$7,145 per apartment unit. The City typically was able to use a Class 32 Categorical Exemption for infill development under CEQA, reducing the costs associated with preparation of an environmental document. Residential development fees constitute well under five percent of the estimated per-unit development cost.

A 2012 National Impact Fees Survey (www.impactfees.com) surveyed 37 jurisdictions in California, including two in Los Angeles County (Long Beach and Lancaster). The study reports average impact fees of \$31,014 per single-family unit and \$18,807 per multi-family unit in California. The City of San Fernando's development impact fees and taxes are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

Table 29: Residential Development Fees for Prototypical Projects

Type of Fee	Duplex (1,200 SF each)	Condominium Project (37 units, average 1,300 SF each)	Apartment Project (20 Units, average 700 SF each)
Planning Fees			
Site Plan Review	\$1,763	\$1,763	\$1,763
Tentative Tract/Parcel Map	\$0	\$6,151	\$0
Variance	\$0	\$0	\$0
Conditional Use Permit	\$0	\$3,005	\$0
Public Notification	\$0	\$1,120	\$0
Categorical Exemption (infill)	\$204	\$204	\$0
Sub Total	\$1,763	\$12,243	\$1,763
Building Fees			
Building Permit	\$1,125	\$34,500	\$18,911
NPDES	\$0	\$1,000	\$1,000
Demolition	\$0	\$375	\$475
Grading	\$0	\$1,750	\$933
Plan Check	\$956	\$19,029	\$12,874
School Fees (\$3.96 per sq. ft.)	\$9,600	\$192,400	\$56,000
Quimby/Park Development Fees	\$0	\$347,800	\$0
Sub Total	\$11,681	\$596,854	\$90,193
Public Works Fees			
Tract Map Plan check	\$0	\$5,850	\$0
Grading Plan check	\$1,030	\$3,345	\$2,330
Sewer Fees	\$1,798	\$57,868	\$25,020
Water Capital Fees	\$3,289	\$23,646	\$9,841
Water Installation	\$2,847	\$13,718	\$6,471
Fire Hydrant	\$0	\$14,476	\$7,238
Dumpster	\$36	\$36	\$36
Sub Total	\$9,000	\$118,939	\$50,936
Total Project Fees	\$22,444	\$728,036	\$142,892
Fees Per Unit	\$11,222	\$19,677	\$7,145
Estimated Per Unit Development Cost	\$325,000	\$425,000	\$400,000
% of Unit Development Cost	3.5%	4.6%	1.8%

Source: City of San Fernando Planning Division, 2013.

Note: Quimby/park fees only apply to subdivisions and therefore do not apply to typical duplex and apartment developments.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

As a small city with limited development, San Fernando does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning and Preservation Commission or City Council review is required, approval can be obtained in about three months. Small projects, such as single-family units, may receive over-the-counter approval with a simple site plan. Residential Planned Development (RPD) Projects are required to submit a conceptual site plan for preliminary review by the Community Development Department planning staff in order to assist the applicant in developing more precise plans as part of the CUP application to be reviewed by Planning and Preservation Commission. In addition, the San Fernando Corridors Specific Plan provides for multi-family residential development as a permitted use within the SP-4 Zones' Mixed Use Transition Sub-District, Downtown District, and Maclay District.

The development review process in the City of San Fernando is governed by three levels of decision-making bodies: the Community Development Department, the Planning and Preservation Commission, and the City Council.

Single-family, multi-family, and mixed-use residential projects are reviewed by the Community Development Department through the Site Plan Review process using applicable development standards, design guidelines, and the City's General Plan. The Community Development Department reviews development proposals for land-use applicability, environmental impacts, aesthetic value, architectural style, and landscape to ensure a quality physical and environmental design. Any required environmental assessment is conducted concurrent with the planning analysis.

San Fernando's citywide Design Guidelines provide clear examples of the quality and type of design that is recommended for all development in the City, including single-family, multi-family, and mixed-use residential projects. The City encourages property owners and design professionals to incorporate the guidelines into the design of a project. The application of design review is processed concurrently with other project entitlements, if any, and does not add time to the review process. Additionally, projects approved with minor modifications related to setbacks, landscaping requirements, parking totals and parking stall dimensions can be checked for compliance by staff and generally do not require subsequent review by the Commission, and/or Council.

The Planning and Preservation Commission reviews all discretionary projects that require an entitlement for a variance, CUP, subdivision, and/or specific plan. The Commission acts both as an advisory body to the City Council as well as a final decision making body.

The typical review process for a single-family residence usually consists of an “over-the-counter” plan check with the Community Development Department in which plans are checked for compliance with applicable codes, development standards, and design guidelines. From there, a property owner brings their plans to the Building & Safety Division for submittal of the plans into plan check. For smaller projects, such as residential remodels and accessory structures, the Building & Safety Supervisor may be able to provide an “over-the-counter” plan check and a property owner would be able to obtain their building permits the same day.

For all new residential projects and some significant residential remodel projects, a property owner will leave their plans with the Building & Safety Division for plan check. Depending on the quality and completeness of plans submitted for plan check, the entire process could take as little as 10 days but may take longer if subsequent plan checks are required. Average processing times for plan check/building permits in the City of San Fernando are comparatively shorter than the neighboring City of Los Angeles.

When a residential development proposes to deviate from applicable codes, a discretionary entitlement such as a variance may be required. The Planning Commission acts on these requests and processing times would be an additional two months longer than the Site Plan Review and plan check times noted above. However, minor accommodations to certain development standards may be accommodated through the Modification process regarding setbacks, parking dimensions/totals, and landscaping requirements. These modifications can significantly reduce processing times and eliminate the requirement for making variance findings and conducting a public hearing.

In summary, San Fernando’s processing and permit procedures are streamlined in comparison to many jurisdictions, and do not serve as a constraint to development.

6. Building Code

San Fernando contracts for services with the Los Angeles City Fire Department, and is hence required to adopt the building codes adopted by the City of Los Angeles. These building codes are based on the 2011 version of the California Building Code, along with all required updates. The California Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unduly constrain development of housing.

The building codes have been amended since the Northridge Earthquake (1994) to include additional seismic safety provisions for residences (e.g. a requirement for shear walls). Although this adds to the initial cost of housing, it is considered necessary to the health and safety of the residents, and also makes homeowners’ insurance easier to obtain.

The City of Los Angeles adopted the International Building Code (IBC), as required of all jurisdictions in California. San Fernando has in turn adopted the 2011 edition of the City of Los Angeles’ building codes with amendments to the administrative section of the code to

meet the City's requirements. While the IBC will bring California building codes into consistency with the rest of the country, changes from the prior State Building Code are anticipated to moderately increase the costs of development in the San Fernando.

In terms of the local enforcement of the City's Building Code, San Fernando maintains an annual Apartment Inspection Program as a means of maintaining the habitable condition of rental units. Through the CAPP program, the City implements targeted code enforcement in conjunction with comprehensive neighborhood revitalization activities. The City conducts the sensitive enforcement of its residential code by providing multiple written notices of code violations to property owners and allowing sufficient time for compliance. Code violation cases are also referred to the City's Planning and Building and Safety Divisions in order to facilitate correction of building code violations.

B. MARKET CONSTRAINTS

1. 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 and the lending practices of 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 San Fernando has declined sharply since preparation of the 2008-2014 Housing Element. The number of applications for conventional home purchase loans declined from 745 in 2005 to 126 in 2011, reflecting the significant changes to mortgage lending practices since the housing market crash of 2008. Table 30 provides information on the status of home purchase, refinance and home improvement loan applications in both San Fernando and Los Angeles County as a whole. As illustrated by this table, at 74 percent, the home loan approval rates in San Fernando were slightly above the 71 percent approval rate countywide. Denial rates were identical within the San Fernando and countywide (15 percent), but the City's fallout rate was lower than the county's (11 percent vs. 14 percent). The City's approval rate for refinance loans was slightly lower compared to the countywide approval rate for these types of loans (60 percent vs. 65 percent). Only 14 households applied for home improvement loans in 2011.

Table 30: Mortgage Lending - San Fernando and Los Angeles County (2011)

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	San Fernando	L.A. County	San Fernando	L.A. County	San Fernando	L.A. County
Home Mortgage # Applications	126	63,039	26	13,157	18	12,620
% of Total Home Mortgages	74%	71%	15%	15%	11%	14%
Refinance # Applications	185	148,867	76	44,492	46	35,320
% of Total Refinance	60%	65%	25%	20%	15%	15%
Home Improvement # Applications	6	6,252	6	3,217	2	2,008
% of Total Home Improvement	43%	55%	43%	28%	14%	18%

Source: Home Mortgage Disclosure Act Data, 2011.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. The former San Fernando Redevelopment Agency played an important role in both land assembly and write-down in support of affordable housing. In June 2010, the former Redevelopment Agency obtained an appraisal for a 0.34-acre parcel located at 1422 San Fernando Road within the Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan. The appraisal, which took into account comparable commercial properties sold or listed for sale between December 2009 and June 2010, established an appraised value of \$900,000, or \$60 per square foot of land. Pursuant to the San Fernando Corridors Specific Plan, the City intends to facilitate redevelopment within the San Fernando Downtown on surface parking lots that would provide for mixed-use projects with new residential units, new public parking facilities, and commercial floor space.

Although construction and home purchase financing markets have constricted in recent years, resulting in reduced demand for new residential construction, the cost of raw, developable land still comprises a significant portion of overall housing costs. For this reason, developers often seek City approval for the largest number of units allowed on a given parcel. This allows the developer to distribute land and site development costs over a larger number of units to be sold or rented.

3. Development Costs

A major cost associated with the development of housing is the cost of building materials, labor, and site preparation. The City reviewed the proforma for a recently-approved affordable housing development to obtain an estimate of current development costs. The total development cost for the 20-unit Mid-Celis Apartments, inclusive of permit processing, inspections, site preparation, construction, and labor, was \$412,172 per unit.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the density bonus ordinance, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Hazards

The primary environmental hazard in San Fernando impacting development is earthquake risk. An Alquist-Priolo Special Studies Zone has been designated in the western portion of the City around the San Fernando Fault, requiring special building considerations. Detailed geologic investigations are required prior to development within the Special Studies Zone to confirm the absence any active faults or fault branches. In addition to the San Fernando Fault, the potentially active Verdugo Fault is located directly south of the City's boundaries. The Verdugo Fault is within a secondary zone where similar studies are required by the City for all critical facilities, and high rise or complex buildings.

Portions of San Fernando would be subject to inundation if water breached the Pacoima Dam. The City adopted a Pacoima Dam Evacuation Contingency Plan in 1985, establishing procedures for the efficient evacuation of all people for potential inundation areas.

2. Public Services and Facilities

As a completely urbanized community, the City of San Fernando already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the water conveyance system on an ongoing basis so that the existing capacity will be maintained.

Water and Sewer Service

The City of San Fernando Water Production Division is responsible for the operation and maintenance of the City's four water wells, three booster pump stations, four reservoirs, and two pressure regulation stations. Local water supplies are drawn from the City's wells located in the Sylmar basin. This groundwater basin has been adjudicated, and the City of San Fernando is limited in the amount of draw that it can safely extract from the basin annually, as determined by a court appointed Watermaster. The City's current allotted draw from the basin is 3,405 acre-feet per year, which represents approximately 95 percent of the City's total water demand. The remaining five percent is in the form of imported water purchased from the Metropolitan Water District (MWD), which supplements the local ground water supplies. The current storage capacity for potable water in the City of San Fernando is approximately 8.9 million gallons, with peak day demand of approximately 7.3 million gallons, or 82 percent of total storage capacity, as of 2008.

Sewer lines in San Fernando are maintained by the City's Public Works Department, Sewer Maintenance Division. The treatment and disposal of effluent is currently being provided under contract with the City of Los Angeles at the Donald C. Tillman Water Reclamation Plant located in Van Nuys (in the San Fernando Valley's Sepulveda Basin). The Tillman Reclamation Plant has a current treatment capacity of 80 million gallons per day (mgd).

The Environmental Impact Report (EIR) prepared for the City's Downtown Developments project in 2008 concluded that water supply, water storage, and wastewater treatment facilities had adequate capacity to accommodate 261 to 272 new dwelling units and between 55,000 and 64,000 square feet of additional commercial space without mitigation measures. Because the City's residential sites inventory relies on existing land use designations and zoning, it can be assumed that existing water supply, water storage, and wastewater treatment facilities have adequate capacity to accommodate the City's RHNA of 217 dwelling units over the 2014-2021 RHNA period.

Senate Bill 1087 (enacted 2006) requires that water and sewer service providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water and sewer providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the MWD and City of Los Angeles within 30 days of adoption. The City will also continue to coordinate with the MWD and City of Los Angeles to ensure affordable housing developments receive priority water and sewer service provision.

IV. HOUSING OPPORTUNITIES

The following section presents the resources available for the development, rehabilitation and preservation of housing in San Fernando. The section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

A. LAND RESOURCES

1. Future Housing Needs (2014-2021)

In accordance with Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final RHNA in October 2012. The RHNA for the fifth cycle of the Housing Element update covers the period of January 1, 2014 to October 31, 2021.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates and to account for projected housing demolitions. Finally, SCAG distributed the total housing needed in each jurisdiction by income category (very low, low, moderate and upper income).

To avoid the over concentration of new lower-income households in jurisdictions with higher proportions of existing lower-income households (as required by State law), SCAG adjusted the percentage of households in each income category for each jurisdiction.

In October 2012, SCAG adopted the final RHNA growth needs for each of Los Angeles County's cities plus the unincorporated area. The total housing growth need for the City of San Fernando during the 2014-2021 RHNA planning period is 217 units. This total is distributed by income category as shown in Table 31. While not explicitly addressed in the RHNA, State law [Government Code Section 65583(a)(1)] now requires the Housing Element to estimate the future needs of extremely low income households. As provided by State law, the extremely low income need is estimated to be 50 percent of the very low income category, or 28 units during this planning period.

Table 31: Regional Housing Needs Allocation 2014-2021

Very Low*	Low	Moderate	Above Moderate	Total
55	32	35	95	217
25.3%	14.8%	16.1%	43.8%	100.0%

Source: SCAG 2012

*Includes extremely-low households, estimated to be one-half the very-low need (28 units)

2. Future Housing Potential

State law mandates that a jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. California Government Code Section 65583(a)(3) requires housing elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA.

The City of San Fernando has adequate land capacity to meet the needs of all income groups through the 2014-2021 RHNA period. The City intends to accommodate the RHNA on sites that are under construction but will be occupied after January 1, 2014, can accommodate second dwelling units, or can be developed or redeveloped with multi-family residential uses.

Projects Approved

In 2012, the City approved entitlements for two multi-family developments. To facilitate these projects, the City supported developer applications for HOME funds and approved density bonuses and rezones from industrial to multi-family residential. The Fermoore Apartments at 1501 and 1529 First Street (APNs: 2520-011-038, -041, and -042) will include 84 moderate income units. The Harding Apartments at 112, 116, and 124 Harding Avenue (APNs: 2520-017-002, -003, and -004) will include 29 very low income units. Both projects are currently seeking tax credits and gap financing, and are anticipated to be constructed and occupied after January 1, 2014.

Second Dwelling Units

San Fernando has facilitated infill development within its single-family residential neighborhoods through provisions for second-dwelling units. As previously discussed in Section III, the City’s second-dwelling unit regulations include: a ministerial approval process; allowance for both attached and detached units; unit sizes up to 640 square feet for detached units and 30 percent of the single-family unit size for attached units; and parking of one space per bedroom. As a means of facilitating and encouraging second units, the City also provides for modification of second-dwelling unit standards through a conditional use

permit process, including reduction in parking, increased second-dwelling unit square footage, and/or reduced building setbacks.

Since adoption of the second-dwelling unit ordinance in 2004, San Fernando has received 64 site plan review applications, or an average of eight applications per year. While the City has not denied any of these applications, nine were withdrawn by the applicants, resulting in issuance of building permits for 55 second units. Given an average historical issuance of nearly seven second unit building permits per year since 2004, it is assumed that 55 additional second dwelling units could be realistically developed during the 2014-2021 RHNA period.

Second dwelling units are considered an important source of “below market” housing pursuant to Government Code Section 65852.150. Moderate income households can afford a wide range of market-rate rental housing product in San Fernando (refer to Table 17 and Table 20); therefore, second dwelling units are considered to be a suitable “below market” housing option for lower income households.

Residential Sites Inventory

In addition to the units under construction and anticipated second dwelling units, **Error! Reference source not found.** and Figure 3 identifies 25 residential sites that consist of 62 parcels and 14.8 acres of land to accommodate the 2014-2021 RHNA. The sites are either undeveloped or contain minimal improvements in poor condition. The City owns 21 parcels (7.0 acres) and the County owns another six (1.5 acres). The remaining 35 parcels (6.3 acres) in the inventory have private owners. Most of the parcels are located in the San Fernando Corridors Specific Plan area (SP-4 land use designation and zone) and can accommodate mixed use development at up to 43 units per acre. The other parcels are designated High Density Residential (HDR) and zoned R-3, which allow up to 43 units per acre.

All of the sites are suitable for lower income housing because the maximum allowable density is greater than 20 du/ac; the default lower income density for San Fernando per Government Code Section 65583.2(c)(3)(B). However, based on past development experience and local market conditions, the City has determined that sites larger than 1.25 acres are the most suitable to accommodate lower income housing. Sites that are smaller 1.25 acres in size but larger than 0.75 acre could potentially accommodate lower income housing; however, moderate income housing is most likely to occur on these sites. For the purposes of this analysis, sites that are smaller than 0.75 acre are assumed to be adequate to accommodate above moderate income housing.

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
Lower Income									
1	2521016003	Private	5,000	SP-4 / SP-4	100,100	2.3	37	85	Contiguous parcels with consolidation potential. Four parcels owned by a single private owner. The largest parcel is owned by the City. Improvements are limited to parking lots and an unoccupied one-story, 2,500 SF building in poor condition constructed in 1948.
	2521016011		2,511						
	2521016012		2,489						
	2521016020	30,006							
	2521016018	Private	20,040						
	2521016900	City	40,055						
2	2522001001	Private	14,925	SP-4 / SP-4	64,893	1.5	37	55	Contiguous parcels with consolidation potential. The privately-owned parcel is occupied by a one-story 7,000 SF operating auto repair retail building in fair condition constructed in 1938. The City-owned parcels are parking lots.
	2522001901	City	29,978						
	2522001902		19,990						
3	2519006904	County	8,412	SP-4 / SP-4	65,002	1.5	37	30	Parking lot on contiguous county-owned parcels.
	2519006908		12,612						
	2519006909		14,035						
	2519006905		14,984	HDR / R-3			32	22	
	2519006906		7,497						
	2519006907		7,462						
4	2522004904	City	43,071	SP-4 / SP-4	59,449	1.4	37	50	Parking lot on contiguous City-owned parcels.
	2522004905		1,513						
	2522014900		6,637						
	2522014901		8,228						

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
5	2521031902	City	23,401	SP-4 / SP-4	55,847	1.3	37	47	Parking lot on contiguous City-owned parcels.
	2521031903		9,015						
	2521031901		23,431						
Moderate Income									
6	2521034007	Private	9,705	SP-4 / SP-4	50,159	1.2	37	43	Contiguous parcels with consolidation potential. The two City-owned parcels and one of the privately-owned parcels are occupied by a parking lot. The other privately-owned lot is undeveloped.
	2521034009		15,395						
	2521034904	City	18,405						
	2521034905		6,654						
7	2519001903	City	33,599	SP-4 / SP-4	33,599	0.8	37	28	Parking lot.
Above Moderate Income									
8	2520019016	Private	32,353	SP-4 / SP-4	32,353	0.7	37	27	Undeveloped lot.
9	2522003021	Private	5,600	SP-4 / SP-4	25,135	0.6	37	21	Contiguous parcels with consolidation potential. Of the parcels that make up this site, six are City-owned parking lots and the seventh is privately-owned and developed with a 5,000 SF single-story unoccupied building in poor condition constructed in 1946 with a "For Rent" sign posted on the facade.
	2522003901	City	3,251						
	2522003902		2,326						
	2522003903		2,789						
	2522003900		2,787						
	2522003904		5,579						
	2522003905		2,803						
10	2520022014	Private	7,048	HDR / R-3	21,172	0.5	32	15	Parking lot on contiguous parcels with a single private
	2520022016		14,124						

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
									owner.
11	2520024003	Private	3,557	HDR / R-3	21,278	0.5	32	10	Contiguous parcels with consolidation potential. Two undeveloped parcels have the same private owner. The other two parcels are occupied by parking lots.
	2520024004	Private	3,559						
	2520024005		7,117						
	2520024011	Private	7,045						
12	2521003001	Private	10,018	SP-4 / SP-4	19,993	0.5	37	16	Contiguous undeveloped parcels with consolidation potential. Four of the parcels are owned by a single private owner.
	2521003022	Private	2,501						
	2521003023		2,501						
	2521003024		2,500						
	2521003025		2,474						
13	2521003006	Private	4,997	SP-4 / SP-4	19,962	0.5	37	16	Contiguous undeveloped parcels with consolidation potential. The largest parcel is City-owned.
	2521003900	City	14,965						
14	2515028016	Private	15,041	SP-4 / SP-4	15,041	0.4	37	12	Undeveloped lot.
15	2519020015	Private	11,032	HDR / R-3	11,032	0.3	32	8	Undeveloped lot.
16	2521034901	City	7,156	SP-4 / SP-4	7,156	0.2	37	6	City-owned parking lot.
17	2518009026	Private	6,868	SP-4 / SP-4	6,868	0.2	37	6	Undeveloped lot.
18	2515014010	Private	6,646	SP-4 / SP-4	6,646	0.2	37	5	Undeveloped lot.
19	2521002010	Private	3,038	SP-4 / SP-4	6,058	0.1	37	5	Contiguous undeveloped parcels with the same private owner.
	2521002011		3,020						
20	2521031012	Private	5,250	SP-4 / SP-4	5,250	0.1	37	4	Undeveloped lot.
21	2516027003	Private	2,511	SP-4 / SP-4	5,012	0.1	37	4	Contiguous undeveloped parcels with the same private owner.
	2516027004		2,502						

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
22	2520020019	Private	4,581	HDR / R-3	4,581	0.1	32	3	Undeveloped lot.
23	2515016015	Private	3,616	SP-4 / SP-4	3,616	0.1	37	3	Undeveloped lot.
24	2519009003	Private	3,336	SP-4 / SP-4	3,336	0.1	37	3	Undeveloped lot.
25	2519016047	Private	2,773	HDR / R-3	2,773	0.1	32	2	Undeveloped lot.

Figure 3: Residential Land Inventory



3. Adequacy of Land Inventory to Accommodate RHNA

When the City's land inventory, including building permits for units with occupancy anticipated after January 1, 2014, anticipated second dwelling units, and available residential sites, provides a potential capacity for approximately 694 units. However, taking into account that not all of the mixed use sites will be redeveloped with a residential component, this Housing Element assumes a 50 percent reduction in the capacity for the mixed use properties. This reduction would lower the development potential on the sites inventory to 478 units, adequate to accommodate the City's RHNA for the planning period. Compared to the RHNA, there is a surplus of 153 lower income sites, 85 moderate income sites, and 23 above moderate sites for this planning period (Table 33). As discussed in Section III (Constraints), there are no infrastructure deficiencies that would preclude development of these sites. Section V (Housing Action Plan) contains Program 5 to encourage and facilitate the development of affordable housing units during the current planning period.

Table 33: Land Inventory Summary

	Income Category			Total
	Lower	Mod	Above	
Projects Approved	29	84	0	113
Second Dwelling Units	55	0	0	55
Sites Inventory	289	71	166	526
<i>Mixed-Use (SP-4)</i>	267	71	96	408
<i>High-Density Residential (R-3)</i>	22	--	70	118
Total Capacity	373	155	166	694
Capacity with 50% Mixed Use	240	120	118	478
RHNA	87	35	95	217
Surplus	+153	+85	+23	+261

In summary, San Fernando has provided more than adequate sites to fulfill its regional housing needs by income category. In addition to providing appropriate zoning and development standards, the City will further encourage and facilitate production of affordable units on these sites through regulatory incentives such as density bonuses and direct financial assistance as funding becomes available.

4. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of San Fernando has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the

water conveyance system on an ongoing basis in conjunction with new development projects so that the existing capacity will be maintained.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Fernando will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in San Fernando. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, a variety of funding sources may be required. The State's dissolution of the San Fernando's Redevelopment Agency in 2012 eliminated the City's primary source of affordable housing funding. Other funding resources available for affordable housing development are highly limited.

Table 34 lists the potential funding sources that are available for housing activities. They are divided into five categories including: Federal, State, county, local and private resources.

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. San Fernando receives approximately \$350,000 in CDBG funds from LACDC on an annual basis. Currently, the majority of the City's CDBG allocation is being used for Section 108 loan repayments. Funds will become available in 2018 when the loans are repaid.	<ul style="list-style-type: none"> Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
HOME www.lacdc.org	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% AMI) households.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher www.lacdc.org	Rental assistance payments to owners of private market rate units on behalf of low-income (50% AMI) tenants. Administered by the Housing Authority of the County of Los Angeles. An average of 32 San Fernando households have received assistance annually since 2008, with 79 residents on the waiting list as of August 2013.	<ul style="list-style-type: none"> Rental Assistance

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance
Mortgage Credit Certificate www.lacdc.org	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in San Fernando. The County makes certificates available through participating lenders.	<ul style="list-style-type: none"> Home Buyer Assistance
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.	<ul style="list-style-type: none"> New Construction
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	<ul style="list-style-type: none"> New Construction Rehabilitation Preservation Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> Predevelopment, site development, site acquisition for development projects Rehabilitation Acquisitions/rehabilitation Downpayment assistance Mortgage financing Homebuyer counseling
CalHFA Homebuyer's Downpayment Assistance Program www.calhfa.ca.gov/homeownership/programs/chdap.htm	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.	<ul style="list-style-type: none"> Homebuyer Assistance

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
3. Local Programs		
Los Angeles County Housing Innovation Fund http://www.liifund.org/LA%20Innovation%20Fund/LAInnovationFund.html	LACHIF provides low-cost financing up to \$5,000,000 to support the creation and preservation of affordable housing, including supportive housing projects. Eligible entities include non-profit and for-profit developers, and cities in Los Angeles County.	<ul style="list-style-type: none"> Predevelopment Acquisition
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> New Construction Rehabilitation Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> Home Buyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> Home Buyer Assistance Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	<ul style="list-style-type: none"> Home Buyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
5: Housing Successor Agency The San Fernando Agency is engaged in ongoing discussions with the State Department of Finance in terms of the amount of redevelopment funds that may be returned to the City. Such funding may be available in the future to support affordable housing activities.		

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Establishment and enforcement of energy and water conservation standards, as well as continuing programs and establishing new programs aimed at efficiency awareness, are key factors in reducing energy and water consumption. Some conservation measures require a higher up-front cost, but result in a net savings over the life of the improvement from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through the incorporation of energy conserving design features.

1. Active Energy Efficiency Programs

While the City does not directly offer energy-efficient programs, it serves as an information center for the various programs available for area residents. Below is a list of energy efficiency programs offered by various organizations:

Southern California Edison (SCE) Energy Efficiency Programs

The following two programs are offered by SCE to help lower income customers reduce energy costs and control their energy use:

- **California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA):** These programs provide income-qualified customers with much-needed bill relief.
- **Energy Savings Assistance Program:** This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization
- **Energy Assistance Fund (EAF):** SCE and United Way work together to assist customers who are unable to pay their electric bill due to a financial constraint. A maximum of \$100 is available to eligible customers once in a 12-month period. In order to receive this assistance, customers requiring this assistance should
- **Medical Baseline:** Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

Southern California Gas Company Energy Efficiency Programs

The following five programs are available to SoCalGas customers who reside in the City of San Fernando.

- **California Alternate Rates for Energy (CARE):** The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a \$15 discount on the Service Establishment Charge.
- **Energy Savings Assistance Program:** SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.
- **Medical Baseline Allowance:** SoCalGas knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled,

or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

- **Home Energy Upgrade Financing (HEUF):** Under this program, customers may qualify for \$2,500 to \$20,000 to purchase and install energy-efficient upgrades. This includes an unsecured financing with terms ranging between one and ten years. Twelve year financing is available for ENERGY STAR® measures, which may also qualify for interest rate discounts. Eligible improvements may include water heater replacement, cooling, windows, ceiling and attic, insulation, and roofing.

2. Building and Site Design Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple negative impacts on the environment. A rise in environmental consciousness has led to the development of various building and site designs that promote conservation. This includes site design standards associated with the orientation of the building, installation of solar panels, and so forth.

In California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at State-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions have taken this certification as an opportunity to further promote a green building program.

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

There are four levels of progressive certification, based on the total number of points earned within each of the LEED categories noted above, as follows: Certified; Silver; Gold; and Platinum.

A total of six performance measures are utilized to review and promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality

- **Innovation and Design**

While this is a relatively new concept and certification process, the City has several participants in the LEED program, including affordable special needs projects. It is the developer's goal to generate enough energy to power all common areas including the community center and all hallways.

It is the City's intent to facilitate the permitting process for commercial and residential property owners wishing to pursue a LEED certification.

Glazing

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

Landscaping

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Automatic irrigation systems that incorporate time clocks with multiple stations can offer options for varying water needs.

Building Design

There are several variables in the design of a building that impacts the energy efficiency of the structure. The building orientation, placement and specification on windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of over-head structures such as eaves, arbors, and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

Cooling/Heating Systems

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

Weatherization Techniques

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

Efficient Use of Appliances

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways that increase their energy efficiency. Elimination of unnecessary and/or older appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum.

Efficient Use of Lighting

Costs of lighting a home can be reduced through the purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

Load Management

The time and day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reduction use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.

V. HOUSING PLAN

Sections II, III, and IV of the Housing Element establish the housing needs, opportunities and constraints in San Fernando. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. GOALS, POLICIES AND PROGRAMS

This section of the Housing Element sets forth the goals, policies and programs the City intends to implement in order to address housing needs, and constitutes San Fernando's Housing Plan. Housing programs include both programs currently in operation in the City, as well as new programs developed in response to the analysis of housing needs, constraints, and opportunities. The Housing Program Implementation Table 35 located at the end of this section summarizes the 2013-2021 goals for each program, as well as program funding sources and time frame for implementation. Table 36 summarizes San Fernando's quantified objectives for new construction, rehabilitation and preservation for the 2013-2021 planning period.

The City's housing goals are organized around the following issue areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership

GOAL 1.0: Maintain and Enhance the Quality of Existing Housing, Neighborhoods, and Health of Residents

Policy 1.1: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.2: Preserve the character, scale, and quality of established residential neighborhoods.

Policy 1.3: Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, reducing crime, improving deteriorated housing, managing traffic and parking, and eliminating blighting conditions.

Policy 1.4: Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.

Policy 1.5: Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and

preserve community character. Address household overcrowding and illegal conversion of garages and patios, and subdivision of single-family units through pro-active code enforcement efforts, combined with information on provision of legal second-dwelling units.

Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy 1.7: Promote the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.

Implementing Programs

1. Residential Rehabilitation Program: The City's Single-family Rehabilitation Loan Program for lower and moderate income (up to 120 percent of AMI) residential property owners has historically provided up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties are brought up to code, funds may also be used for bedroom additions to address household overcrowding. As part of the rehabilitation program, the City has also offered Single-family Emergency Rehabilitation Grants. These are for emergency repairs for health and safety related issues reserved for lower income (80 percent of AMI) households. As the primary focus of the City's rehabilitation program is the correction of building code violations, there is close coordination between the City's code enforcement activities and rehabilitation programs.

The State's dissolution of the Redevelopment Agency effectively crippled the City's ability to continue the Residential Rehabilitation Program. The City will allocate a portion of the "boomerang" funds allowed through the Department of Finance meet-and-confer process to the continuation of this program. The City will also seek to establish partnerships with other public agencies and non-profit organizations to obtain funding for residential rehabilitation activities during the planning period.

2013-2021 Objectives:

- Subject to available funding, assist 20 households during the planning period.
- Seek partnerships with public agencies and non-profit organizations that provide rehabilitation assistance. Support affordable housing providers in their funding applications for acquisition/rehabilitation activities, such as providing letter of support or consistency finding with the City's General Plan.
- Promote energy efficiency programs offered by utility companies on City website and public counters; in 2014, add links to websites of utility companies and update annually.
- Annually research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.

2. Neighborhood Preservation and Revitalization Program (CAPP): In mid-2006, the City initiated a new program entitled Community Action Plan for Neighborhood Protection and Preservation (CAPP). CAPP utilizes a comprehensive approach to identifying and abating illegal activity, nuisance behaviors, and substandard physical conditions at individual problem properties. CAPP involves the designation of neighborhood focus areas and outreach to residents adversely impacted by nuisance properties within these areas (refer to Figure 1 in the Needs Assessment for the current CAPP Focus Areas).

The City conducts the sensitive enforcement of its residential codes by conducting outreach and education on property maintenance issues, providing multiple written notices of code violations to property owners, and allowing sufficient time for compliance. Illegal dwelling units are frequently encountered as part of CAPP code enforcement activities. Code enforcement staff continues to work with applicants to obtain proper permits to address overcrowding problems and ensure that the construction and occupancy of second dwelling units is legal and safe. Code violation cases are directly referred to the City's Planning and Building and Safety Divisions.

2013-2021 Objectives:

- Continue to implement CAPP within designated Focus Areas.
- Annually report to City Council on the status of the program.

3. Housing Inspection Programs: The City has initiated a multi-family residential inspection program, allocating the City's Building and Safety Supervisor and Community Preservation staff time for program implementation. The program is focused on improving the overall quality of the housing stock, and focuses on apartments with three or more units, encompassing over 1,000 of the City's housing units. The inspection program utilizes HUD's Housing Quality Standards (HQS) as the basis for evaluating housing conditions. Similar to CAPP, identified code violations under the Apartment Inspection Program are directly referred to the City's housing rehabilitation program coordinator. In addition, the City requires inspection of an ownership housing unit dwelling prior to re-sale.

2013-2021 Objectives:

- Complete inspections of approximately 200 apartment units on an annual basis.
- Complete inspection of ownership housing units prior to resale.
- Conduct outreach and education efforts on the City's housing inspection programs annually.
- Provide City Council with annual program status reports.

4. Lead Based Paint Awareness: San Fernando is one of 10 cities selected by the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB) for primary prevention activities. Community outreach about lead poisoning will be programmed in

conjunction with the CLPPB and Pacoima Beautiful, including grant applications and seeking other funding sources.

2013-2021 Objectives:

- Continue to remediate lead cases through the City's residential rehabilitation programs.
- Annually coordinate with LA County and Pacoima Beautiful regarding funding and programs.
- Host or conduct a lead based paint seminar every other year during the planning period, subject to available funding.

GOAL 2.0: Provide a Range of Housing Types to Meet Community Needs

Policy 2.1: Provide adequate housing sites to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs. Assist residential developers in identifying sites through dissemination of the sites inventory.

Policy 2.2: Provide opportunities for mixed use and infill housing development in the City's Corridor Specific Plan Areas as part of the City's overall revitalization strategy.

Policy 2.3: Provide affordable housing opportunities for San Fernando's lower income population, including extremely low income households, and households with special needs (such as seniors and persons with disabilities, including persons with developmental disabilities).

Policy 2.4: Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development.

Policy 2.5: Utilize zoning tools, including density bonus, to provide affordable units within market rate developments.

Policy 2.6: Facilitate infill development on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic property. Provide property tax incentives for maintaining historic residences.

Policy 2.7: Support collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds.

Policy 2.8: Promote the creation of second-dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.

Policy 2.9: Encourage use of sustainable and green building features in new and existing housing.

Implementing Programs

5. Facilitate Affordable and Special Needs Housing Development: Affordable and special needs housing developments face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. The City can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable and special needs housing production during the planning period:

- *Collaborate with Affordable Housing Developers:* Affordable and special needs housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior housing and housing for persons with disabilities (including persons with developmental disabilities), the developer is often, but not always, a local organization interested in developing affordable housing. The affordable and special needs housing developer is often involved with what is called "assisted housing", where some type of government assistance (tax-exempt bonds or tax credits) is provided to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of State density bonus provisions.
- *Regulatory Concessions and Incentives:* The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing. In a relatively small city like San Fernando, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. State-mandated regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. Any requested concessions or incentives would be evaluated on a case-by-case basis while simultaneously working to ensure the project is compatible with the surrounding neighborhood.
- *Transit-Oriented Development:* Much of the City's future residential development potential is located within the San Fernando Corridors Specific Plan area. To facilitate development in the Corridors Specific Plan area, the City will be working to

establish Transit-Oriented Development (TOD) standards in the vicinity of the Sylmar-San Fernando Metrolink Station, located along First Street and North Hubbard Avenue. In 2013, the City received a planning grant to develop a TOD overlay zone in the vicinity of the Metrolink Station that would facilitate the development of additional housing stock. This planning effort will establish appropriate development standards for TOD projects and develop incentives for affordable housing and housing for persons with special needs (such as seniors, persons with disabilities, including developmental disabilities). The City will also pursue funding from State and Federal programs to make infrastructure improvements in the area.

- *New Funding Sources:* Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable and special needs housing development. The City will actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.

2013-2021 Objectives:

- On an ongoing basis, maintain contact information for affordable and special needs housing developers for the purposes of soliciting their involvement in development projects in San Fernando.
- Participate with affordable and special needs housing developers to review available Federal and State financing subsidies and apply as feasible on an annual basis.
- On an ongoing basis, assist and support developers of housing for lower income households, especially housing for extremely low income households and persons with special needs (such as seniors, large families, persons with disabilities, including persons with developmental disabilities), with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing State-mandated regulatory incentives and concessions.
- Collaborate with developers of affordable and special needs housing over the planning period to facilitate the construction of 195 affordable units over the planning period (10 extremely low income, 30 very low income, 55 low income, and 100 moderate income units).
- Complete TOD overlay in 2016 with incentives for affordable housing and housing for persons with special needs (including persons with disabilities/developmental disabilities).

6. Conservation of Existing and Future Affordable Units: The City's former Redevelopment Agency assisted in the development of 172 deed-restricted affordable lower and moderate income units within seven different multifamily rental housing developments

since 1996 (see Table 21). None of these projects are at risk of converting to market rents by 2023. Another 113 affordable units within two developments are slated for construction during the 2013-2021 planning period.

2013-2021 Objectives: Monitor the status of the existing and future affordable rental housing stock in San Fernando. The City will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock:

- *Monitor Units:* On an ongoing basis maintain contact with providers and owners to monitor the status of existing and future affordable units.
- *Work with Potential Purchasers:* If units are discovered to be at risk of converting to market rate during the planning period, where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing the at-risk units.
- *Tenant Education:* The California legislature extended the noticing requirement of at-risk units opting out of lower income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights.

7. Monitor Residential Capacity: City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. The City’s development application tracking software will notify staff when an application has been submitted for development of a property included in the residential sites inventory (Table 32). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

2013-2021 Objective:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 1, 2015.
- Monitor the City’s continued ability to meet its RHNA as part of the City’s annual report to HCD on Housing Element implementation.

8. Removal of Governmental Constraints: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

2013-2021 Objectives:

- On an ongoing basis, monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.

GOAL 3.0: Assist Lower Income Tenants in Finding the Appropriate Resources to Allow them to Remain in the Community

Policy 3.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

Policy 3.2: Assist in settling disputes between tenants and landlords.

Policy 3.3: Assist residents in locating providers of housing services.

Policy 3.4: Maintain a housing service directory that provides referrals for rental assistance, local affordable housing projects, senior housing, housing legal assistance, fair housing, homeownership assistance, and rehabilitation, and disseminate information to the public.

Implementing Programs

9. Housing Choice Voucher Rental Assistance Program: The Housing Choice Voucher program extends rental subsidies to very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Housing Choice Voucher rental assistance on behalf of the City. An average of 34 San Fernando residents received Housing Choice Voucher rental assistance annually between 2008 and 2012, with 79 additional residents on the waiting list as of July 2013. HUD requires that 75 percent of new admissions be limited to extremely low income households (30 percent AMI). Given the significant gap between market rents and what these extremely low and very low income households can afford to pay for housing, Housing Choice Vouchers play a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

2013-2021 Objectives:

- Continue to support HaCOLA's administration of the Housing Choice Vouchers Program and assist an average of approximately 35 extremely low and very low income households annually during the planning period.
- Encourage landlords to accept Housing Choice Vouchers.
- Prepare bilingual HaCOLA program contact information for prospective landlords and tenants.
- Support the IVHA's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.

10. Fair Housing Program: The City currently contracts with the Fair Housing Council of San Fernando Valley (FHCSFV) to provide fair housing and tenant/landlord information to residents. Services include: investigation of discrimination complaints; community outreach and education; and counseling and referrals to other agencies when individuals may have been victims of discrimination. The FHC conducts several workshops each year in the San Fernando Valley for tenants, and separately for landlords/owners to discuss fair housing rights and responsibilities. Landlord/tenant counseling services involves informing landlords and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords. They also offer free apartment manager trainings in English and Spanish at their offices.

The City monitors and attempts to minimize discriminatory housing practices with the assistance of the FHC. The City advertises the availability of fair housing services by posting bi-lingual fair housing brochures at public counters, including at recreation and senior centers. Furthermore, the City has accommodated FHC workshops and City staff refer potential fair housing issues to the FHC.

2013-2021 Objectives:

- Annually contract with a fair housing service provider to promote open housing practices for residents, and to facilitate communication between tenants and landlords.
- Continue to disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, San Fernando Recreation Park community center, Las Palmas Park community center, and the local County library, and provide enhanced outreach through coordination of fair housing education with existing community events.

GOAL 4.0: Provide Opportunities for Lower and Moderate Income Households to Become First-Time Homebuyers

Policy 4.1: Provide information and referral about homebuyer assistance programs available through the County, State, and private lenders to existing and potential residents.

Policy 4.2: Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

Policy 4.3: Provide homebuyer assistance to lower and moderate income purchasers in City-assisted developments, when feasible.

Policy 4.4: Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.

Implementing Programs

11. Homeownership Programs: Prospective lower and moderate income San Fernando homeowners have access to three County-run first-time homebuyer programs:

- Mortgage Credit Certificate (MCC): This program enables lower and moderate income first-time homebuyers to receive a Federal income tax credit of up to 15 percent of the annual mortgage interest paid. The MCC reduces Federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers. Program assistance is available only to income-eligible persons and families who have not owned a home in the last three years. The property must be a single-family detached home, condominium, or townhouse.
- Home Ownership Program (HOP): The Los Angeles County Community Development Commission (CDC) administers the County's Home Ownership Program (HOP), offering up to \$60,000 in deferred payment, zero percent interest loans for downpayment and closing cost assistance for lower income households. San Fernando is a participating jurisdiction in the HOP program, and has for-sale housing stock that falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC). Prospective participants must attend eight hours of homebuyer counseling.
- Southern California Home Financing Authority (SCHFA): SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides downpayment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

2013-2021 Objectives:

- Actively promote the MCC, HOP, and SCHFA programs to expand homeownership. Update the City website in 2014 to provide links to County resources.
- Prepare and distribute a bi-lingual program flyer.
- Annually conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of these homebuyer assistance programs.

Table 35: Housing Program Summary

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
1. Residential Rehabilitation Program	Provide financial assistance for home repairs for lower and moderate income households.	Assist 20 households during the planning period, subject to available funding.	Residual LMIHF housing set-aside funds (if any)	Community Development Department	Ongoing through 2021
2. Neighborhood Preservation and Revitalization Program (CAPP)	Abate illegal activity, nuisance behaviors and problem properties.	Implement CAPP within designated Focus Areas.	Department Budget	Community Development Department	Ongoing through 2021
3. Housing Inspection Programs	Improve the quality of housing through housing conditions inspections.	Complete inspections of approximately 200 apartment units annually. Inspect ownership units upon re-sale.	Department Budget; Inspection fees	Community Development Department	Ongoing through 2021; Conduct outreach and education annually
4. Lead Based Paint Awareness	Reduce the risk of lead based paint hazards to health through educational outreach.	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	Department Budget	Community Development Department; LA County Dept of Health Services	Ongoing through 2021
5. Facilitate Affordable and Special Needs Housing Development	Provide financial and regulatory assistance in support of affordable and special needs housing.	Collaborate with affordable housing developers, offer regulatory concessions and incentives, and identify new funding sources to facilitate production of at least 195 new affordable and special needs housing units.	Department Budget	Community Development Department	Ongoing through 2021
6. Conservation of Existing and Future Affordable Units	Conserve the City's existing and future lower and moderate income rental housing stock.	Monitor the status of the existing and future affordable rental housing stock in San Fernando. Work with property owners, interest groups and the State and Federal governments to conserve its affordable housing stock.	Department Budget	Community Development Department	Ongoing through 2021

Table 35: Housing Program Summary

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
7. Monitor Residential Capacity	Ensure that the City's land inventory is adequate to accommodate the RHNA throughout the planning period.	Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. Develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863.	Department Budget	Community Development Department	Annually as part of the City's report to HCD on Housing Element implementation
8. Removal of Governmental Constraints	Identify and eliminate governmental constraints to the provision of affordable and special needs housing.	Monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.	Department Budget	Community Development Department	Ongoing through 2021
9. Housing Choice Voucher Assistance Program	Provide rental assistance to extremely low and very low income households.	Support HaCOLA's administration of the program to assist an average of 35 extremely low and very low income households annually. Encourage landlords to register units; prepare bilingual HaCOLA program contact information.	HUD Section 8	Community Development Department; HaCOLA	Ongoing through 2021
10. Fair Housing Program	Promote fair housing practices.	Contract with the FHCSFV or another fair housing service provider; disseminate brochures; coordinate fair housing education with community events.	CDBG	Community Development Department; Fair housing service provider	Ongoing through 2021
11. Homeownership Programs	Expand homeownership opportunities for lower and moderate income households.	Promote County homebuyer programs. Prepare and distribute bi-lingual program flyer. Advertise County programs at public counters and on the City's website.	Department Budget	Community Development Department	Ongoing through 2021

Table 36: Summary of Quantified Objectives

Income Level	RHNA	New Construction	Rehabilitation*	Conservation**
Extremely Low	27	10	0	0
Very Low	28	30	2	73
Low	32	55	8	95
Moderate	35	100	5	4
Above Moderate	95	125	0	0
Totals	217	320	15	172

Notes:

- * Reflects single-family rehabilitation program through the exhaustion of residual RDA set-aside funds, if any (see Program 1).
- ** Reflects preservation of very low, low and moderate income rental units identified in Table 21.

APPENDIX A: PUBLIC PARTICIPATION

SUMMARY

Government Code Section 65583(c)(8) requires that local governments make “a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan, which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. Two Community Workshops were held prior to completion of the draft Housing Element and the draft document was presented to the Planning Commission at a noticed public meeting prior to transmittal of the document to the State Department of Housing and Community Development (HCD).

Meeting notices were posted on the City’s website, and notification was published in the local newspaper in advance of the workshops/meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to agencies that serve the City’s special needs populations and to others who requested to receive such notification. These service providers and interested parties included organizations that represent the housing interest groups. Table A-1 provides a summary of public comments while Table A-2 includes the public notification distribution list.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Workshop #1	September 14, 2013
Workshop #2	September 28, 2013
Planning Commission Public Meeting	October 15, 2013
Planning Commission Adoption Hearing	January 7, 2013
City Council Adoption Hearing	TBD

Table A-1: Summary of Public Comments and Housing Element Response

Comment Themes	Housing Element Response
<i>Community Workshops– September 14, 2013 and September 28, 2013</i>	
The City should actively advertise and inform residents and the real estate community of available programs that offer assistance to prospective homeowners.	Program 11 – homeownership programs
The City should actively market the City to the commercial development community. Economic development is greatly needed to create businesses and services that cater to the needs of residents.	This City is actively marketing opportunities within the San Fernando Corridor Specific Plan to the commercial real estate community. Creating a vibrant population within the Specific Plan area will help attract new businesses to locate to the City.
The City should enhance outreach efforts so more residents participate in public meetings.	The two community workshops were publicly noticed, with special notification to service providers and housing professionals. Flyers have also been distributed to all properties within the City and posted on the City’s website and community locations. Approximately 15 people attended the two community workshops.
The City should enhance or improve outreach efforts to educate owners and real estate professionals about the City’s inspection upon re-sale requirements.	Program 3 – Housing Inspection Programs
A resident described a number of ongoing issues she was having with her landlord and the property she is renting. Issues include substandard living conditions (e.g., windows don’t open, plumbing issues, doors do not close properly, fire safety issues, et cetera.). What help is available for tenants who are renting substandard units and the landlord is unresponsive?	Program 3 – Housing Inspection Programs Program 10 – Fair Housing
Many people have misconceptions about labels such as “low income.” The presentation could be improved to provide more information about the types of jobs that pay “low” or “moderate” income wages. That would help put a local face on the income categories. Some people who are often against lower and moderate income housing might actually meet those definitions.	The presentation was modified for the second community workshop held on September 28, 2013 to link typical jobs to the income categories.
The Housing Element should focus on addressing the needs of existing residents, not to attract new people to the City.	It was explained that the first goal of the Housing Element is to preserve and maintain the quality of the City’s housing stock and neighborhood. However, new housing opportunities are needed to allow “children” of long-time residents to return to the community after finishing college or to allow seniors to age in place. Second units, townhomes, condominiums, and apartments offer opportunities for affordable housing.
Higher density lower income housing will help preserve existing single-family neighborhoods by relieving overcrowding and illegal garage conversions. West Hollywood is one example where a high density corridor has helped preserve single-family neighborhoods. Also, the increased population and activity that comes with higher density corridors	The Housing Element Resources section includes a strategy to accommodate higher density housing within the Specific Plan corridors.

Table A-1: Summary of Public Comments and Housing Element Response

Comment Themes	Housing Element Response
will attract restaurants and other businesses within mixed use and commercial corridors.	
San Fernando needs to find ways to keep young professionals in the community. An income of \$80,000 to purchase a median priced home is too high.	The Housing Element includes various programs to create more lower and moderate housing and referral to homeownership assistance.
The City should define and establish a threshold for “slumlord” to categorize people who violate landlord/tenant law.	Enforce City codes and refer landlord/tenant issues to the Fair housing service provider – see Program 10. The City’s Community Preservation staff also addresses housing code violations.
Will the City buy land to build new housing to accommodate the RHNA? If not, where will this new housing go? San Fernando does not have a lot of large vacant lots.	Resources section identifies areas where the housing will be accommodated. New housing is primarily going to be accommodated through second-dwelling unit construction, and housing within the City’s R-2 and R-3 multi-family residential zones and the San Fernando Corridor Specific Plan area.
San Fernando needs more higher-density housing to complement planned transit improvements, including the East San Fernando Valley Transit Corridor project and the statewide High Speed Rail project.	The Housing Element Resources section includes a strategy to accommodate higher density housing within the Specific Plan corridors and near major public transit centers/nodes..
Are there any programs to assist owners who are at risk of losing their home to foreclosure?	The Housing Element has a policy: Promote available foreclosure resources through the City’s website and informational handouts at the Community Development Department public counter. New website will include a registry of available resources.
<i>Planning Commission Meeting – October 15, 2013</i>	
Resident spoke on her need for accessible housing for her daughter with developmental disabilities	Staff responded that a new affordable housing project targeted for persons with disabilities is under construction and provided information for the resident to apply for the units.
Fair Housing Council of San Fernando Valley indicated that many second units in the City are rented at high costs to lower income families.	City staff responded that there is also an emerging trend of second units being used to accommodate caretakers of elderly households or adult children that are returning home due to financial reasons. Second units allow for such options for families in need.

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
L.A. Family Housing	Stephanie	Klasky-Gamer	President/CEO	7843 Lankershim Boulevard	North Hollywood, CA 91605
Assistance League - San Fernando Valley				22700 Sherman Way Rms 7&8	West Hills, CA 91307
Catholic Charities of Los Angeles, Inc.	Monsignor Gregory	Cox	Executive Director	P.O. Box 15095	Los Angeles, CA 90015-0095
Fair Housing Council of the San Fernando Valley	Diana C.	Bruno	Executive Director	14621 Titus St., #100	San Fernando Valley, CA 91402
Greater San Fernando Valley Chamber of Commerce	Nancy Hoffman	Vanyek	CEO	7120 Hayvenhurst Avenue, Suite 114	Van Nuys, CA 91406
Habitat for Humanity - San Fernando Valley	Donna	Deutchman	CEO	21031 Ventura Blvd. Suite 610	Woodland Hills, CA
Housing Authority of the City of Los Angeles	Douglas	Guthrie	President/CEO	2600 Wilshire Blvd.	Los Angeles, CA 90057
Housing Authority of the County of Los Angeles	Sean	Rogan	Executive Director	700 West Main Street	Alhambra, CA 91801
Los Angeles Homeless Services Authority	Michael	Arnold	Executive Director	811 Wilshire Blvd., 6th Floor	Los Angeles, CA 90017
Mid Valley Family YMCA	Greg	Koubek	Executive Director	6901 Lennox Ave.	Van Nuys, CA 91405
Mid Valley Jeopardy Foundation				6015 Woodman Avenue	Van Nuys, CA 91401
National Council of Jewish Women/Los Angeles	Hillary	Selvin	Executive Director	543 N. Fairfax Ave.	Los Angeles, CA 90036
Rotary of Greater Van Nuys	Pete	Satuloff		20700 Ventura Blvd. Ste.205	Woodland Hills, CA 91364
San Fernando Valley Rescue Mission	Wade	Trimmer	Director	13422 Satcoy Street	North Hollywood, CA 91605
The Valley Economic Alliance				5121 Van Nuys Boulevard, Suite 200	Sherman Oaks, CA 91403
United Chambers - SFV & Region	Marian E.	Jocz	Executive Director	5121 Van Nuys Boulevard, Suite 203	Sherman Oaks, CA 91403
Valley Industry & Community Association	Stuart	Waldman	President	5121 Van Nuys Blvd., Suite 208	Sherman Oaks, CA 91403
Valley Interfaith Council (VIC)				4505 LAS VIRGENES RD., STE. 211	CALABASAS, CA 91302
VEDC Business Center	Roberto	Barragan	President	5121 Van Nuys Blvd., 3rd Floor	Van Nuys, CA 91403
Aid For Aids, Inc.				825 Colorado Blvd. Ste. 100	Los Angeles, CA 90041
AIDS Healthcare Foundation	Michael	Weinstein	President	6255 W. Sunset Blvd. 21st Fl.	Los Angeles, CA 90028
Bridge to Home	Tim	Davis	Executive Director	P.O. Box 802978	Santa Clarita, 91380
Child and Family Guidance Center	Roy	Marshall	President/CEO	9650 Zelzah Ave.	Northridge, CA 91325
Child Care Resource Center, Inc.	Dr. Michael	Olenick	President/CEO	20001 Prairie Street	Chatsworth, CA 91311
Children's Hunger Fund	Dave	Phillips	President	P.O. Box 7085	Mission Hills, CA 91346
Community Enhancement Services				16743 Schoenborn St.	North Hills CA 91343

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Covenant House California	Patrick S.	McCabe	Executive Director	1325 North Western Avenue	Hollywood, California 90027
Creative Minds ADP, Inc.	Liana	Aidinova	Program Director	6045 Woodman Avenue	Van Nuys, CA 91401
Eliza Shanks Home Inc				13055 Weidner St.	Pacoima, CA 91331
Family Promise of East San Fernando Valley	Kimberly	Rose	Network Director	P.O. Box 1307	Burbank, CA 91507
Family Rescue Center				22103 Vanowen Street	Canoga Park, CA 91303
Food or Not				9663 Santa Monica Blvd., #743	Beverly Hills, CA 90210
Hillview Mental Health Center	Dr. Eva S.	McCraven	President/CEO	12450 Van Nuys Blvd., Suite 200	Pacoima, CA 91331
Hope of the Valley Rescue Mission	Ken	Craft	President/CEO	P.O. Box 248	Sun Valley, CA 91353
Independent Living Center of Southern California	Norma Jean	Vescovo		14407 Gilmore Street, #101	Van Nuys, CA 91401
Inner Circle Foster Care & Adoption Services	Pamela G.	Jordan	Executive Director	7120 Hayvenhurst Avenue, Ste. 204	Van Nuys, CA 91406
JFS/SOVA Community Food & Resource Program				16439 Vanowen Street	Van Nuys, CA 91406
Lamp Community	Donna	Gallup	CEO	526 San Pedro Street	Los Angeles, CA 90013
Los Angeles Community Builders, Inc.				14800 Sherman Way	Van Nuys, CA 91405
Lutheran Socia Services of Southern California				6425 Tyrone Ave.	Van Nuys, CA 91401
Many Mansions				1459 E. Thousand Oaks Blvd. - Bldg. D	Thousand Oaks, CA 91362
MEND - Meet Each Need with Dignity	Marianne Haver	Hill	President/CEO	10641 N. San Fernando Rd.	Pacoima, CA 91331
My Friend's Place	Heather	Carmichael	Executive Director	P.O. Box 3867	Hollywood, CA 90078
North Hollywood Interfaith Food Pantry				4390 Colfax Ave.	Studio City, CA 91604
North Los Angeles County Regional Center	George	Stevens	Director	15400 Sherman Way, Suite 170	Van Nuys, CA 91406-4211
North Valley Caring Services, Inc.	Ivette	Pineda	Executive Director	15453 Rayen Street,	North Hills, CA 91343, USA
Northeast Valley Health Corporation	Kimberly	Wyand	CEO	1172 N. Maclay Ave.	San Fernando, CA 91340
Penny Lane Centers	Ivelise	Markovits	CEO	15305 Rayen St.	North Hills, CA 91343
People in Progress				P.O. Box 17216	Los Angeles, CA 90017
San Fernando Valley Community Mental Health Center, Inc.	Ian	Hunter	President/CEO	6842 Van Nuys Blvd., 6th Floor	Van Nuys, CA 91405
Santa Clairta Shelter	Annette	Guzman	Shelter Manager	23031 Drayton St.	Santa Clarita, 91355
St. Charles Borromeo Family Service Center				10834 Moorpark St.	North Hollywood, CA 91602
Sylmar Emergency Winter Shelter	Roy	Sua	Shelter Manager	12860 Arroyo St.	Sylmar, CA 91342
The Center for Individual	Sherry	Brill	Executive	5445 Laurel Canyon	North Hollywood, CA

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Organization	Contact First	Contact Last	Title	Address	City, State Zip
and Family Counseling			Director	Blvd.	91607
The Village Family Services	Hugo C.	Villa	CEO	6736 Laurel Canyon Blvd., Suite 200	North Hollywood, CA 91606
Tierra del Sol Foundation	Steve	Miller	Executive Director	9919 Sunland Boulevard	Sunland CA 91040
Valley Family Center	Gary	Bessler	Executive Director	302 S. Brand Blvd.	San Fernando, CA 91340
Valley Village	Debra	Donovan	Executive Director	20830 Sherman Way	Winnetka, CA 91306
Volunteer League of the San Fernando Valley				14603 Hamlin Street	Van Nuys, CA 91411
Walden Family Services	Marci	Galvez	Regional Director	18860 Nordhoff Street, Suite 200	Northridge, CA 91324
A Community of Friends				3701 Wilshire Blvd., Suite 700	Los Angeles, CA 90010
Beyond Housing	Christine	Mirasy-Glasco	President/CEO	340 North Madison Ave.	Los Angeles, CA 90004
Homes For Life Foundation				8939 S. Sepulveda Boulevard, Suite 460	Los Angeles, CA 90045
Western Seniors Housing				17748 Sky Park Circle, Suite 225	Irvine, CA 92614
Los Angeles Unified School District	Dr. John E.	Deasy	Superintendent	333 S. Beaudry Ave.	Los Angeles, CA 90017
Bank of America Home Loans	Eric	Mozilo	Home Loans Manager	345 N. Brand Blvd.	Glendale, CA 91203
Bank of America Home Loans	Bill	Greene	Home Loans Manager	24200 Magic Mountain Pkwy, Suite 110	Santa Clarita, CA 91355
Chase - Mortgage Services	Moses E.	Hernandez	Mortgage Banker	402 S. Brand Blvd.	San Fernando, CA 91340
CitiBank	Michelle	Keuchkerian	Mortgage Specialist	1965 N. Hillhurst Ave.	Los Angeles, CA 90027
KPL Select Mortgage, Inc.				4348 Van Nuys Boulevard, Suite 200	Sherman Oaks, California 91403
Prospect Mortgage, LLC				11011 Balboa Blvd.	Granada Hills, CA 91344
Prospect Mortgage, LLC				9324 Reseda Blvd	Northridge, CA 91324
Wells Fargo Home Mortgage				807 San Fernando Rd.	San Fernando, CA 91340
California Association of Realtors				525 South Virgil Ave.	Los Angeles, CA 90020-1403
Century 21 Albert Foulad Realty				17835 Ventura Boulevard, Suite 200	Encino, CA 91316
Century 21 All Moves				11011 Balboa Boulevard	Granada Hills, CA 91344
Century 21 Crest				1501 West Magnolia Boulevard	Burbank, CA 91506
Dilbeck Real Estate	Denis	Bolen	Manager	14601 Ventura Blvd.	Sherman Oaks, CA 91403
Keller Williams Realty Northridge				9324 Reseda Blvd.	Northridge, CA 91324

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Park Regency Realty	Joe	Alexander	President	10146 Balboa Boulevard	Granada Hills, CA 91344
Prudential California Realty - Northridge	John	Maquar	Manager	9003 Reseda Blvd. Suite 105	Northridge, CA 91324
RE/MAX Olson & Associates				11141 Tampa Ave	Northridge, CA 91326
Southland Regional Association of Realtors, Inc.				7232 Balboa Blvd.	Van Nuys, CA 91406
Del Sol Realty				662 N Maclay Ave	San Fernando, CA 91340
Armas Norma				1000 N Maclay Ave	San Fernando, CA 91340
Ascencio Gerardo				458 N Maclay Ave	San Fernando, CA 91340
Hernandez Henry				1701 Truman St # I	San Fernando, CA 91340
Home Solution Team Inc				707 N Maclay Ave	San Fernando, CA 91340
San Fernando Realty				458 San Fernando Mission Blvd	San Fernando, CA 91340
Curiel Francisco				731 N Maclay Ave	San Fernando, CA 91340
Progressive Realtors				321 N Maclay Ave Apt N	San Fernando, CA 91340
Professional Modification Svc				110 N Maclay Ave	San Fernando, CA 91340
Reality Executives Media Center Team Trueman				1701 Truman St	San Fernando, CA 91340
Casa Linda Realty				130 N Maclay Ave	San Fernando, CA 91340
Sixteen Sixteen Second Street				1616 2nd St	San Fernando, CA 91340
Vaughn Street Partners				13618 Vaughn St	San Fernando, CA 91340
Aspen & Associates				1543 Truman St	San Fernando, CA 91340
Colon Anna Maria				832 N Maclay Ave	San Fernando, CA 91340
Pittmanh Aspen				1547 Truman St	San Fernando, CA 91340
Fajardo Josephina				662 N Maclay Ave	San Fernando, CA 91340
Herbert Gomez Real Estate				741 S Workman St	San Fernando, CA 91340
Era-Rocking Horse Realty				832 N Maclay Ave	San Fernando, CA 91340
Mata Salvador				1000 N Maclay Ave	San Fernando, CA 91340
Park Avenue Realty				1960 Glenoaks Blvd Ste 1	San Fernando, CA 91340
Montes Eddie				321 N Maclay Ave # B	San Fernando, CA 91340
Silva Benny				563 S Brand Blvd	San Fernando, CA 91340
Alvaro & Conception Gonzalez				703 Glenoaks Blvd	San Fernando, CA 91340

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Ho Alen				760 N Huntington St	San Fernando, CA 91340
Gutierrez Maricruz				1000 N Maclay Ave	San Fernando, CA 91340
Moran Jorge				1960 Glenoaks Blvd # 1	San Fernando, CA 91340
Moran Marcelo				545 N Maclay Ave	San Fernando, CA 91340
Superior Realty & Services				330 N Maclay Ave Ste 201	San Fernando, CA 91340
AnMar Properties				523 S. Brand Blvd., #101	San Fernando, CA 91340
Home Sweet Home Realty				1000 N Maclay Ave	San Fernando, CA 91340
Vanoni Realty Corp.				811 San Fernando Road Ste 204	San Fernando, CA 91340
Champion Realty				1701 Truman St # I	San Fernando, CA 91340
Aszkenazy Development Inc				601 S Brand Blvd # 3	San Fernando, CA 91340
Mission Real Estate				458 N Maclay Ave	San Fernando, CA 91340
Emerita J Ramirez				1030 N Maclay Ave	San Fernando, CA 91340
Palacios Properties, Inc.				551 San Fernando Mission Blvd	San Fernando, CA 91340
G V Properties				1024 N Maclay Ave # K	San Fernando, CA 91340
Paramount Properties				451 S Brand Blvd	San Fernando, CA 91340
Milestone Mortgage & Realty				737 S Workman St	San Fernando, CA 91340
San Fernando Senior High School				11133 O'Melveny Ave	San Fernando, CA 91340
O'Melveny Elementry School				728 Woodworth St.	San Fernando, CA 91340
Morningside Elementary School				576 North Maclay	San Fernando, CA 91340
San Fernando Elementry School				1130 Mott Street	San Fernando, CA 91340
San Fernando Middle School				130 N Brand Blvd	San Fernando, CA 91340
César Chávez Learning Academies				1001 Arroyo Avenue	San Fernando, CA 91340
Gridley Elementary School				1907 Eighth St	San Fernando, CA 91340
Sylmar Senior High School				13050 Borden Ave.	San Fernando, CA 91340
Mission Continuation School				11015 O'Melveny Ave	San Fernando, CA 91340
Vista del Valle Dual Language Academy				12441 Bromont Ave	San Fernando, CA 91340
Lakeview Charter High School				919 Eighth Street	San Fernando, CA 91340
Vaughn Next Century Learning Center				13330 Vaughn Street	San Fernando, CA 91340

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Nueva Esperanza Charter Academy				1218 North Fourth Street	San Fernando, CA 91340
Santa Rosa / Bishop Alemany School				1316 Griffith Street	San Fernando, CA 91340
St. Ferdinand Elementary School				1012 Coronel Street	San Fernando, CA 91340
Concordia - San Fernando				777 North Maclay Avenue	San Fernando, CA 91340
Glenoaks Elementary				1525 Glenoaks Blvd	San Fernando, CA 91340
San Fernando KinderCare				2100 Frank Modugno Drive	San Fernando, CA 91340
YWCA Infant Learning Center				11133 O'melveny Ave	San Fernando, CA 91340
YWCA Child Development Center				1200 N Maclay Ave	San Fernando, CA 91340
San Fernando Child Development Center				1204 Woodworth St	San Fernando, CA 91340
Wooden Shoe Nursery School				1525 Glenoaks Blvd	San Fernando, CA 91340
Kalishar Head Start				340 Parkside Dr	San Fernando, CA 91340

APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the periodic update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of San Fernando 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2021 Housing Element. Table B-1 compares quantified objectives and accomplishments during the 2008-2014 planning period (through end of 2012); however, new construction objectives are reported for the RHNA cycle, which started in 2006. Table B-2 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Table B-1: Objectives vs. Accomplishments

Income Category	New Construction (2006-2012)*		Rehabilitation (2008-2012)**		Conservation (2008-2012)***	
	Objective	Result	Objective	Result	Objective	Result
Extremely Low	31	0	6	0	0	0
Very Low	31	19	5	0	54	54
Low	38	54	23	10	54	54
Moderate	42	2	8	4	4	4
Above Moderate	109	74	0	0	2	2
Total	251	149	42	14	114	114

Notes:

*Reflects 2006-2014 RHNA

** Reflects single-family rehabilitation program loans

*** Reflects preservation of affordable multi-family units in Park Vista, Las Palmas and Park Avenue senior projects.

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
1. Residential Rehabilitation Program	Assist six to eight households per year under the Single-Family Rehabilitation Program.	<p>The City's former Redevelopment Agency (RDA) assisted the rehabilitation of 14 single-single family in 2008 and 2009. Funding of the program ceased in 2010 anticipation of RDA dissolution by the State in 2012.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element; however, funding for the program is currently limited to residual RDA set-aside funds that may result from the California Department of Finance meet and confer process (if any).</p>
	Develop program guidelines for establishment of a Rental Rehabilitation Loan component.	
2. Neighborhood Preservation and Revitalization Program (CAPP)	Continue to implement CAPP within the five designated Focus Areas, and identify additional Focus Areas as appropriate.	<p>The City implemented CAPP within the initial five Focus Areas as well as 15 additional focus areas identified during the planning period.</p> <p>The State's dissolution of the RDA led to a reorganization of the program. The City now conducts multi-agency inspections within two larger Focus Areas instead of 20 smaller areas. Each Focus Area currently has one full-time and one part-time code enforcement officer. Whereas program compliance had been driven by administrative citations, the current program is less punitive and community preservation Officers are now focused on compliance orders coupled with outreach and education of property maintenance issues.</p> <p>Continued Appropriateness: This program is continued but modified in the 2013-2021 Housing Element to account for recent programmatic changes resulting from the loss of RDA funding in 2012 and to include enforcement of the city's second dwelling unit ordinance.</p>
	Annually report to the City Council on the status of the program.	
3. Rental Property Inspection Program	Complete inspections of approximately 200 units on an annual basis.	<p>The City inspected nearly 1400 multi-family rental units (average 280 units per year) during the planning period. Program accomplishments are reported to the City Council annually.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element.</p>
	Provide City Council with annual program status report.	
4. Crime Free Rental Housing	Research existing crime-free rental program and organizations to establish a base methodology and program incentives, goals and objectives.	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
	Initiate program in 2009.	
5. Lead Based Paint Awareness	Continue to remediate lead cases through the City's residential rehabilitation programs.	The City continued public outreach to applicants for additions/rehabs regarding lead based paint abatement requirements and met with LA County

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
	<p>Coordinate with LA County and Pacoima Beautiful regarding existing funding and programs.</p> <p>Conduct annual lead based paint seminar in City beginning in 2009.</p>	<p>representatives. Lead based paint seminars occurred in 2009 and 2010; however, the State's elimination of the RDA rendered further seminars infeasible. The City also continues to work with Pacoima Beautiful and the County of Los Angeles to identify funding for outreach and abatement.</p> <p>Continued Appropriateness: This program is continued but modified in the 2013-2021 Housing Element to account for recent programmatic changes resulting from the loss of RDA funding in 2012.</p>
6. Affordable Housing Development Assistance	<p>Complete a master EIR for downtown parking lot sites to expedite future processing of entitlements.</p> <p>Move forward with a Development Agreement on City-owned property for development of 100 affordable senior rental units.</p> <p>Issue a RFP for a mix of family rental and ownership units on other City-owned properties, and initiate discussions with adjacent property owners.</p>	<p>The City completed a draft EIR for the downtown parking lot sites in 2008; however, the Exclusive Negotiating Agreement (ENA) with the developer was allowed to expire so the EIR was never certified and the project did not move forward.</p> <p>Although the City did not issue a RFP for a mix of family rental and ownership units on other City-owned properties or initiate discussions with adjacent property owners, one City-owned parcel (1422 San Fernando Rd.) was leased to an affordable housing developer resulting in 20 new affordable units during the planning period.</p> <p>The City also received a 2013 Transit-Oriented Development (TOD) Planning Grant for a TOD overlay zone around the metro station. The planning effort will identify opportunities for affordable housing development within the TOD overlay.</p> <p>Continued Appropriateness: Elements of this program are incorporated into an overall program in the 2013-2021 Housing Element to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
7. Senior Housing	<p>Conserve 112 units of affordable senior housing in the Park Vista, Las Palmas and Park Avenue senior projects.</p>	<p>The City continues to monitor existing deed restricted senior units on an annual basis. All 112 units at Park Vista, Las Palmas and Park Avenue remain affordable and available to seniors.</p> <p>Continued Appropriateness: This program will be renamed and modified for the 2013-2021 Housing Element to include all existing and future deed-restricted affordable housing units.</p>
8. Second Dwelling Unit Program	<p>Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing, and</p>	<p>The City has issued ten second dwelling-unit building permits since 2008. As part of CAPP, code enforcement and planning personnel worked with prospective applicants who were eligible for</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
	<p>seek to achieve 50 second units during the planning period.</p> <p>Promote the development of second units by incorporating information on the City's website, and through code enforcement referrals to address overcrowding.</p>	<p>second-dwelling units. The City's website is in the process of redesign. The new website will include information about the second-dwelling unit ordinance.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element as a separate program; however primary program components are included in the CAPP program (see Program 2).</p>
9. Affordable Housing Density Bonus	<p>Adopt a local density bonus ordinance by 2009 to implement State requirements as a means of enhancing the economic feasibility of affordable housing developments.</p> <p>Advertise on the City's website, and promote in conjunction with discussions with development applicants.</p>	<p>The City adopted a density bonus ordinance that complies with Government Code Sections 65915-65918 in 2013. The City will advertise the availability of the new ordinance on the website and promote the program while discussing applications with developers.</p> <p>Continued Appropriateness: This program has been implemented and is not included in the 2013-2021 Housing Element. Density bonuses and waiver/modifications of development standards will be included as incentives in an overall program to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
10. Inclusionary Zoning	<p>Adopt a local inclusionary housing ordinance applicable to San Fernando's Redevelopment Project Areas by 2009.</p> <p>Evaluate the alternative options for fulfillment of inclusionary requirements, such as provision of affordable units off-site or payment of an in-lieu fee.</p> <p>Advertise on the City's website, along with incentives available through the density bonus ordinance for on-site provision of affordable units.</p>	<p>Inclusionary regulations included as part of 2011 Redevelopment Plan Amendment of the Consolidated Redevelopment Project Areas prior to state dissolution of the City's Redevelopment Agency.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
11. Zoning Ordinance Revisions	<p>Amend the zoning ordinance by December 2009 to make explicit provisions for manufactured housing, community care facilities, SROs, transitional and supportive housing, and emergency shelters.</p> <p>Develop objective standards to regulate emergency shelters as provided for under SB 2.</p>	<p>The City amended the Zoning Code in March 2013 to make provisions for manufactured housing, community care facilities, SROs, transitional housing, supportive housing, and emergency shelters. As part of the same Zoning Code amendment, the City added objective standards to regulate emergency shelters pursuant to SB 2.</p> <p>Continued Appropriateness: This program has been modified for the 2013-2021 Housing Element (see Program 8).</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
12. Pursue Outside Funding Sources	Actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.	The City worked with prospective developers to identify outside funding sources such as Federal HOME and CDBG funds as well as TCAC tax equity credits to provide gap financing to leverage local funds during the planning period.
	Complete the development agreement on the downtown senior mixed-use project by early 2009 to enable dispersal of Prop 1C grant funds to the project.	In 2008, the City assisted a developer in obtaining \$3.56M Infill Infrastructure Grant for a 100 senior-unit / mixed-use project on an Agency-owned parcel. In 2009, HCD denied the City's request to allow the grant on an alternate location. As a result, the project did not proceed.
	Support housing grant applications both through regulatory relief offered through density bonuses, and through City Council endorsement/support of funding applications.	<p>In 2010, the City assisted two developers with HOME applications that would produce 95 affordable units and 22 market rate units. The projects included density bonus and/or variance applications. The projects were entitled and funded, but the developers chose not to move forward.</p> <p>In 2011, the City assisted two developers with HOME applications that would produce at total of 62 very low to low income rental units on a City-owned lot and 20 market rate units. The projects, located at 1422 San Fernando Rd. and 131 Park Ave., were occupied in 2013.</p> <p>In 2012, the City assisted one developer with HOME applications that will produce at total of 29 very low income rental units and 84 moderate income units. Project entitlements included a rezone from industrial to R-3 and a density bonus. The units are anticipated to be occupied after January 1, 2014.</p> <p>Continued Appropriateness: Elements of this program are incorporated into an overall program in the 2013-2021 Housing Element to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
13. Green Building	Develop educational materials on green building and provide to homeowners and builders in San Fernando.	<p>The City required LEED Certification or comparable building design for agency-assisted housing projects during the planning period. For example, the construction drawings for the 20-unit affordable housing development at 1422 San Fernando Rd. achieved LEED Silver. Funding and staffing limitations made development of educational materials infeasible.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's</p>
	Implement requirements for green building design in agency-assisted new construction projects.	

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
		RDA in 2012.
14. Section 8 Rental Assistance Program	Encourage landlords to register units with the Housing Authority.	<p>The City coordinated with landlords and encouraged participation in the Housing Choice Voucher Program (formerly Section 8) during the planning period. The City also prepared bilingual HaCOLA information and made it available to landlords and tenants who may be interested in the program.</p> <p>An average of 34 San Fernando residents received Housing Choice Vouchers annually between 2008 and 2012. As of July 2013, 79 San Fernando residents were on the Housing Choice Voucher program waiting list.</p> <p>Continued Appropriateness: This program is included, but renamed in the 2013-2021 Housing Element.</p>
	Prepare bilingual HaCOLA program contact information for prospective Section 8 landlords and tenants.	
15. Fair Housing Program	Continue to contract with the FHC to promote open housing practices for residents, and to facilitate communication between tenants and landlords.	<p>Bi-lingual fair housing brochures have been available at public counters since 2009, including at recreation and senior centers. The City made its facilities available to host FHC workshops in 2010.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element.</p>
	Beginning in 2009, disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, Cesar E. Chavez Park community center, Las Palmas Park community center, and the local library, and provide enhanced outreach through coordination of FHC's fair housing education with existing community events.	
16. Local Housing Mediation Service	Research existing housing mediation programs, including programs in the cities of Glendale and Burbank.	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
	Establish parameters for a local Mediation Program, and initiate by late 2009.	
17. Housing Services Directory	Prepare and maintain a current housing service directory, and disseminate to the public.	<p>The City prepared a housing services directory in 2008. Initial distribution took place in 2009 and continued throughout the planning period.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element; however, the program objective is carried forward as a policy.</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
18. Housemate Matching Program	<p>Coordinate with Alternative Living for the Aging, as well as City sponsored programs, to develop the parameters for establishing and funding a local Housemate Matching Program.</p> <p>Initiate the Program by 2009, and advertise throughout the community.</p>	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
19. City First-Time Homebuyer Program	Evaluate providing homeownership assistance to moderate income purchasers in agency-assisted projects on a case-by-case basis.	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
20. Housing Economic Recovery Ownership (HERO) Program	<p>Actively promote the HERO Program and similar programs to expand homeownership, including preparation of a bi-lingual program flyer and distribution to every household and commercial business in San Fernando.</p> <p>Conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of this homebuyer assistance program.</p>	<p>City continued outreach to San Fernando residents during the planning period notifying them of the opportunity for eligible low/moderate income first time homebuyers to purchase foreclosed, vacant and abandoned properties in the City. The program was discontinued by the State during the planning period. The City also held a workshop in 2011 that was widely attended by local realtors, mortgage brokers, and lending institution representatives.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to discontinuation by the State.</p>
21. County Homeownership Program (HOP)	Advertise the availability of the HOP Program at the public counter and on the City's website, along with the schedule of the county's bilingual first-time homebuyer seminars.	<p>The City advertised HOP program availability by providing information at public counters. The City's website is undergoing a major redesign. The new website will include HOP program information.</p> <p>Continued Appropriateness: This program is included in a new program in the 2013-2021 Housing Element that promotes homeownership opportunities during the planning period (see Program 11).</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
22. Mortgage Credit Certificate (MCC) Program	Advertise the availability of the MCC Program at the public counter and on the City's website, along with a listing of participating MCC lenders.	<p>The City advertised HOP program availability by providing information at public counters. The City's website is undergoing a major redesign. The new website will include HOP program information.</p> <p>Continued Appropriateness: This program is included in a new program in the 2013-2021 Housing Element that promotes homeownership opportunities during the planning period (see Program 11).</p>
23. Foreclosure Prevention Resources	Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.	<p>The City advertised foreclosure prevention resources to residents via the City's website and through the distribution of flyers during the planning period.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element; however, the program objective is carried forward as a policy.</p>

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ATTACHMENT 3:

**Community Workshop and
Public Meeting Flyers**

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2013-2021 Housing Element Update

Community Workshop Flyer

The City of San Fernando invites you to learn about the 2013-2021 General Plan Housing Element Update and participate in a community workshop near you to provide your input on housing issues in the city.

What is a Housing Element?

The Housing Element is one of the seven state-mandated elements of the city's General Plan. The Housing Element establishes city policies and programs regarding:

- Maintenance of existing housing stock.
- Preserving existing affordable housing units.
- Creation of new housing to meet the needs of all members of the community.
- Providing resources to help people meet their housing needs.

Frequently Asked Questions

Why update the Housing Element?

The Housing Element update ensures that city policies reflect the community's housing needs, while identifying current and potential opportunities to improve housing in the city. The Housing Element also provides guidance to decision-makers to address the city's long-term community housing needs.

How will this Housing Element be different than previous updates?

The Housing Element update will incorporate recent changes in State law affecting a variety of housing policies. The Housing Element update also provides an opportunity for the city to evaluate the effectiveness of existing housing policies and programs.

Upcoming Community Workshops

Saturday, September 14, 2013

9:00 a.m. - 10:30 a.m.

San Fernando Regional Pool Facility
Banquet Room
208 Park Avenue
San Fernando, CA 91340

Saturday, September 28, 2013

9:00 a.m. - 10:30 a.m.

Las Palmas Park
Banquet Room
505 South Huntington Street
San Fernando, CA 91340

Please Note:

The same presentation and information will be provided at each workshop.

For more information about the Housing Element Update and keep up to date on upcoming meetings, please visit us online at:

www.sfcity.org/HousingElement

Additionally, you can also contact the Community Development Department at (818) 898-1227.

Actualización del Elemento de Vivienda 2013-2021

Volante de Taller Comunitario

La Ciudad de San Fernando le invita a aprender de la Actualización del Plan General de Elemento de Vivienda 2013-2021 y participar en un taller comunitario en cual usted puede dar sus opiniones sobre asuntos de vivienda en la ciudad.

¿Qué es un elemento de vivienda?

El Elemento de Vivienda es uno de los siete elementos del Plan General de la ciudad requerido por el estado. El Elemento de Vivienda establece las pólizas de la ciudad y programas relacionados con:

- Mantenimiento de las viviendas existentes.
- Preservación unidades de viviendas asequibles existentes.
- Creación de viviendas nuevas para satisfacer las necesidades de todos los miembros de la comunidad.
- Proporcionar recursos para ayudar a las personas a satisfacer sus necesidades de vivienda.

Preguntas Más Frecuentes

¿Por qué actualizar el Elemento de Vivienda?

La actualización del Elemento de Vivienda asegura que las pólizas de la ciudad reflejan las necesidades de vivienda de la comunidad, reflejando problemas actuales y oportunidades potenciales para mejorar viviendas en la ciudad. El Elemento de Vivienda también funciona como una guía para los tomadores de decisiones para hacer frente a las necesidades de vivienda de la comunidad a largo plazo.

¿Cómo va a ser diferente este Elemento de Vivienda a las anteriores actualizaciones?

La actualización del Elemento de Vivienda incorporará los cambios recientes en la ley estatal que afectan una variedad de pólizas de vivienda. La actualización del Elemento de Vivienda también ofrece una oportunidad para que la ciudad evalúe la eficacia de las pólizas y programas de vivienda existentes.

Próximos Talleres Comunitarios

Sábado, 14 de septiembre 2013

9:00 a.m. - 10:30 a.m.

Piscina Regional de San Fernando
Salón de Banquetes
208 Park Avenue
San Fernando, CA 91340

Sábado, 28 de septiembre 2013

9:00 a.m. - 10:30 a.m.

Parque Las Palmas
Salón de Banquetes
505 South Huntington Street
San Fernando, CA 91340

Tome en Cuenta:

La misma presentación e información será proporcionado en cada taller.

Para obtener más información sobre la Actualización del Elemento de Vivienda y para obtener fechas de juntas en el futuro, por favor visítenos en el Internet al:

www.sfcity.org/HousingElement

También puede comunicarse con el Departamento de Desarrollo Comunitario al (818) 898-1227.

2013-2021 Housing Element Update

Upcoming Public Meeting

The City of San Fernando invites you to learn about the 2013-2021 General Plan Housing Element Update at an upcoming public meeting. The Planning and Preservation Commission will be hosting a public meeting on Tuesday, October 15, 2013, for the public to provide input on housing issues within the City.

A presentation on the draft Housing Element will be provided by the City to the public and the Commission. Your public input will be used to further refine the City's policies and programs related to housing.

Upcoming Public Meeting

Planning and Preservation Commission Public Meeting

Tuesday, October 15, 2013
@ 7:00 p.m.

San Fernando City Hall
Council Chambers
117 Macneil Street
San Fernando, CA 91340

(Located on Corner of First Street and Macneil Street)

Frequently Asked Questions

What is a Housing Element?

The Housing Element is one of the seven state-mandated elements of the City's General Plan. The Housing Element establishes city policies and programs regarding:

- Maintenance of existing housing stock.
- Preserving existing affordable housing units.
- Creation of new housing to meet the needs of all members of the community.
- Providing resources to help people meet their housing needs.

Why update the Housing Element?

The Housing Element update ensures that city policies reflect the community's housing needs, while identifying current and potential opportunities to improve housing in the city. The Housing Element also provides guidance to decision-makers to address the city's long-term community housing needs.

For more information about the Housing Element Update or to view the draft document and keep up to date on upcoming meetings, please visit us online at:

www.sfcity.org/HousingElement

Additionally, you can also contact the Community Development Department at (818) 898-1227.

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ATTACHMENT 4:

**December 17, 2013
Letter from the California
Department of Housing and
Community Development
(HCD)**

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 17, 2013

Fred Ramirez
Community Development Director
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

Dear Mr. Ramirez:

RE: Review of San Fernando's 5th Cycle (2014-2021) Draft Housing Element

Thank you for submitting San Fernando's draft housing element received for review on October 18, 2013, along with additional revisions received on December 13 and 17, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The Department conducted a streamlined review of the draft housing element based on the City of San Fernando meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. A telephone conversation on December 10, 2013 with you and Mr. Edgar Arroyo, Assistant Planner, and Ms. Veronica Tam, the city's consultant, facilitated the review.

The draft housing element, with proposed revisions, meets the statutory requirements of State housing element law. This finding is based on, among other reasons, the City's commitment to establish Transit Oriented Development standards for development within the Sylar-San Fernando Metrolink station, including incentives to encourage and facilitate the development of housing for lower-income households and special needs populations. The revised element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of San Fernando must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For additional information on housing element adoption requirements, please refer to the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the hard work and dedication that you, Mr. Arroyo and Ms. Tam have displayed in preparation of this document and looks forward to receiving San Fernando's adopted housing element. If you have any questions or need additional technical assistance, please contact Jennifer Seeger, of our staff, at (916) 263-7421.

Sincerely,



Glen A. Campora
Assistant Deputy Director