

SAN FERNANDO, CA

# HOUSING ELEMENT

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# I. INTRODUCTION

## B. COMMUNITY CONTEXT

The City of San Fernando is 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 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 6,569 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 the 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. As of 2020, more than 90 percent of the City's 23,946 residents are of Latino origin, and 23.2 percent of the population is under 18 years of age. The Latino population includes both recent immigrants as well as many longtime 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, which was recently updated in December 2017, 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 opportunities that have the potential to produce hundreds of additional units on publicly and/or privately owned parcels, as well as underutilized parking lot sites within the City's downtown area and 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. It also provides density bonuses for the integration of residential dwelling units within mixed-use developments in the City's Downtown and Civic Center areas, which include the San Fernando Road and Truman Street corridors.



## C. 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 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, 2021, to October 15, 2029. 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 Regional Housing Needs Assessment ("RHNA"), to southern California jurisdictions. The RHNA planning period for this Housing Element cycle is an eight-year plan extending from October 2021 through October 2029.

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

## D. 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 other data sources are used to supplement U.S. Census Bureau data, including the following:

- Population, housing, and employment projections from the SCAG's 2020-2045 Regional Transportation Plan (RTP) Growth Forecast and 2020 Regional Integrated Forecast.
- Labor force participation and unemployment rate estimates from the State of California Employment Development Department.
- Household income data by type of household derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD.
- Housing market information updated through internet listings.
- Housing conditions information obtained from recent field surveys conducted by the San Fernando Community Development Department's Building and Safety Division.
- Data on residents with developmental disabilities who are assisted at the North Los Angeles County Regional Center from the State of California Department of Developmental Services.
- Counts of unsheltered homeless individuals from the Los Angeles Homeless Services Authority (LAHSA).
- Information on existing and projected housing needs from the SCAG's 6<sup>th</sup> Cycle Final RHNA Allocation Plan approved by HCD on March 22, 2021.
- Lending patterns for home purchase and home improvement loans from the Home Mortgage Disclosure Act (HMDA) database.
- Information on San Fernando's land uses, and development standards derived from the City's Zoning Ordinance and the San Fernando Corridors Specific Plan.

## E. PUBLIC PARTICIPATION

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." 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. During the preparation of this Housing Element update, public input and participation was solicited in a variety of ways. A discussion of citizen participation is provided below.

### 1. PUBLIC OUTREACH OVERVIEW

The City conducted an extensive public outreach program aiming to involve all residents, property owners, developers, affordable housing advocates, and other community stakeholders early on in the development of its Housing Element. Due to the COVID-19 pandemic, the City conducted outreach via virtual platforms, as appropriate for the safety of community members. Public participation for the 2021-2029 Housing Element included a series of virtual and in-person Town Hall meetings, Technical Advisory Committee meetings, an online survey, and informational materials posted on the City's website. Key outreach components are summarized in the following section. A summary of the public comments received during the planning process is also included in Appendix A.

#### TOWN HALL MEETINGS

Three Town Hall meetings were conducted as part of the public outreach process. Each meeting was provided with Spanish translation and was broadcasted on Facebook Live. The meetings were advertised on the City's website, local newspaper publications, and the City's social media posts. Notification of the meetings were also mailed to all residents, property owners, and other stakeholders (e.g., business owners, non-profit organizations that serve special needs and low and moderate-income households, etc.) to invite them to attend and participate. Notices of town halls were also sent to housing professionals, agencies, and organizations serving the City's lower income populations and those with special needs (see Appendix A). All meeting notes and presentations were posted on the City's website, along with links to the online survey and Map.Social, an online mapping engagement tool that was used during the process opportunity Sites selection process.

#### TOWN HALL MEETING #1 (VIRTUAL)

The first Virtual Town Hall meeting was held on Wednesday, March 24, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas for potential development. The housing needs of the community and potential locations for future housing to meet the City's RHNA obligations were discussed with participants. To gain additional insights from the community, the City provided Map.Social, where community members could mark up online maps to identify additional desirable locations for future housing. Map.Social was made available during the meeting and remained available for four weeks after the meeting on the City's Housing Element Update webpage.



## TOWN HALL MEETING #2 (VIRTUAL)

A second Virtual Town Hall meeting was held on Friday, May 12, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting continued the discussion on appropriate sites for future housing. A presentation was provided that focused on the approach and methodology to identify the potential housing sites. Several RHNA land use scenarios were discussed, and preliminary sites were identified. The community was then asked to provide feedback on these sites using Map.Social, where they could provide comments directly onto the online map.

An explanation of Environmental Justice and policies to be incorporated into both the Housing Element and the Public Safety Element were also discussed during the meeting. As part of the presentation, participants were asked a series of questions relating to Environmental Justice to facilitate a discussion on what type of actions can or should be taken to address community concerns. Extensive feedback was gathered and incorporated into the Housing and Safety elements.

## TOWN HALL MEETING #3 (IN-PERSON AND VIRTUAL)

A third Town Hall meeting was held in person at the San Fernando Recreation Park Multi-Use Room and was broadcasted live on Facebook Live on August 11, 2021, from 6:30 to 8:00 p.m. The discussion at the Town Hall meeting was focused on the preferred housing opportunity sites, which were identified based on analysis of existing conditions and feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comment on these sites and share additional feedback regarding the distribution of the identified sites. At the conclusion of the sites discussion Affirmatively Furthering Fair Housing (AFFH) was discussed. An overview of the requirements and example policies and meaningful action were covered. Feedback from this meeting was used to finalize the preferred opportunity sites that are analyzed later in this element.

## ADDITIONAL OUTREACH ACTIVITIES

To supplement the Town Hall meetings, additional outreach activities were conducted as follows:

A **Housing Survey** was created to gather feedback from the community and was made available on the website in both English and Spanish throughout the planning process.

A **Technical Advisory Committee (TAC)** was formed to help guide and inform the planning process. The TAC was comprised of a diverse mix of residents, community stakeholders, housing advocates, developers, real estate professionals, urban planners, and current and ex-members of the Planning Commission. The TAC members were selected by the City Council and City staff. The TAC members were:

Victoria Ianni Garcia  
Joel Fajardo  
Rosie Lopez  
Cyndi Lopez  
Andres Rodriguez

Angel Granados  
Ivan Gonzalez  
Mel Wilson  
Adriana Gomez  
Fred Partovi

A series of **TAC meetings** were held to further discuss comments received during the Town Hall meetings. The TAC meetings included a more focused and in-depth conversation around the placement of housing opportunity sites, programs and policies that should be considered, and other insights and concerns regarding the availability of affordable housing.

Once completed, the **Draft Housing Element** was posted on the City’s website and sent to the State Department of Housing and Community Development (HCD) for public review and comment. Physical copies were also placed in locations throughout the community for public viewing, including City Hall, the Los Angeles County public library, and the City’s two community centers—Recreation Park and Las Palmas Park. The City submitted an initial draft to HCD for review and received a comment letter from HCD dated January 11, 2022 requesting corrections and clarifications. Based on comments received from HCD a final draft of the Housing Element was completed on May 12, 2022. On May 25, 2022, the Draft Housing Element was presented at a public hearing before the Planning and Preservation Commission during which a motion was made to recommend City Council approval of the Draft Housing Element. On June 6, 2022, the City Council held a public meeting to review and consider the Housing Element and adopted the 2021 – 2029 Housing Element.

## CONTINUED OUTREACH MOVING FORWARD

To ensure the success of San Fernando’s housing policies and programs moving forward, it is important that the City continues to engage the community and receive ongoing feedback. Outreach efforts will continue to be conducted after the adoption of the Housing Element throughout the eight-year planning period. The outreach will include:

- Utilizing the City’s website and social media outlets to increase information and public education on fair housing programs and services available to residents.
- Regularly contacting landlords of lower income apartment complexes to provide education materials about the benefits of the Section 8 voucher program.
- Promote and provide outreach and education opportunities to residents on the ADU development process.
- Conduct a housing presentation every two years at the San Fernando Recreation Park Multi-Use Room to educate the public on the services available through the LA County Community Development Authority and Housing Rights Center Los Angeles.
- Creating a Housing Division and hiring a Housing Coordinator to conduct outreach to the community about available resources to residents and to track and monitor affordable housing units and quality.

## F. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Fernando General Plan comprises 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.

### 1. CONSISTENCY BETWEEN 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.

#### SAFETY ELEMENT UPDATE

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include analysis of public safety hazards, including fire hazards, climate change, flood, geologic, seismic, and traffic. It will then adopt policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements, including addressing climate change adaptation and resilience, and the incorporation of environmental justice policies as required by Senate Bill 1000 (SB1000).

#### SENATE BILL 1000

Enacted on September 24, 2016, SB 1000 requires local governments to identify environmental justice communities (also known as “disadvantaged communities”) in their jurisdictions and address environmental justice in their general plans. This new law has several purposes, including to facilitate transparency and public engagement in local governments’ planning and decision-making processes, reduce harmful pollutants and the associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation.

#### ENVIRONMENTAL JUSTICE

As part of the Housing Element update, Environmental Justice policies have been crafted to address the existing conditions and improve circumstances for disadvantaged communities. Environmental Justice is described as a concept focused on addressing the systemic causes of the unequal environmental burden placed on certain communities. Efforts to address environmental justice involve mitigating the causes of environmental burden and the associated health and economic impacts on minority communities, particularly communities of color and low-income communities.

The State of California has developed new regulations focused on improving the status of disproportionate environmental burden through Senate Bill 1000 (SB 1000), “The Planning for Healthy Communities Act” of 2016, which amended Section 65302 of the Government Code. Government Code Section 65040.12 defines environmental justice as “the fair treatment and meaningful involvement of people of all races, cultures and incomes, and national origins, with respect to the development, adoption, implementation, and enforcement



of environmental laws, regulations, and policies.” State efforts towards environmental justice are primarily aimed at improving the status of disadvantaged communities through effective planning and policy decisions.

Government Code Section 65302 requires jurisdictions to identify environmental justice communities (called “disadvantaged communities”) within their planning area and incorporate an environmental justice element into their general plans, or related environmental justice goals, policies, and objectives integrated into other elements of the General Plan. The term disadvantaged communities refer to “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” In the context of environmental justice, disadvantaged communities are those areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens can include air and water pollution, exposure to hazardous chemicals, lack of public resources, and high rates of asthma and heart disease.

## II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of 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) Existing Housing Problems.

### A. DEMOGRAPHIC PROFILE

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

#### 1. POPULATION GROWTH AND TRENDS

Table 1 compares population growth figures in San Fernando to those of the City of Los Angeles and County of Los Angeles. San Fernando grew by the smallest rate between 1990 and 2010. Between 2010 and 2019, San Fernando had a higher growth rate than the County of Los Angeles, but lower than the City of Los Angeles by one percent.

**Table 1: Regional Population Growth Trends 1980-2019**

Jurisdiction	1990	2000	2010	2019	Percent Change		
					1990-2000	2000-2010	2010-2019
San Fernando	22,580	23,564	23,645	24,535	4%	<1%	4%
City of Los Angeles	3,485,398	3,694,742	3,792,621	3,999,936	6%	3%	5%
County of Los Angeles	8,863,164	9,519,338	9,818,605	10,081,570	7%	3%	3%

Source: 1990, 2000, 2010 US Census, 2019 ACS 5-Year Estimates

According to the Southern California Association of Government’s (SCAG) 2020 Regional Transportation Plan (RTP) Growth Forecast, the population of San Fernando is expected to grow to 25,500 by 2035—a four percent increase from the 2019 population. SCAG’s population projections translate to an annual growth rate of approximately 0.2 percent, which is less than the annual growth rate of the 2010 to 2019 period.

## 2. AGE CHARACTERISTICS

Housing needs are often affected by the age characteristics of residents in the community. Different age groups often 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 to identify potential impacts on housing needs.

Table 2 displays the age distribution of the City's population in 2000 and 2019 and compares this with Los Angeles County. The table shows that while San Fernando's population has not changed significantly in the 19 years, the age distribution of the population has changed. Median age has shifted from 27.3 to 35.5 years. The general trends shown in Table 2 reveal that San Fernando is moving away from its previously large concentrations of children and younger adults, and more closely towards the age distribution seen in Los Angeles County. For example, San Fernando's middle-aged cohort has more than doubled since 2000 and now matches Los Angeles County, while its senior cohort (11 percent) is now just under the county rate of 13 percent.

As displayed below, 27 percent of San Fernando's population was comprised of children under the age of 19 in 2019, which is down from 38 percent in 2000. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population along with lower birth rates. This trend can be expected to continue in the future.

**Table 2: Age Distribution 2000-2019**

	City of San Fernando				Los Angeles County
Age Group	2000		2019		2019
	Persons	Percent	Persons	Percent	Percent
Preschool (<5 yrs.)	2,255	10%	1,640	7%	6%
School Age (5-19 yrs.)	6,634	28%	4,977	20%	19%
Young Adults (20-34 yrs.)	6,045	26%	5,457	22%	23%
Adults (35-54)	5,752	24%	6,801	28%	27%
Middle Age (55-64)	1,218	5%	2,969	12%	12%
Seniors (65+ years)	1,660	7%	2,691	11%	13%
<b>Total</b>	<b>23,564</b>	<b>100%</b>	<b>24,535</b>	<b>100%</b>	<b>100%</b>
<b>Median Age (years)</b>	<b>27.3</b>		<b>35.5</b>		<b>36.5</b>

Source: 2000 US Census, 2019 ACS 5-Year Estimates



### 3. RACE AND ETHNICITY

Table 3 displays the racial/ethnic composition of San Fernando's population in 2000 and 2019 and compares it with the countywide distribution. Hispanic residents continue to comprise most of the City's population, increasing from 89 percent in 2000 to 93 percent in 2019. This increase in Hispanic residents coincides with a significant increase in White-identifying residents, and significant decrease in Other-identifying residents. Of San Fernando's 2019 Hispanic/Latino residents, 66 percent identify as White.

While San Fernando is home to many established Latino families, it also serves as a place of residence for new Latino immigrants. The 2019 ACS reported that 38 percent of the City's residents were foreign-born, with 96 percent born in the American continents. Approximately 78 percent of residents can speak Spanish, and just 20 percent of the population is only able to speak English. Thirteen percent (841) of San Fernando families are categorized as "Limited English-Speaking Households," which may have implications on many aspects of life in the City, including ability to compete in the job market.

**Table 3: Racial and Ethnic Composition 2000-2019**

	City of San Fernando				Los Angeles County
Racial/Ethnic Group	2000		2019		2019
	Persons	Percent	Persons	Percent	Percent
<b>Hispanic/Latino</b>	<b>21,859</b>	<b>89%</b>	<b>22,859</b>	<b>93%</b>	<b>48%</b>
White	10,893	44%	16,306	67%	54%
Asian/Pacific Islander	382	2%	558	2%	17%
African American	305	1%	238	1%	9%
American Indian/Alaska Native	570	2%	412	2%	2%
Other Race	12,391	51%	7,437	30%	22%
<b>Total Population</b>	<b>24,541</b>	<b>100%</b>	<b>24,535</b>	<b>100%</b>	<b>100%</b>

Source: 2000 US Census, 2019 ACS 5-Year Estimates

## 4. EMPLOYMENT

Evaluation of the types of jobs held by community residents provides insight into potential earning power and helps identify in which housing market segment residents 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 April 2021, 11,500 San Fernando residents (about 50 percent) are in the labor force. The City has an unemployment rate of about 8 percent, which is less than the Countywide and City of Los Angeles unemployment rates of both 11 percent. The 2018 Census On the Map documents the following distribution of resident employment by occupational category:

**Table 4: Occupational Distribution 2018**

Occupational Category	Percent
Health Care and Social Assistance	14%
Retail Trade	12%
Manufacturing	12%
Accommodation and Food Services	9%
Educational Services	8%
Administration & Support, Waste Management and Remediation	7%
Construction	7%
Professional, Scientific, and Technical Services	5%
Wholesale Trade	4%
Other Services (excluding Public Administration)	4%
Transportation and Warehousing	3%
Public Administration	3%
Information	3%
Finance and Insurance	3%
Real Estate and Rental and Leasing	2%
Arts, Entertainment, and Recreation	2%
Management of Companies and Enterprises	2%
Agriculture, Forestry, Fishing and Hunting	1%
Utilities	1%
Mining, Quarrying, and Oil and Gas Extraction	0%

Source: On the Map, US Census 2018

San Fernando's labor force is well diversified, with no clear concentrations in a single industry. 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 dwelling 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 2019 American Community Survey (ACS), 6,569 households reside in San Fernando, with an average household size of 3.7 persons and average family size of 4.1 persons. This represents a decrease in the household and family sizes reported in the 2000 Census, which estimated an average household size of 4.1 and average family size of 4.2.

Approximately 81 percent of households in San Fernando are comprised of families, 45 percent of which have children aged under 18. The household types that saw the biggest growth between 2000 and 2019 were those with a resident aged 65 years and over (318 percent increase, consistent with the Baby Boomer generation aging) and Married/Couple households with no children (79 percent increase). The household types that saw the largest decreases include Single Guardian/Parent Households, which decreased by 62 percent, and Households with a Resident Under 18 Years, which decreased by 27 percent.

**Table 5: Household Characteristics 2000-2019**

Household Type	2000	2019	Percent Change
<b>Average Household Size</b>	<b>4.1</b>	<b>3.7</b>	<b>-8%</b>
<b>Average Family Size</b>	<b>4.2</b>	<b>4.1</b>	<b>-2%</b>
<b>Families (As a Percent of Households)</b>	<b>84%</b>	<b>81%</b>	<b>-4%</b>
Married/Couple with Children	41%	31%	-25%
Married/Couple with no Children	18%	32%	79%
Single Guardian/Parent Households	13%	5%	-62%
Single Resident Households	12%	16%	32%
Other Households*	12%	16%	36%
<b>Total Households</b>	<b>5,795</b>	<b>6,569</b>	<b>13%</b>
Households with a Resident Under 18 Years	62%	45%	-27%
Households with a Resident 65 Years and Over	6%	27%	318%

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates

### 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 categories 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 categories and names presented in Table 6; however, federal housing programs utilize slightly different income categories 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 6: Income Category by AMI**

Income Category	Percent County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700.00	\$27,050.00	\$3,0450.00
Very Low	0-50% AMI	\$39,450.00	\$45,050.00	\$50,700.00
Low	51-80% AMI	\$63,100.00	\$72,100.00	\$81,100.00
Moderate	81-120% AMI	\$64,900.00	\$74,200.00	\$83,500.00
Above Moderate	120%+ AMI	>\$64,900.00		

## EXTREMELY LOW-INCOME HOUSEHOLDS (ELI)

Housing the extremely low-income population (below 30 percent of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in San Fernando. Table 7: Extremely Low-Income Housing Needs provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in San Fernando is Hispanic (22.8 percent compared to 22.1 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). Of the 6,070 total households, 2,715 were renter-occupied of which 34.8 percent are below 30 percent HUD Area Median Family Income (HAMFI) a group that that is particularly vulnerable to rising rents. To help address the housing needs of extremely low-income households, the City will create a Housing Division and hire a Housing Coordinator to focus on housing related matters, such as affordable housing, homelessness, and community outreach. The new division will explore funding opportunities to support affordable housing development and rehabilitation and provide outreach and education around the services the City, the County of Los Angeles, and other regional organizations provide.

**Table 7: Extremely Low-Income Households**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	468	105	22.4%
Black, non-Hispanic	104	10	9.6%
Asian and other, non-Hispanic	124	0	0.0%
Hispanic	5,374	1,224	22.8%
<b>Total</b>	<b>6,070</b>	<b>1,339</b>	<b>22.1%</b>
Renter-occupied	2,715	945	34.8%
Owner occupied	3,355	395	11.8%
<b>Total</b>	<b>6,070</b>	<b>1,340</b>	<b>22.1%</b>

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

## INCOME CHARACTERISTICS

The following assessments on income characteristics have been adjusted for inflation specific to the Los Angeles metro area. Between 2000 and 2019, the AMI in San Fernando declined from \$64,196 to \$58,425 (nine percent). During this time, the AMI in Los Angeles County grew by less than one percent, increasing from \$67,864 in 2000 to \$68,044 in 2019. Conversely, the AMI in the City of Los Angeles rose five percent in this period to a current estimate of \$62,142. San Fernando's highest income cohort grew in share by about 57 percent, while the lowest earners stayed virtually the same. This is reflective of a general national pattern of continued economic stratification that has occurred largely since the 1980s. Table 8 provides a more detailed breakdown.

**Table 8: Household Income Levels 2000-2019**

Income Levels (Inflation Adjusted)	Share of Total		
	2000	2010	2019
Less than \$25,000	19%	18%	19%
\$25,000 to \$49,999	22%	20%	25%
\$50,000 to \$74,999	23%	22%	14%
\$75,000 to \$99,999	11%	19%	13%
\$100,000 to \$149,999	17%	10%	16%
\$150,000 or more	8%	7%	12%
<b>Median Household Income</b>	<b>\$64,196</b>	<b>\$60,750</b>	<b>\$58,425</b>

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates



## 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 2020 U.S. poverty threshold for a family of three with 1 child under the age of 18 was \$20,832. Such a figure is aggregated across the entire county and does not take into account areas with higher-than-average costs of living. As indicated in Table 9, approximately 10 percent of all San Fernando households lived in poverty in 2019, a decrease of 33 percent since 2000. The proportion of families living in poverty decreased by a considerable 73 percent. Only Non-Family Households increased their share of poverty.

**Table 9: Families and Poverty Status: 2000-2019**

Poverty Category	Percent of Total Households	
	2000	2019
Households	15%	10%
Families	19%	5%
Single Parent Families	6%	2%
Non-Family Households	3%	5%

Source: 2019 ACS 5-Year Estimates

Table 10 shows additional poverty indicators in San Fernando, Los Angeles City, and Los Angeles County. San Fernando has lower proportions of families near and below the poverty line, including fewer in deep poverty (below 50 percent of the poverty level). San Fernando also has a comparable number of families in households with severe overcrowding—defined as more than one and a half persons per room in a dwelling unit. Overall, the number of San Fernando households with more than one and a half persons and more per room in a dwelling unit is higher when compared to Los Angeles City or Los Angeles County.

**Table 10: Poverty Indicators 2019**

Poverty Indicators	San Fernando	Los Angeles City	Los Angeles County
Families Below 50% of Poverty Level	4%	6%	6%
Families Below 125% of Poverty Level	16%	20%	20%
Rental Home Cost-Burdened	61%	57%	56%
Homeowner Cost-Burdened	36%	37%	35%
Moderate Overcrowding or Higher	16%	13%	11%
Severe Overcrowding	6%	6%	5%

Source: 2019 ACS 5-Year Estimates

Table 11 shows the number of impoverished individuals in San Fernando, Los Angeles City, and Los Angeles County across four age cohorts. The table reveals that San Fernando has fewer younger (15 to 44 years old) and more older (45 years and older) impoverished individuals than Los Angeles City and Los Angeles County. The number of impoverished seniors in San Fernando is 25 percent higher (5 numerical percentage points) than Los Angeles City and Los Angeles County. This high percent highlights a specific housing need in the community.

**Table 11: Poverty by Age Group**

Age Group	Share of all Impoverished Individuals		
	San Fernando	Los Angeles City	Los Angeles County
15-24	6%	9%	9%
25-44	37%	42%	42%
45-64	32%	29%	29%
65+	25%	20%	20%

Source: Source: 2019 ACS 5-Year Estimates

### 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, 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 12 summarizes the number of households or persons in each of these special needs groups in the City.

**Table 12: Special Needs Populations 2019**

Special Needs Groups	Households	Percent
<b>Farmworkers</b>	<b>95</b>	<b>1%</b>
<b>Homeless</b>	<b>23</b>	<b>&lt;1%</b>
<b>Persons with Disability</b>	<b>2,784</b>	<b>11%</b>
<b>Female-Headed Households</b>	<b>1,089</b>	<b>16%</b>
<b>Large Households</b>	<b>1,767</b>	<b>27%</b>
Owner	1,016	57%
Renter	751	43%
<b>Seniors (65+)</b>	<b>2,691</b>	<b>11%</b>
With a Disability	1,093	41%
<b>Senior-Led Households</b>	<b>1,386</b>	<b>21%</b>
Owner	962	69%
Renter	423	31%
<b>Seniors Living Alone (among Senior-Led Households)</b>	<b>467</b>	<b>34%</b>
Owner	289	62%
Renter	178	38%

Source: 2019 ACS 5-Year Estimates

#### LARGE HOUSEHOLDS

Large households consist of five or more persons and are considered a group with special housing needs due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and, in turn, accelerating deterioration.

According to the 2019 American Community Survey, San Fernando has a total of 1,767 large households, representing 27 percent of all households. An adequate supply of large housing units is needed to serve these households, and 49 percent of San Fernando's housing units have 3 or more bedrooms. Based on the Comprehensive Housing Affordability Strategy (CHAS) Databook prepared by HUD, 79 percent of renter and 51 percent of owner-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

## SENIOR HOUSEHOLDS

Approximately 11 percent of San Fernando residents are over age 65, up from the nine percent recorded in the 2013 Housing Element update. Further, about 21 percent of all households in the City are headed by seniors. Most of the City's seniors are homeowners (69 percent, down from 77 percent in 2013), and approximately 34 percent of these residents live alone. This represents a 100 percent increase over the figure recorded in 2013, when 17 percent lived alone. Approximately 41 percent of senior residents in the City have a disability.

Seniors often have pertinent lifestyle needs and expenses including housing, transportation, health care, and other services. Rising rents are a particular concern for seniors who are not homeowners since most seniors are on fixed incomes. As shown in Table 23 (page 34), 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 because of their age may be less 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 operated 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.

## SINGLE-GUARDIAN/PARENT FAMILIES

Single guardian/parent families typically have a special need for services such as childcare and health care, among others. In particular, single mothers tend to have lower incomes, which limits their housing options and access to supportive services. The 2019 ACS reports 19 percent of all single-female-led-families in San Fernando live in poverty (a total of 87 families) while about 9 percent of single-male-led-families live in poverty (33 families). These households are more likely to 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 themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Persons with disabilities have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher healthcare costs.

According to the 2019 ACS 5-Year Estimates, approximately 11 percent of San Fernando residents (2,730 people) have one or more disabilities. The percentages in disability categories are Vision (3 percent), Cognitive (5 percent), Ambulatory (6 percent), Self-Care (3 percent), and Independent Living (5 percent). Approximately 53 percent of all those with a self-care disability are seniors, and 13 percent of all seniors have a self-care disability. A self-care disability is a physical, mental, or emotional condition lasting 6 months or more, the person has difficulty dressing, bathing, or getting around inside the home. About 51 percent of all residents with independent living disabilities are seniors, and 19 percent of all seniors have Ambulatory disability which is described as an impairment which prevents or impedes walking.

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 family or other support. 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 or mobility issues.

**Developmental Disabilities:** 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 intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability 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 368 persons in the City of San Fernando, based on the 2019 ACS population data. However, in June 2019, the State’s Department of Developmental Services, recorded information on 442 residents with developmental disabilities living within the 91340-zip code (which approximates the San Fernando city limits) who were being assisted at the North Los Angeles County Regional Center. Most of these individuals reside in a private home with their parent, guardian, or other family members (refer to Table 13).

**Table 13: Developmentally Disabled Residents (2019)**

Housing Arrangement	Number
<b>By Residence</b>	
Home of Parent/Family/Guardian	412
Independent/Supported Living	15
Community Care Facility	0
Intermediate Care Facility	5
Foster/Family Home	5
Other	5

*Source: California Department of Developmental Services*

Many developmentally disabled persons can live independently within a conventional housing environment. Individuals with more severely disability may 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, 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. The City of San Fernando is within the greater Los Angeles metropolitan area, which is largely developed and urbanized. There is no area within the City that is designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

According to the 2018 Bureau of Labor and Statistics data, 89 San Fernando residents were employed in agriculture, forestry, fishing, and hunting, or mining industries, representing approximately one percent of the City's labor force. Most are likely to be employed in local plant, nurseries, landscaping, or gardening companies. As such, their income is likely greater and their employment more stable than that of more traditional farmworkers living in areas of the state with significant farms and agricultural operations. 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 2020, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of people experiencing homelessness housed overnight in shelters and institutions throughout Los Angeles County, as well as a count of individuals experiencing at least three days of unsheltered homelessness. Based on LAHSA's methodology, they estimate the population of people experiencing homelessness in Los Angeles County at 66,436 persons. This is an increase of nearly 13 percent over the 2019 point in time count. The City of Los Angeles saw an increase of 16 percent, recording 41,290 individuals in total.

San Fernando is located in LAHSA's Service Planning Area (SPA) 2, which encompasses the entire San Fernando Valley. Approximately 5,216 homeless persons, or nearly 8 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 population of people experiencing homelessness is estimated at around 23 persons, according to the 2020 LAHSA point-in-time count. This is down from the 2019 count of 43 persons. According to City law enforcement personnel, these individuals are experiencing "chronic" homelessness and live-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 although families with children who are experiencing homelessness are also occasionally seen in San Fernando. Catholic Charities' Loaves and Fishes is in San Fernando and provides case management, food, clothing, shelter referrals, and a variety of other services for people experiencing or are at risk of experiencing 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 individuals experiencing homelessness in San Fernando.

## 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 14 displays housing production in the City, compared to Los Angeles City and Los Angeles County. Between 1990 and 2000, San Fernando marginally trailed Los Angeles City and Los Angeles County in percent growth of housing units, led growth by four to five percentage points in 2000 to 2010, and tied Los Angeles City in 2010 to 2019 with eight percent growth.

**Table 14: Regional Housing Growth Trends 1990-2019**

Jurisdiction	1990	2000	2010	2019	Percent Change		
					1990-2000	2000-2010	2010-2019
San Fernando	5,794	5,932	6,506	7,014	2%	10%	8%
L.A. City	1,299,963	1,337,654	1,412,641	1,532,364	3%	6%	8%
L.A. County	3,163,343	3,270,909	3,437,584	3,579,423	3%	5%	4%

Source: 1990, 2000, 2010 US Census, 2019 ACS 5-Year Estimates

### 2. HOUSING TYPE AND TENURE

Table 15 presents the mix of housing types in San Fernando and reveals that the housing stock continues to be predominantly detached single-family homes. Unlike many urban communities, single-family detached homes saw an increase in their relative share of the City's housing stock between 2000 and 2010. Similarly, multi-family buildings have also increased their share of the City's housing stock, moving from providing 18 percent to 24 percent of all housing units since 2010.

**Table 15: Housing Type 2000-2019**

Unit Type	2000		2010		2019	
	Units	Percent	Units	Percent	Units	Percent
<b>Single-Family</b>	<b>4,628</b>	<b>78%</b>	<b>5,105</b>	<b>79%</b>	<b>5,261</b>	<b>75%</b>
Single-Family Detached	3,993	67%	4,640	72%	4,698	67%
Single-Family Attached	635	11%	465	7%	563	8%
<b>Total Multi-Family</b>	<b>1,242</b>	<b>20%</b>	<b>1,150</b>	<b>18%</b>	<b>1,649</b>	<b>24%</b>
2 to 4 Units	479	8%	488	8%	567	8%
5 or more units	763	12%	662	10%	1,082	15%
<b>Mobile Homes &amp; Other</b>	<b>73</b>	<b>2%</b>	<b>123</b>	<b>2%</b>	<b>95</b>	<b>1%</b>
<b>Total Housing Units</b>	<b>5,932</b>	<b>100%</b>	<b>6,378</b> ±352	<b>100%</b>	<b>7,014</b> ±340	<b>100%</b>
<b>Vacancy Rate</b>	<b>158</b>	<b>2.7%</b>	<b>283</b>	<b>4.4%</b>	<b>445</b>	<b>6.3%</b>
<b>Owner Occupied Vacancy Rate</b>	<b>--</b>	<b>--</b>	<b>153</b>	<b>2.4%</b>	<b>49</b>	<b>0.7%</b>
<b>Renter Occupied Vacancy Rate</b>	<b>--</b>	<b>--</b>	<b>147</b>	<b>2.3%</b>	<b>274</b>	<b>3.9%</b>

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates

Note: Vacancy rates for rent and for sale do not add up to total vacancy rates because there are other vacancies such as seasonal and also boarded/unoccupied units.

Housing tenure refers to whether a housing unit is owned, rented, or 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. Table 16 shows a slight increase in the proportion of renters (from 45 percent to 46 percent) between 2010 and 2019, while 54 percent of all units are owner-occupied. This is significantly higher than both Los Angeles City (37 percent) and Los Angeles County (45 percent).

**Table 16: Housing Tenure**

Occupied Housing Units	2010		2019	
	Households	Percent	Households	Percent
Renter	2,715	45%	3,022	46%
Owner	3,252	55%	3,547	54%
<b>Total</b>	<b>5,967</b>	<b>100%</b>	<b>6,569</b>	<b>100%</b>

Source: 2010 US Census, 2019 ACS 5-Year Estimates

## 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 in the market. 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 2019 ACS, the citywide residential vacancy rate in San Fernando was six percent for all housing units, with owner-occupied units at 0.7% vacant. Data provided by CoStar estimates 2.8% of all multi-family housing units to be vacant. This low supply may be driving prices higher than they would otherwise be in a market with a healthier vacancy rate closer to five percent.

### 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 significant repairs. Table 17 displays the age of San Fernando's occupied housing stock by owner/renter tenure as of the 2019 ACS. As a mature community, the majority of San Fernando's housing stock consists of units that were constructed 30 more years ago. Ninety-three (93) percent of all housing was built prior to 2000 and 53 percent prior to 1960. 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 minimize housing deterioration.

**Table 17: Age of Housing Stock**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	15	1%	0	0%	0%
2010 - 2013	0	0%	0	0%	0%
2000 - 2009	349	12%	137	4%	7%
1980 - 1999	515	17%	544	15%	16%
1960 - 1979	955	32%	566	16%	23%
1940-1959	849	28%	1,522	43%	36%
1939 or earlier	339	11%	778	22%	17%
<b>Total</b>	<b>3,022</b>	<b>100%</b>	<b>3,547</b>	<b>100%</b>	<b>100%</b>

Source: 2019 ACS 5-Year Estimates

In mid-2013, the City's Community Development Department conducted a citywide windshield survey of housing conditions. Building conditions on each of the City's 4,100 plus residential parcels were rated as excellent, good, fair, poor, and vacant. As shown in Table 18, 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. The City intends to reimplement the Rehabilitation Loan Program for lower and moderate-income residential property owners (up to 120 percent of AMI) that will provide 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 would also be used for bedroom additions to address household overcrowding (Program 1 – Residential Rehabilitation Program).

**Table 18: Housing Conditions Survey in 2013**

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%
<b>Total</b>		<b>4,107</b>	<b>100%</b>

## 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 for San Fernando residents.

### RENTAL HOUSING MARKET

Rental information for San Fernando was obtained from 100 listings posted on online classifieds website Craigslist on May 27, 2021, within a five-mile radius of the 91340 zip code, which includes the City of San Fernando and surrounding communities. 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 detailed in Table 19, median rents range from \$1,310 for a studio to \$2,550 for a three or more-bedroom unit. Of 100 units advertised during the survey period, eight were studios, 51 were one-bedroom units, 30 were two-bedroom units, and 11 units were three or more-bedroom units.

**Table 19: Apartment Rents in San Fernando and Nearby Communities 2021**

Unit Size	Number of Listings	Rental Range	Median Rent
Studio	8	\$1,100-\$1,595	\$1,310
1 Bedroom	51	\$1,000-\$2,250	\$1,595
2 Bedroom	30	\$1,500-\$2,995	\$1,875
3+ Bedroom	11	\$2,077-\$3,895	\$2,550

Source: Craigslist.com

### HOMEOWNERSHIP MARKET

Home values are a useful indicator for the demand for housing, and values have increased in recent years. The Zillow Home Value Index (ZHVI) measures typical housing value for homes in the 35th to 65th percentile range. According to the ZHVI, home values have increased from \$408,382 in August 2016 to \$651,229 in August 2021, which represents an annual growth rate of 10 percent. The biggest year-to-year increase was 23 percent, occurring between 2020 and 2021. This is a slightly greater increase compared to the Los Angeles metro area (19 percent) and the country as a whole (18 percent) as the COVID-19 pandemic drove a surge in demand for single-family homes.

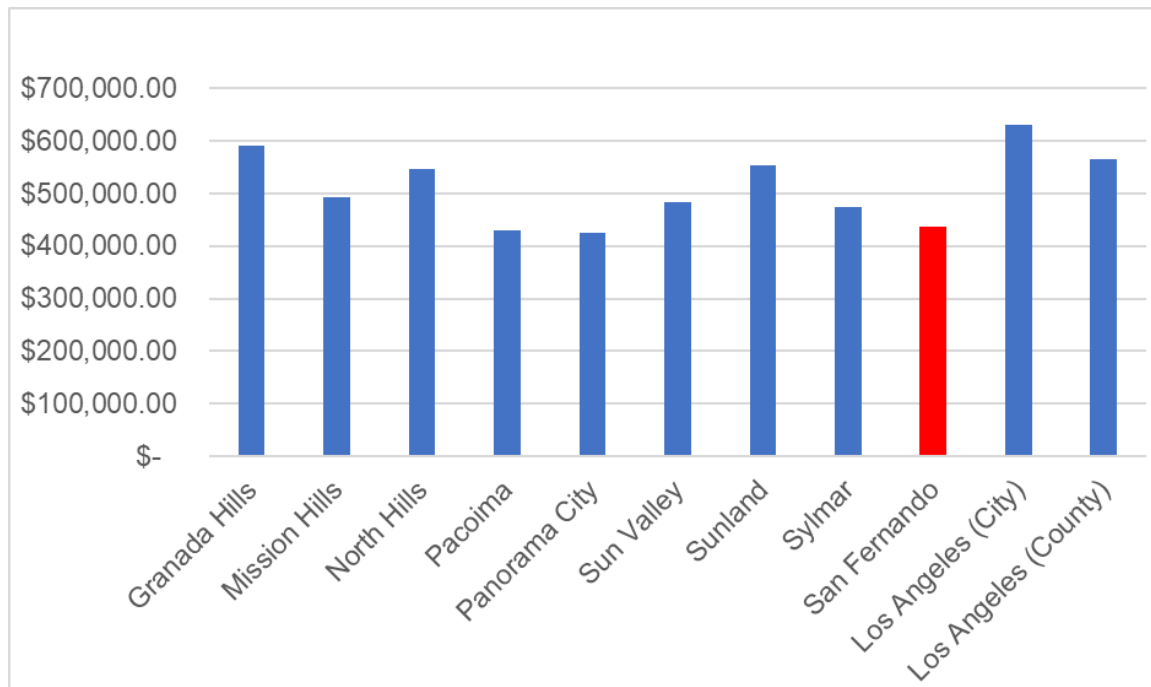
**Table 20: Median Home Sales Prices August 2016- August 2021**

Geography	2016	2020	2021	5-Year Change	1-Year Change
San Fernando	\$ 408,382	\$ 528,889	\$ 651,229	59%	23%
City of Los Angeles	\$ 609,208	\$ 761,764	\$ 902,989	48%	19%
Los Angeles County	\$ 543,933	\$ 669,143	\$ 794,703	46%	19%

Source: Zillow.com

Figure 2 compares average home values in San Fernando with values neighboring jurisdictions in using data from Zillow. San Fernando is among the lower-priced neighborhoods for home values, while Granada Hills, North Hills, and Sunland are among the more expensive neighborhoods in line with Los Angeles City and County averages.

**Figure 2: Average Home Values 2021**



Source: Zillow.com

Table 21 provides detailed information on current single-family home and condominium listings within the San Fernando city limits in May 2021. A total of 26 single-family homes and condominiums were listed for-sale. Three-bedroom units (14 units) were the most prevalent home sales listings followed by one- to two-bedroom units (five units). Median prices ranged from \$475,000 to \$724,500.

**Table 21: Home and Condominium Asking Prices (May 2021)**

Bedrooms	Units Listed	Price Range	Median Price	Average Price
1-2	5	\$282,900 - \$579,900	\$475,000	\$464,760
3	14	\$514,950 - \$800,000	\$647,000	\$649,339
4	5	\$590,000 - \$774,500	\$619,000	\$650,480
5+	2	\$650,000 - \$700,000	\$724,500	\$724,500
<b>Total</b>	<b>26</b>	<b>\$282,900 - \$774,500</b>	<b>\$622,500</b>	<b>\$619,844</b>

Source: Realtor.com

## 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 basic necessities, such as food, transportation, and 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 22). Households in the lower end of each category can afford less by comparison than those at the upper end.

Based on the income limits for Los Angeles County in 2020 presented in Table 22 and current real estate asking prices documented in Table 21, homeownership in San Fernando is within the reach of some low income and most moderate-income households, but only the least expensive homes that are below the median prices.

Extremely low-income and very low-income households cannot afford market rents in San Fernando without subsidies or overcrowding (compare Table 18 and Table 22). 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.

**Table 22: 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
		Renters	Owners	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$24,850	\$621	\$621	\$165	\$284	\$456	\$154,093
2-Person	\$28,400	\$710	\$710	\$197	\$348	\$513	\$176,107
3-Person	\$31,950	\$799	\$799	\$230	\$412	\$569	\$198,120
4-Person	\$35,450	\$886	\$886	\$272	\$483	\$614	\$219,823
5-Person	\$38,300	\$958	\$958	\$328	\$581	\$630	\$237,496
Very Low Income (31-50% AMI)							
1-Person	\$41,400	\$1,035	\$1,035	\$165	\$395	\$870	\$256,719
2-Person	\$47,300	\$1,183	\$1,183	\$197	\$479	\$986	\$293,304
3-Person	\$53,200	\$1,330	\$1,330	\$230	\$566	\$1,100	\$329,890
4-Person	\$59,100	\$1,478	\$1,478	\$272	\$658	\$1,206	\$366,475
5-Person	\$63,850	\$1,596	\$1,596	\$328	\$780	\$1,268	\$395,930
Low Income (51-80% AMI)							
1-Person	\$66,250	\$1,656	\$1,656	\$165	\$560	\$1,491	\$410,812
2-Person	\$75,700	\$1,893	\$1,893	\$197	\$676	\$1,696	\$469,411
3-Person	\$85,150	\$2,129	\$2,129	\$230	\$798	\$1,899	\$528,010
4-Person	\$94,600	\$2,365	\$2,365	\$272	\$917	\$2,093	\$586,609
5-Person	\$102,200	\$2,555	\$2,555	\$328	\$1,076	\$2,227	\$633,736
Median Income (80-100% AMI)							
1-Person	\$56,000	\$1,400	\$1,400	\$165	\$608	\$1,235	\$347,253
2-Person	\$64,000	\$1,600	\$1,600	\$197	\$732	\$1,403	\$396,860
3-Person	\$72,000	\$1,800	\$1,800	\$230	\$862	\$1,570	\$446,468
4-Person	\$80,000	\$2,000	\$2,000	\$272	\$991	\$1,728	\$496,075
5-Person	\$86,400	\$2,160	\$2,160	\$328	\$1,160	\$1,832	\$535,761
Moderate Income (100-120% AMI)							
1-Person	\$67,200	\$1,680	\$1,680	\$165	\$706	\$1,515	\$416,703
2-Person	\$76,800	\$1,920	\$1,920	\$197	\$850	\$1,723	\$476,232
3-Person	\$86,400	\$2,160	\$2,160	\$230	\$998	\$1,930	\$535,761
4-Person	\$96,000	\$2,400	\$2,400	\$272	\$1,145	\$2,128	\$595,290
5-Person	\$103,700	\$2,593	\$2,593	\$328	\$1,336	\$2,265	\$643,037

Source: California Department of Housing and Community Development and Houseal Lavigne Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 3.4% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Los Angeles Utility Allowance 2021.

## 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 rent-restricted housing units 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 10-year, 2021 to 2031 at-risk period.

As illustrated in Table 23, San Fernando has facilitated the development of several residential developments with long-term affordability covenants (deed-restricted affordable units) within its Redevelopment Project Areas. This includes the two Park Vista Apartments on Jessie Street, Las Palmas I and II on Kalisher Street, and Park Avenue Senior on Park Avenue, which provide affordable senior housing options. The eight rental properties provide a total of 112 affordable units, which comprises 54 very low-income units, and 58 low/moderate income units.



**Table 23: Assisted Housing Inventory**

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

Source: City of San Fernando, 2021

## 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 24 shows the incidence of overcrowding in San Fernando by tenure, as measured by the 2019 ACS.

**Table 24: Overcrowded Households, 2019**

Overcrowding	Households	Percent	L.A. County Percent
<b>Owners</b>			
All Overcrowding	368	10%	5%
Severe Overcrowding	65	2%	1%
<b>Renters</b>			
All Overcrowding	663	22%	16%
Severe Overcrowding	302	10%	7%
<b>Total Overcrowding</b>	<b>1,031</b>	<b>16%</b>	<b>11%</b>

*Source: 2019 ACS 5-Year Estimates*

In 2019, there were an estimated 1,031 households living in overcrowded conditions in San Fernando, representing 16 percent of all households. As Table 24 shows, overcrowding is a more serious problem for households who rent. Approximately 22 percent of renter households were overcrowded compared to 10 percent of owner households. Overcrowding in Los Angeles County was recorded at 11 percent, with the severe overcrowding subset at seven percent.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Approximately 302 renter-households (10 percent) experienced severe overcrowding. Overcrowding is a concern for lower-income families that often share housing with other lower-income families to afford adequately sized units or reside in illegally converted spaces such as garages and basements.

The 2019 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 demographic trends such as smaller household size, decreases in households with children, age characteristics trending older, and sampling errors of the ACS.

## 2. COST BURDEN BY HOUSEHOLD TYPE

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates that cost burden remains a critical issue 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 and are at-risk of becoming homeless or are unable to afford any housing and become homeless.

Table 25 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.

Cost burdens fall more frequently on renters in San Fernando, as 59 percent of these residents are cost burdened, and 33 percent are severely burdened. Elderly renter-households are especially cost burdened while both owner and renter non-family households, defined as a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related, are more cost burdened than families.

**Table 25: Severe Housing Cost Burdens 2013-2017**

	Elderly	Small Family	Large Family	Other	Total
<b>Renter-Households</b>					
Total # by Household Type	370	1,395	785	265	2,815
% with Cost Burden	85%	57%	48%	66%	59%
% with Severe Cost Burden	69%	27%	24%	43%	33%
<b>Owner-Households</b>					
Total # by Household Type	600	1,575	885	320	3,380
% with Cost Burden	52%	36%	23%	42%	36%
% with Severe Cost Burden	30%	18%	11%	23%	19%

Source: 2019 ACS 5-Year Estimates

### 3. COST BURDEN BY HOUSEHOLD INCOME

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30% and above. Households paying more than 30% of their income on housing have limited remaining income for other necessities. Upper income households generally can pay a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower- and moderate-income households.

CHAS data also provides housing cost burden information by household income and tenure. In San Fernando 46% of households overpaid for housing in 2017, with a larger proportion of renters being cost burdened (58%) than owners (36%). As shown in Table 26, extremely low and very low-income renter-households were most impacted by housing cost burden with 89% of extremely low-income renters and 90% of low-income renters experiencing cost burden. Households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding. Increased availability of deed-restricted affordable housing for both renters and owners would significantly assist these lower-income groups from being cost-burdened. Available resources for rental assistance include the Los Angeles County Section 8 program, a federally subsidized program to assist low-income tenants pay rent, funded by the US Department of Housing and Urban Development and the California Rental Assistance Program, which pays tenants or landlords to supplement past due rent and provides payments for future rent to protect against eviction.

**Table 26: Severe Housing Cost Burden by Income and Tenure**

	Extremely Low	Very Low	Low	Moderate/Above	Total
<b>Renter-Households</b>					
Total # by Household Type	1050	630	490	690	2860
% with Cost Burden	89%	90%	30%	3%	58%
% with Severe Cost Burden	77%	21%	0%	0%	33%
<b>Owner-Households</b>					
Total # by Household Type	365	545	700	1770	3380
% with Cost Burden	67%	73%	55%	10%	36%
% with Severe Cost Burden	52%	50%	24%	1%	19%

Source: HUD CHAS, 2013-2017

# 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

This section discusses potential governmental constraints to housing implementation and looks at land use controls, site improvement requirements, development fees, local processing and permit procedures, building code requirements, and other issues.

### 1. TRANSPARENCY IN DEVELOPMENT REGULATIONS

The City provides a range of information related to development regulations and procedures on the City's website, specifically on the Community Development webpages:

<https://ci.san-fernando.ca.us/community-development/>

The City's Online Permit Counter offers the following services:

- Check Permit and Plan Check status
- Check Inspection Results
- Review Project related financial data

The Planning Division webpage provides information on Zoning, General Plan, and Specific Plans. Planning Applications with development fee schedule can be found on the Community Development Department's webpage at: <https://ci.san-fernando.ca.us/community-development/#applications>

### 2. 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. This single-family land use designation and zone makes up the primary residential use in San Fernando and is located throughout the City.
- **Medium Density Residential (R-2)** – 6 to 17 dwelling units per acre. Permitted uses in this designation and zone include single-family dwellings, duplexes, and multi-family dwellings. The R-2 designation is primarily found west of San Fernando Boulevard and east of Glenoaks Boulevard.
- **High Density Residential (R-3)** – 17 to 43 dwelling units per acre. Permitted uses in this designation include a diversity of multi-family dwellings. This land use is primarily between 1<sup>st</sup> and 4<sup>th</sup> Streets in the center of the City.

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.

## RESIDENTIAL DEVELOPMENT STANDARDS

The City's residential development standards are summarized in Table 27. Standards have been established in each zone to ensure quality of development in the community. These standards are intended to provide appropriately sized buildings on sufficient land and to ensure the size and placement of buildings is appropriate and compatible with surrounding properties and development. These standards also put limits on the residential density of individual properties and the minimum amount of parking that must be provided. Development standards contained in the table below address density, lot size (area and dimensions), building setbacks, building height, lot coverage, open space, and parking. Due to all multi-family residential sites being in San Fernando being "located within one half mile of a major transit stop," pursuant to Government Code section 65915, an applicant seeking density bonus for a housing development will be granted a reduction in vehicular parking requirements.

**Table 27: Residential Development Standards**

	R-1	R-2	R-3	RPD
Density	1 du/lot	1 du/2,562 sq.ft. lot	1 du/1,013 sq. ft. lot	Based on
Minimum Lot Size	7,500	7,500	7,500	underlying zone
Minimum Lot Width	50*	50*	50*	2 acres total, 5,000 sq.ft./lot
Minimum Lot Depth	100	100	100	50*
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
Common Area/Recreational	--	100/unit**	100/unit**	underlying zone
Parking				
Single Family	2	2	2	2
Multi-Family	--	1 br = 1.5 covered	1 br = 1.5 covered	2 covered
		2 br = 2.0 covered	2 br = 2.0 covered	
		3 br = 2.5 covered	3 br = 2.5 covered	
		Each additional br above 3 adds 0.5 covered	Each additional br above 3 adds 0.5 covered	
Guests	--	0.2 per unit	0.2 per unit	--

du = dwelling unit

Standards for density, building height, and lot coverage represent the maximum allowed. Standards for lot size, lot width, lot depth, setbacks, open space, common area, and parking represent the minimum required.

## SAN FERNANDO CORRIDORS SPECIFIC PLAN

Originally adopted in 2005, the San Fernando Corridors Specific Plan (SP-5) provided the City of San Fernando with a community-based vision for the revitalization of the Maclay Avenue, Truman Street, and San Fernando Road corridors. The San Fernando Corridors Specific Plan served as a tool to help guide and realize this vision. The purpose of the San Fernando Corridors Specific Plan was to put in place policies and strategies to transform Truman Street, San Fernando Road, and Maclay Avenue into attractive, livable, and economically vital districts. Then, in 2017, the City of San Fernando adopted an updated San Fernando Corridors Specific Plan that expands the boundaries of the existing Specific Plan and promotes the development of a walkable, mixed-use, multi-modal environment that accommodates housing, retail, office, and light industrial uses.

The 2017 San Fernando Corridors Specific Plan recognizes the planned transit improvements of the Los Angeles Metro's East San Fernando Valley Transit Corridor project (funding provided through Measure M), which traverses San Fernando's downtown area. It is anticipated that this transit project will be operational in 2028. The 2017 San Fernando Corridors Specific Plan states, "In addition, supporting Metro's new East San Fernando Valley Transit Corridor, as well as introducing residential and office uses within walking and biking distance of the Metrolink Station and Metro's proposed Bus Rapid Transit, Tram or Light Rail stops, will transform San Fernando into an active, vibrant, pedestrian-friendly, mixed-use place." This Specific Plan received the 2018 Sustainability Award from the Southern California Association of Governments.

### SPECIFIC PLAN DISTRICTS AND OVERLAYS

SP-5 consists of six "Districts" as well as three overlays that characterizes the uses and development in the specific plan area. They can be defined as follows:

- **Downtown District (D):** Creates a lively, mixed-use, transit-oriented "center of the city" where the community of San Fernando comes together. Allowable uses include civic and cultural uses, offices, retail and restaurants, and some residential uses.
  - **Downtown Residential Overlay:** Applies to select parcels within the Downtown District that are located near the San Fernando Mall. It allows an increased maximum Floor Area Ratio (FAR) of 3.5 for mixed-use development, permits an extra story of development and allows for upper floor residential uses, subject to a conditional use permit. For residential development within the overlay, the minimum density is 24 units per acre and the maximum density is 50 units per acre.
- **Mixed-Use Corridor District (MUC):** Creates a mixed-use, transit-oriented neighborhood between Downtown San Fernando and the Sylmar/Fan Fernando Metrolink Station. Permits a mix of residential, office, retail, and service uses. For residential development within the Mixed-Use Corridor District, the minimum density is 24 units per acre and the maximum density is 37 units per acre.
- **Auto Commercial District (AC):** Encompasses properties located at the eastern end of the Specific Plan Area that currently and historically accommodated auto dealerships. This district will continue to serve as center for auto sales while also accommodating retail and office uses.
- **Maclay District (M):** Promotes the creation of new housing while maintaining the integrity of the existing adjacent residential neighborhoods. Residential uses and commercial uses that are compatible with residential are permitted in this district. For residential density in this district, the minimum density is 12 units per acre and the maximum density is 36 units per acre.
  - **Neighborhood Services Overlay:** This overlay exists within the Maclay District and promotes mixed-use development that includes upper floor residential and live-work uses in

conjunction with first floor commercial. While the Maclay District applies to the parcels at and near the intersection of Glenoaks Boulevard and Maclay Avenue, the Neighborhood Services Overlay applies to the parcels located on the northwest, northeast, and southeast corners of Glenoaks Boulevard and Maclay Avenue. The overlay provides for a minimum residential development density of 12 units per acre and a maximum residential development density of 36 units per acre.

- **Workplace Flex District (WF):** Creates a cohesive district that supports the commercial and industrial uses of the City while providing appropriate areas for limited live-work uses and limited retail. To better support mobility within a district that promotes residential (live-work), retail, commercial, and industrial (employment) uses, the Workplace Flex District also provides a framework for creating a more inviting pedestrian, bicycle, and vehicular connection.
  - **Flex-Use Overlay:** Applies to parcels designated Workplace Flex along the north side of Truman Street. It permits light industrial uses allowed by the Workplace Flex designation while also allowing for the residential, office, retail, and service uses allowed under the adjacent Mixed-Use Corridor District, which allows for residential development density of 24 units per acre to 37 units per acre.
- **General Neighborhood District (GN):** Allows for multi-family housing near Downtown and the Metrolink Station and ensures that housing along the south side of 2<sup>nd</sup> Street provides a transition to low-rise, single-family residential neighborhoods to the north. For all residential development in the General Neighborhood District, the maximum density is 43 units per acre.

The San Fernando Corridors Specific Plan introduces new districts and overlays that replace the underlying industrial land use designations and zoning categories with a mix of residential, office, retail, and service uses. The intent of the updated zoning is to encourage reinvestment in this target area, and to allow a mix of new jobs, producing businesses, good quality infill housing, and local-serving retail and restaurant uses within comfortable walking distance to transit. As illustrated in Table 28, the Specific Plan establishes generous development standards along its main corridors as a means of facilitating a variety of development, including residential. The Specific Plan allows for a variety of building densities and heights for residential units.



**Table 28: San Fernando Corridors Specific Plan - Development Standards**

	Maclay District (M)		Downtown District (D)		Mixed-Use Corridor District (MUC)	General Neighborhood District (GN)
		Neighborhood Service Overlay		Residential Overlay		
Density	12 - 36 du/acre,	Min. 12 DU/Acre	3.0 FAR,	Min. 24 DU/Acre	25 - 45 du/acre,	
	1.5 FAR with mixed-use**	Max. 36 DU/Acre	3.5 FAR with mixed-use**	Max. 50 DU/Acre	2.5 FAR with mixed-use**	Max. 43 DU/Acre
Minimum Setbacks						
Front (ft.)	0 - 15	1st floor – 0		San Fernando - 0 Other - 15		
		2nd story residential – 15 - 20			20	
Side (ft.)	10	0		San Fernando - 0	Primary Street - 20	
				Other - 5 - 15	Side Street - 20	
Rear (ft.)	15	None		10	20	
	3 floors	4 floors		3 floors (40 ft),	4 Floors	
Maximum Height	(40 ft)	(50 ft)		4 floors (50 ft) with mixed-use	(40ft)	
Publicly Accessible Open Space	150 per unit	150 per unit		150 per unit	151 per unit	
Private Open Space	60 per unit	60 per unit		60 per unit	61 per unit	
Parking						
Multi-Family	Studio = 1 covered		Studio = 1 covered		Studio = 1 covered	Studio = 1 covered
	1 Bedroom = 1 covered		1 Bedroom = 1 covered		1 Bedroom = 1 covered	1 Bedroom = 1 covered
	2 Bedroom or larger = 2 covered		2 Bedroom or larger = 2 covered		2 Bedroom or larger = 2 covered	2 Bedroom or larger = 2 covered
Guests	0.2 spaces/unit (option for off-site or in-lieu fee)					

Although local density bonus procedures were not 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, and setbacks, as well as increased lot coverage.

## PARKING REQUIREMENTS

As shown in the previous Table 27, the San Fernando Zoning Code outlines the parking requirements for residential uses. The San Fernando Corridors Specific Plan has reduced the parking requirements for multi-family uses, with a maximum of two spaces per unit (please refer to Table 28 above).

## PARKING MANAGEMENT MASTER PLAN

In 2020, the City launched a Citywide Parking Management Master Plan (Parking Management Master Plan). The goals of the Parking Management Master Plan are:

- Make parking more convenient for community members, visitors, and local businesses.
- Promote more efficient use of existing parking.
- Support future parking needs.
- Making commercial districts more pedestrian and bicycle friendly.
- Explore opportunities for transit-oriented development.
- Support the San Fernando Corridor Specific Plan.

As part of the recently completed Citywide Parking Management Master Plan the City has made available parking studies and public outreach, including community forums, online surveys, and public hearings. All materials were provided in a multi-lingual format.

### 3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

#### SAN FERNANDO DENSITY BONUS

The City adopted an Affordable Housing Density Bonus in 2013 in compliance with State law (Government Code section 65915). Since then, the State enacted Assembly Bill (AB) 1763 in October 2019 which made a number of changes to the state density bonus requirements for affordable housing projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within a half mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within a half mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that is defined as either supportive housing or special needs housing.

Subsequently, in September 2020 AB 2345 was enacted, which further incentivizes the production of affordable housing. The City's 2013 Density Bonus ordinance is not currently consistent with State Law. The Housing Plan includes a program to amend the zoning ordinance to ensure the affordable housing density bonus regulations are compliant with State Law.

#### SHORT-TERM RENTALS

Short-term vacation rentals (also called a vacation rental) have become increasingly popular in recent years throughout the country and California. A short-term rental is a rental of a residential dwelling unit or accessory dwelling unit (ADU) for less than 30 consecutive days. Realizing the potential impact short-term rentals may have on the availability of housing stock in San Fernando, the City has a provision in the Zoning Code prohibiting short-term rentals.

#### PROJECT MODIFICATIONS

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.

#### CONCLUSION

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.

## 4. 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 29 summarizes the housing types permitted in each of the San Fernando zoning districts, inclusive of the San Fernando Corridors Specific Plan (SP-5) zone designations. Most residentially zoned lots in San Fernando are R-1 single-family zoning. Because single-family housing units are permitted in R-2 and R-3 zones as well, construction of higher density housing units must compete with single-family development in these zones, imposing a development constraint on higher density development in San Fernando. To address this issue the City will amend its Zoning Code to remove Single-Family as a permitted use in Multi-Family Zones. Existing Single-Family will be permitted to remain. Additionally, the Corridor Specific Plans (SP-5) do not allow Accessory Dwelling Units and therefore does not comply with State law. To address this, the City will amend the Corridor Specific Plans to allow for Accessory Dwelling Units in all of the districts that allow residential use to ensure compliance with State law.

**Table 29: 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 District	Downtown District*	Mixed-Use Corridor District	Workplace Flex	General Neighborhood Commercial
Single-Family	P	P	P	--	--	--	--	--	--	--	--
Multiple-Family	--	P	P	--	--	--	P	P	P	P	P
Residential Condominium	--	C	C	--	--	--	P	P	P	P	P
Accessory Dwelling Units	P	P	P	--	--	--	--	--	--	--	--
Mobile Home Park	--	C	C	--	--	--	--	--	--	--	--
Manufactured Housing	P	P	P	--	--	--	--	--	--	--	--
Live/Work	--	--	--	--	--	--	P	P	P	P	P
Boardinghouses	--	--	C	--	--	--	--	--	--	--	--
Single Room Occupancy (SRO)	--	--	--	C	--	--	--	--	--	--	--
Care Facilities (6 or fewer)	P	P	P	--	--	--	P	P	P	--	P
Care Facilities (7 or more)	C	C	C	C	--	--	C	C	C	--	C
Transitional Housing	P	P	P	--	C	C	P	P	P	--	C
Supportive Housing	P	P	P	--	--	--	P	P	P	--	C
Emergency Shelters	--	--	--	--	--	P	--	--	--	--	--

Notes:

"P" = Permitted by right

"C" = Use requires approval of a Conditional Use Permit

"--" = Use not permitted

\*Residential uses permitted on upper stories only in Downtown District within the SP-5 Zone.

## SINGLE-FAMILY RESIDENTIAL

Single-family dwellings are permitted in all three of the City's residential zones (R-1, R-2, and R-3) as well as the General Neighborhood (GN) District of SP-5. Proposed single-family projects are subject to the City's Site Plan Review process. This process includes the use of design guidelines, which were adopted in 2008 in an effort to maintain the community's unique character. All application materials, including the design guidelines, are available online.

## MULTI-FAMILY RESIDENTIAL

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.”*

The San Fernando Zoning Code expressly permits duplexes and multiple-family dwelling units in the R-2 and R-3 zone districts while residential condominiums require a Conditional Use Permit (CUP) in these zones. Within the San Fernando Corridors Specific Plan (SP-5), duplexes are permitted in the General Neighborhood District and residential condominiums require a CUP in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts. In addition, townhouses in SP-5 require a CUP in the Maclay, Mixed-Use Corridor, and General Neighborhood Districts. Design guidelines for multi-family developments are part of the review requirements. These guidelines are on the City's website.

## ACCESSORY DWELLING UNITS

The San Fernando Municipal Code defines an Accessory Dwelling Unit (ADU) as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. Between 2014 and 2020, San Fernando issued building permits for 274 ADUs, which is an average of 45 annually. All these units are considered to be affordable to lower- and moderate-income households. In 2021, 75 ADUs were approved, which demonstrates an increased in production of ADUs in San Fernando.

The City adopted Ordinance No. U-1666 in July of 2017 to update regulations for ADUs, also referred to as second dwelling units, to be compliant with State law. The ordinance allows for an ADU application to be approved at the ministerial level (Community Development Director) if it meets the development standards.

After the City's adoption of the of the ADU ordinance in 2017, recent State legislations (such as AB 68, AB 587, AB 881, and SB 13) were enacted that established new standards and regulations for incentivizing production of ADUs and Junior Accessory Dwelling Units (JADUs). The bills modify the fees, application process, and development standards for ADUs, with the goal of lowering barriers and increasing production of ADUs. Some of the key provisions include:

- Prohibiting standards related to lot coverage, lot size, Floor Area Ratio (FAR), or open space that have the effect of limiting ADUs development.
- Allowing ADUs converted within or attached to any structures (e.g., garages, storage areas, or other accessory structures).
- Removing requirements when a garage or carport is converted into an ADU.
- Eliminating parking requirements for ADUs within a half mile of a transit stop.
- Prohibiting maximum sizes for ADUs that are less than 850 square feet for units with one or fewer bedrooms or 1,000 square feet for units with two or more bedrooms.

To comply with the most recent State laws, a program has been included in this Housing Element to update the City's ADUs ordinance.

## 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's Zoning Code accommodates manufactured housing in the R-1, R-2, and R-3 zones. The City also allows the development and operation of mobile home parks with a Conditional Use Permit (CUP) in the R-2 and R-3 districts.

## LIVE/WORK

The San Fernando Corridors Specific Plan (SP 5) accommodates live/work units in the Maclay, Downtown, and Mixed-Use Corridor Districts, subject to approval of a Conditional Use Permit (CUP). The residential use must be the predominant use on 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. Client visitation to a home occupation shall be by appointment only (except in the Downtown District where it may be conditionally permitted by the Community Development Director), and the maximum number of employees, not including the owner/occupant, is limited to two.

## 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 are allowed in San Fernando with approval of a Conditional Use Permit (CUP) in the R-3, which provide a housing type that can accommodate special needs households, including extremely low-income households.

## SINGLE ROOM OCCUPANCY (SRO)

Like boardinghouses, Single Room Occupancy (SROs) can be a source of affordable housing for special needs households, including extremely low-income households. The City's Zoning Code includes the following definition and allows SROs with approval of a Conditional Use Permit (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, and a cleaning supply room. The owner must submit a management plan for the facility demonstrating that the facility meets the standards and regulations in the City's ordinance. Facilities 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 required.

## HOUSING FOR PERSONS WITH DISABILITIES

The following examines constraints to housing for persons with disabilities within City regulations and procedures.

### 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's Zoning Code includes the following definition of small 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.”*

The R-1, R-2, and R-3 zoning districts permit small community care facilities (serving six or less clients) by-right. Small community care facilities development standards are the same as those required of single-family homes in the same zone. There are no spacing requirements between small community care facilities.

In the San Fernando Corridors Specific Plan (SP 5), small community care facilities are permitted in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts as long as the site is not within 200 feet of a railroad right-of way. Large community care facilities require a Conditional Use Permit (CUP) in these same Districts and have the same distance requirements from railroad rights-of-way.

According to the State Department of Social Services, one adult residential care facilities and two assisted living facilities are operational in San Fernando as of October 2021.

### 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 required setbacks 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.

To request reasonable accommodation, an individual with a disability, defined by the City as "an individual who has a physical or mental impairment that limits one or more of that person's major life activities; anyone who is regarded as having such impairment; or anyone who has a record of having such impairment; but not including an individual's current, illegal use of a controlled substance, unless an individual has a separate disability," or a representative of the individual with a disability may request reasonable accommodation pursuant to Division 16, by submitting a request form available to the public in the department and building divisions. According to the San Fernando Municipal Code (City Code Chapter 106, Article VI, Division 16), the reasonable accommodation form must include the following:

- The form must be signed by the property owner and include the name and address of both the property owner and individual(s) requesting reasonable accommodation
- The current address and use of the property for which reasonable accommodation is requested
- A description of the requested accommodation and the regulations, policy or procedure for which accommodation is sought
- Evidence to support the claim that fair housing laws apply to the individual requesting reasonable accommodation
- Reason why the reasonable accommodation request is necessary
- Verification by the applicant that the property that is subject of the request for reasonable accommodation will be used by the person for whom reasonable accommodation is requested and whose disabilities are protected under fair housing laws
- A filing fee for a reasonable accommodation request
- Other supportive information required by the department

Required findings to determine approval, approval with conditions or denial of Reasonable Accommodation:

- Whether the parcel or housing unit subject to reasonable accommodation request will be used by the individual with disabilities protected under fair housing laws.
- Whether the request for reasonable accommodation is necessary to provide housing for the individual with disabilities under fair housing laws
- Whether the request for reasonable accommodation would impose an undue financial or administrative burden on the City
- Whether the requested reasonable accommodation would require a fundamental alteration of the zoning or building laws, policies, and/or other procedures of the city.

These findings are objective and therefore do not serve to constrain the development of housing for people with disabilities.

## BUILDING CODES

For new construction, the City's building code requires new housing to comply with Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. 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.

Government Code Section 12955.1(b) requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces are required.

## 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. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City's procedure for reviewing and approving requests for reasonable accommodation helps to streamline the process. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.

## TRANSITIONAL AND SUPPORTIVE HOUSING

In compliance with State law, Senate Bill 2 (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.*

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 changes in State law (SB 2) 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.*

The San Fernando Corridors Specific Plan (SP 5) accommodates transitional housing and supportive housing with approval of a Conditional Use Permit in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts. These uses, as with all other residential uses in the Specific Plan, must be located at least 200 feet away from a railroad right-of-way.

Assembly Bill 2162 (AB 2162) enacted in September 2018 requires that supportive housing meet specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. This Housing Element includes a program to amend the Zoning Code to clarify when supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within a half mile of public transit.

## EMERGENCY SHELTERS

As discussed in the homeless section of the Housing Element Needs Assessment (Section II), there are an estimated 23 homeless persons in San Fernando according to the 2020 Point-in-Time Count by the Los Angeles Homeless Service Authority (LAHSA). In compliance with 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, daycare 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 that 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: 1<sup>st</sup> 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 5<sup>th</sup> and 8<sup>th</sup> 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 1<sup>st</sup> Street are approximately a quarter mile from the Sylmar/San Fernando Metrolink Station at Hubbard and 1<sup>st</sup> Street, thus, providing access to light rail and bus transportation services within walking distance. The M-2 Arroyo Avenue corridor is within walking distance to several bus stops located on Glenoaks Boulevard and Foothill Boulevard, which are two major vehicular thoroughfares providing access between the City and the neighboring communities of Sylmar and Pacoima.

The M-2 zone spans over 87 acres on 49 parcels, including more than five acres on three vacant parcels. A review of potential underutilized sites within the M-2 zone identified 26 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 adequate capacity to accommodate the City's estimated unsheltered need of 23 homeless persons and at least one emergency shelter operated throughout the year.

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 feet where property abuts residential, 6 feet otherwise
- **Landscaping:** Min 10-foot front landscaping; 15 percent 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 objective standards to regulate 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 ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

Emergency shelters are also permitted in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP 5). This area is along 1<sup>st</sup> Street and the north side of Truman Street between Meyer Street and Kalisher Street.

Assembly Bill 139 (AB 139) changes the way local governments can regulate parking requirements for emergency shelters. Local governments may require parking for employees working at the emergency shelters, but the total parking requirements may not exceed the requirements for residential and nonresidential uses in the same zone.

Assembly Bill 101 (AB 101) requires cities to allow a Low Barrier Navigation Center to be developed by right in areas zoned for mixed use and nonresidential zones that permit multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share a living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of AB 101 are effective through the end of 2026, at which point they are repealed.

The Housing Element includes a program to amend the Zoning Code to allow Low Barrier Navigation Centers to be developed by right in areas zoned for mixed use and nonresidential zones that permit multi-family uses and to meet the parking requirements in AB 139.

## 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 2019 ACS, 95 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. There are no agricultural uses currently in operation in these zones and the City does not anticipate new agricultural uses to locate in these areas. Therefore, the City will amend its Zoning Code to remove agricultural uses as permitted uses in the M-1 and M-2 zones.

## EMPLOYEE HOUSING

Under the Employee Housing Act, any employee housing that provides accommodations for six or fewer employees shall be deemed a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

San Fernando's Zoning Code does not currently address employee housing. As such, a program has been added to include a definition of employee housing and make provisions in the Zoning Code to allow small employee housing in the R-1, R-2, R-3, and RPD zones.

## 5. SITE IMPROVEMENTS

As an entirely urbanized community, all of the necessary infrastructure systems in San Fernando are already in place and are 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 most of the residential street network in San Fernando, in contrast to major and secondary arterial streets. The City's standards for typical streets right-of-way are 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.

The City adopted the Safe and Active Streets in 2017 with a goal of encouraging walking and bicycling throughout the community. This effort was followed by the adoption of the Safe and Active Streets Implementation Plan in March 2022, which outlines eight priority capital improvement projects (concept plans), cost estimates, and the available grant sources to fund construction, such as the state Active Transportation Program. Both plans were developed through an intensive community engagement process including community workshops, bike and walk audits, and stakeholder meetings. The intent is to create a safer, bicycle and pedestrian-friendly San Fernando and to reduce short vehicular trips.

The San Fernando Corridors Specific Plan (SP 5) includes many components to promote pedestrian, bicycle, and transit friendly development in the heart of San Fernando. The plan includes site improvement requirements for driveways, landscaping, and utility easements.

## 6. 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 pro rata share system, based on the magnitude of the project's impact or the extent of benefit that will be derived.

Table 30 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 30: Permit Processing Fees for Residential Developments**

Type of Fee	Cost
Site Plan Review	\$3,197
Preliminary Parcel Map	\$4,474.73 + \$159.13/lot
Tentative Tract Map	\$4,578.73 + \$129.54/lot
Precise Development	\$2,507
Variance	\$3,891
Conditional Use Permit	\$3,969
Zone Change	\$4,313
General Plan Amendment	\$4,313
Environmental Documentation	
Categorical Exemption	\$2,400
Initial Study	\$6,800
EIR	\$15,000
<b>Note:</b> Environmental Documentation Fees are Minimum Deposits; Actual Cost May Exceed Deposit and is Based on Hourly Rates	

Source: City of San Fernando, City Council Resolution No. 7444 Adopted 8-5-19

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 31, 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 has typically used a Class 32 Categorical Exemption for infill development under the California Environmental Quality Act (CEQA), which reduces the costs associated with the preparation of an environmental document. Residential development fees constitute well under five percent of the estimated per-unit development cost.

**Table 31: 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)
<b>Planning Fees</b>			
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
<b>Sub Total</b>	<b>\$1,763</b>	<b>\$12,243</b>	<b>\$1,763</b>
<b>Building Fees</b>			
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
<b>Sub Total</b>	<b>\$11,681</b>	<b>\$596,854</b>	<b>\$90,193</b>
<b>Public Works Fees</b>			
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
<b>Sub Total</b>	<b>\$9,000</b>	<b>\$118,939</b>	<b>\$50,936</b>
<b>Total Project Fees</b>	<b>\$22,444</b>	<b>\$728,036</b>	<b>\$142,892</b>
<b>Fees Per Unit</b>	<b>\$11,222</b>	<b>\$19,677</b>	<b>\$7,145</b>
<b>Estimated Per Unit Development Cost</b>	<b>\$325,000</b>	<b>\$425,000</b>	<b>\$400,000</b>
<b>% of Unit Development Cost</b>	<b>3.50%</b>	<b>4.60%</b>	<b>1.80%</b>



## 7. 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.

### PROJECT DECISION-MAKERS

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.

#### COMMUNITY DEVELOPMENT DEPARTMENT

Community Development staff review single-family, multi-family and mixed-use residential projects through the Site Plan Review process using applicable development standards, design guidelines, and the 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.

#### PLANNING AND PRESERVATION COMMISSION

The Planning and Preservation Commission consists of five members appointed by the City Council. The Commission reviews all discretionary projects that require an entitlement for a Variance, Conditional Use Permit (CUP), Subdivision, Specific Plan, and Zoning Code, General Plan, or Specific Plan amendments. The Commission is a final decision-making body on entitlement application for a Variance, Conditional Use Permit, and appeal of approvals by the Director. The Commission also acts as an advisory body to the City Council on Subdivisions and Specific Plans, and amendments to the Zoning Code, General Plan, and Specific Plan.

#### CITY COUNCIL

The City Council reviews all General Plan amendments, Zone Changes, as well as any appeals of the Planning Commission decisions.

### STREAMLINING TOOLS FOR PROJECT PROCESSING

#### PRE-SUBMITTAL REVIEW

Pre-Submittal Review allows for a more expedited process by providing an informal process that allows applicants to discuss project proposals with the Planning Division prior to submitting a formal application. The Pre-Submittal Review allows the Planning Division the opportunity to direct applicants to the appropriate City Departments and Divisions for preliminary discussion requirements and advises the applicant on the steps necessary to receive final approval. The Pre-Submittal Review can identify potential development issues or adverse environmental impacts, provide possible alternatives or potential mitigation measures for identified issues, and provide general interpretation of the code and methods of compliance utilized on previous developments.

## RESIDENTIAL DESIGN GUIDELINES

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.

## SB 35 STREAMLINING

SB 35 (Government Code section 65913.4) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received development applications under these provisions. The City will prepare an SB 35 checklist and written procedures for processing SB 35 applications. (See Program 12- Efficient Project Review Under SB35)

## PROCESSING TIMELINES

As a small city with limited development, San Fernando does not experience 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 review conducted by staff. Residential Planned Development (RPD) projects are reviewed and approved by the Planning and Preservation Commission. But prior to going to the Commission, conceptual site plans must first be submitted for preliminary review by the Community Development Department, so planning staff can assist the applicant in developing more precise plans as part of the Conditional Use Permit (CUP) application. Once all materials and plans are prepared, the RPD will be reviewed by the Planning and Preservation Commission.

The typical review process for a single-family residence usually consists of an "over-the-counter" Site Plan Review with the Community Development Department Planning staff 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 and Safety Division for submittal of the plans into plan check. For smaller projects, such as residential remodels and accessory structures, the Building and Safety Division 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 and 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 are an

additional two months longer than the Site Plan Review and plan check times noted above. However, minor modifications to certain development standards may be accommodated through a staff-level approval of a modification process specified for 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.

## CONCLUSION

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.

## 8. BUILDING CODE

The San Fernando Building and Safety Division is responsible for the following:

- Reviewing all construction plans to make sure they comply with City building, health, and safety codes.
- Inspecting all permitted construction projects and conducting residential property pre-sale inspections.
- Assisting with housing, fire protection, and zoning inspections and enforcement.
- Coordinating with the Los Angeles Department on fire code enforcement requirements.

The City of San Fernando enforces the code provisions of the 2020 Los Angeles Building and Fire codes, which includes the 2019 California Building Code (CBC) and the 2019 California Fire Code. The CBC 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 CBC also mandates energy efficiency as well as provisions for access for persons with disabilities. Compliance with the CBC should not significantly add to the cost of construction since the CBC is mandated to be enforced statewide and costs should be relatively uniform across the State of California. The City's Building and Safety Department enforces the code provision of the 2019 California Building Code and 2019 California Fire Code. The department is responsible for reviewing construction documents to ensure they comply with City building, health, and safety code; inspecting all permitted construction projects and pre-sale inspections on residential properties; assistance with housing, fire protection and zoning inspections and enforcement; and coordination with the Los Angeles County Fire Department regarding fire code enforcement requirements. The City's Code Enforcement operation is complaint-driven. Additionally, the City will be reimplementing the City's rehabilitation loan program to provide low-moderate income households (up to 120% AMI) assistance with major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs.

The Community Preservation Division of the Community Development Department enforces all City code requirements and investigates code violation complaints. Code violations can be reported 24-hours a day to the Community Development Department. A documented City Code violation can result in a warning, notice of violation, fine, and even legal action. The City has adopted these codes in their entirety and has not made any substantive local amendments or revisions that would impact the cost and supply of housing.

## RESIDENTIAL PROPERTY PRE-SALE INSPECTION

The City has adopted a Residential Pre-Sale Inspection and Report Program (“the Program”) in order to protect purchasers of residential real property within the City that may be unaware of any un-permitted construction or unlawful conditions related to the structure(s) on the property, and of any code violations as identified by a City inspection of the property prior to the sale or exchange of residential property. The Program is also intended to protect and promote the existence of safe residential buildings, dwelling units, and neighborhoods by the enforcement of regulations designed to correct and prevent the sale or transfer of residential buildings and dwelling units that are dangerous, deficient, substandard, or unsanitary. Any identified violations must be resolved within 30 days from close of escrow.

## 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.

Table 32 illustrates the home purchase and improvement loan activity in San Fernando in 2020. Overall, the approval rating for all types of loans was 64 percent, while the denial rate was 14 percent, and 22 percent of loans were either withdrawn from the applicant or closed for incompleteness. The highest approval ratings were for conventional purchase loans at 77 percent, followed by refinance loan approval at 65 percent and government-backed loans at 47 percent. Home improvement loans had the lowest approval rating at 40 percent. Refinance loans represented the vast majority of loan activity with over 80 percent of the total loan applications in San Fernando.

**Table 32: Disposition of Home Purchase and Improvement Loan Applications (2020)**

Loan Type	Total Applicants	Approved	Denied	Other
Government-Backed Purchase	32	47%	16%	37%
Conventional Purchase	86	77%	8%	15%
Refinance	813	65%	13%	22%
Home Improvement	53	40%	51%	9%
Total	984	64%	14%	22%

Source: Home Mortgage Disclosure Act Data, 2020.

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

Other includes loans withdrawn by the applicant or closed for incompleteness.

### 2. PRICE OF LAND

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. A diminishing supply of land available for residential construction boosts the cost of land. High land costs tend to incentivize home builders to develop higher-end homes and apartments in an effort to attract the greatest possible sale prices and lease rates. Developers also sometimes seek to maximize the largest number of units allowed on a given parcel. This allows the developer to distribute the costs for new infrastructure improvements (e.g., streets, sewer lines, water lines, etc.) over the maximum number of lots.

A search on realtor.com showed just one recently sold parcel of land in San Fernando, but a total of 14 in the greater area were analyzed. Based on these listings, residential land in the area averages about \$2.2 million per acre, and the parcel of land in San Fernando (757 N Huntington St) was sold on August 26, 2021, at a price of \$3.3 million per acre.

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

### 3. DEVELOPMENT COSTS

A major cost associated with the development of housing is the cost of building materials, labor, and site preparation. The cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe are affected primarily by the availability and demand for such materials.

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 unique 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 can take advantage of the benefits of economies of scale.

### 4. TIMING AND DENSITY

In San Fernando, residential development projects often do not reach maximum allowable density. This development trend is primarily due to market preference for multi-family residential (4+units) that typical yield moderate densities. Additionally, due to the built-out nature of the community, Accessory Dwelling Units are a popular solution as there are more affordable to build and the City already has provision that encourage their development.

The market can also constrain the timing between project approval and requests for building permits. In San Fernando, the average time between project approval and request for building permit is typically at least three to six weeks. Many factors can influence the timing, such as the project applicant's timely response to questions and corrections or ability to secure construction financing. Another trend is the project applicant's intent to build or just to sell the property at a higher price with the approved entitlement.

## C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

### 1. ENVIRONMENTAL HAZARDS

The primary environmental hazard in San Fernando impacting development is earthquake risk. As stated in the Safety Element updated and adopted in conjunction with this Housing Element the City of San Fernando is in a seismically active region at risk of hazards from earthquakes, including fault rupture, ground shaking, landslides, and liquefaction. The two most significant earthquakes to have recently affected the City are the 1971 San Fernando and 1994 Northridge earthquakes. The 1971 San Fernando earthquake caused 65 fatalities and millions of dollars in property loss in the City, including damage to several bridges, sections of freeway, and a hospital. The 1994 Northridge earthquake caused 51 fatalities along with extensive damage to streets, the sewer system, the water system, public buildings, and privately-owned residential and commercial structures in the City. In the first six months following this disaster, the City spent approximately \$1.8 million and over 9,100 person hours on earthquake-related activities.

Several faults have the potential to impact the City, including the San Andreas fault. The San Andreas fault is known as a “master fault” because it is the boundary between the Pacific and North American geologic plates. The segment of the San Andreas fault closest to the City of San Fernando is the Mojave segment, which is approximately 83 miles long. According to the U.S. Geological Survey (USGS), the Mojave segment is estimated to be capable of producing a magnitude 7.1 earthquake. Scientists have calculated that this segment has a 26 percent probability of rupturing sometime between 1994 and 2024. Figure 1 shows the fault lines mapped in San Fernando and the surrounding region. There are several more active faults in eastern San Fernando and northern San Gabriel valleys, including the Northridge, Newport-Inglewood, and Sierra Madre faults. The presence of the many active faults increases the probability of a major earthquake impacting the City.

Additionally, as stated in the Public Safety Element, portions of San Fernando would be subject to inundation if water breached the Pacoima Dam. According to the California Department of Water Resources, the only part of the City susceptible to possible flooding is the commercial/industrial strip that is adjacent to the Pacoima Wash. This area could flood if the Pacoima Dam suffers a complete failure. The dam is normally maintained at one-quarter of its capacity and no longer allowed to reach full capacity to reduce potential dam failure. Additionally, average rainfall is low. The Pacoima Dam utilizes a monitoring system that provides early warning of a structural failure, thus making the probability of this type of flood event minimal. The City adopted a Pacoima Dam Evacuation Contingency Plan in 1985, establishing procedures for the efficient evacuation of all people for potential inundation areas.

In addition to these environmental conditions, other site constraints were analyzed during the identification of housing opportunity sites. Potential site contamination, the existence of easements that could impact development, as well as site size and shape were considered to determine each sites viability.

## 2. PUBLIC SERVICES AND FACILITIES

As a completely urbanized community, the City of San Fernando already has in place all 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 allocated draw from groundwater extraction is 3,570 acre-feet per year. The City typically draws approximately 2,900 acre-feet per year which represents the City's current water demand. In the event that there is a shortfall the City purchases water from the Metropolitan Water District (MWD) on an as-needed basis. 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.

On October 20, 2014, the City adopted Ordinance No. 1638 to implement several measures to promote water conservation during times of supply shortages. In October 2020, the City adopted a new ordinance to implement voluntary reductions and in May 2022, the City adopted even more stringent measures due to the need to import water from the Metropolitan Water District (MWD). The City also works to meet requirements set forth by the State Water Resources Control Board.

The IS-MND prepared for this Housing Element Update determined that wastewater treatment for the residential development facilitated by this Housing Element would be provided by existing infrastructure within the City. San Fernando's Public Works Maintenance Division maintains the City's sewer system and contracts the City of Los Angeles for sewage treatment and disposal (City of San Fernando 2014). The sewer consists of 41.5 miles of contiguous gravity piping. Wastewater generated in the City is treated through the Hyperion Treatment system, which includes the Hyperion Treatment Plant, the Donald C. Tillman Water Reclamation Plant, and the Los Angeles-Glendale Water Reclamation Plant.

The Los Angeles County Sanitation District prepares an Integrated Regional Water Management Plan to guide the development and management of its facilities. Hyperion Treatment system, which serves the City, has the capacity to treat approximately 550 million gallons per day (mgd). As of 2017, the system had an average utilization of 362 mgd (City of San Fernando 2017b). As the treatment plant serves the larger Los Angeles metropolitan area, the rough estimate of gallons per day per person is 90.5 gallons per day of wastewater. Adding 1,795 residential units would result in an increase in wastewater of approximately 249,328 gallons per day. At less than 1 mgd, it is unlikely that increased development density has the potential to impact the capacities of local utilities infrastructure, considering the current utilization of wastewater treatment facilities.

Based on the analysis and findings outlined in the IS-MND San Fernando's water supply, water storage, and wastewater treatment facilities have adequate capacity to accommodate the anticipated 1,795 residential units proposed.



Senate Bill 1087 enacted in 2006 requires 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 Metropolitan Water District (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

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth. This section discusses how San Fernando will plan for the provision of housing for all economic segments.

#### 1. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. The RHNA quantifies the need for housing within each jurisdiction during specific planning periods. The current 6<sup>th</sup> cycle RHNA planning period is from October 15, 2021, through October 15, 2029. For the projection period, the State Department of Housing and Community Development (HCD) approved a projected future need of 1,341,827 new housing units in the Southern California Association of Governments (SCAG) region encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial. SCAG is responsible for allocating this future housing need to the 197 jurisdictions (six counties and 191 cities) within the region. In this capacity, SCAG determined each jurisdiction's share of the forecasted growth.

The RHNA is divided into four income groups established by HCD: above moderate-, moderate-, low-, and very low-income, with a fifth income group, extremely low-income, required as a subset of very low-income. Pursuant to State Housing Element Law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA.

#### 2. SAN FERNANDO'S RHNA

According to the RHNA prepared by SCAG, San Fernando's share of the forecasted growth is 1,795 new housing units. To ensure the City meets this minimum the City has incorporated a 15 percent unit buffer to account for the "No Net Loss" requirement as mandated by Senate Bill 166 (SB 166). Pursuant to SB 166, if sites are not developed at the density or income level identified in the Housing Element, the City must ensure that there is enough land in reserve to fully accommodate the RHNA. This 15 percent buffer for No Net Loss brings the City's RHNA obligation to 2,064 units. These new housing units are divided into five income categories as follows:

**Table 33: Regional Housing Needs Allocation 2021-2029**

Income Group	Number of Units	Percentage of Total
Extremely Low-Income (< 30 percent MFI)	230	13%
Very Low-Income (31–50 percent MFI)	231	13%
Low-Income (51–80 percent MFI)	273	15%
Moderate-Income (81–120 percent MFI)	284	16%
Above Moderate-Income (>120 percent MFI)	777	43%
<b>Total</b>	<b>1,795</b>	<b>100%</b>

### 3. RHNA CREDIT AND REMAINING NEED

The 6th cycle RHNA covers an eight-year planning period, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved from June 30, 2020, onward can be credited towards meeting the City's RHNA obligation. Table 33 summarizes San Fernando's credits and the remaining housing need through October 15, 2029.

**Table 34: RHNA Credits and Remaining Need**

Income Group	RHNA	Potential ADU	Credits	Remaining Need
Extremely Low-Income (< 30 percent MFI)	230	96	0	134
Very Low-Income (31–50 percent MFI)	231	54	0	177
Low-Income (51–80 percent MFI)	273	273	0	0
Moderate-Income (81–120 percent MFI)	284	26	0	258
Above Moderate-Income (>120 percent MFI)	777	191	91	495
<b>Total</b>	<b>1,795</b>	<b>640</b>	<b>91</b>	<b>1,064</b>
15% No Net Loss				160
<b>Total Remaining Need</b>				<b>1,224</b>

## ANTICIPATED ACCESSORY DWELLING UNITS

New State laws for development of Accessory Dwelling Units (ADUs) passed since 2017 have substantially relaxed the development standards and procedures for the construction of ADUs. As a result, the City experienced an increase in ADU construction throughout the City, averaging 80 ADUs per year. Specifically, according to the Housing Element Annual Progress Reports, the annual numbers of ADUs permitted between 2018 and 2021 are:

- **2018:** 87 ADUs permitted
- **2019:** 62 ADUs permitted
- **2020:** 90 ADUs permitted

Based on this trend, and anticipating a consistent trend moving forward, the City expects to approve at least 640 ADUs during the 6th Cycle planning period.

The growth factor is partially due to the City's ongoing efforts to streamline the ADU permitting process. Currently, the City's ADU regulations include a ministerial approval process and allowance for both attached and detached units. To further streamline ADUs approval process, City will update its ADUs regulations to meet current state mandates. The City currently follows the state ADUs regulations and reverts to City adopted regulations when state regulations do not provide adequate guidance.

SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis broke down Los Angeles County into two survey areas (LA County I and LA County II). The City of San Fernando is located within in the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, that allocated 15.0 percent to extremely low income, 8.5 percent to very low income, 44.6 percent, to low-income households, 2.1 percent to moderate-income, and 29.8 percent to above-moderate income households. Based on these assumptions, of the 640 ADU's projected to be built, 96 units will be for extremely low-income households, 54 units for very low-income households, 273 units for lower-income households, 26 for moderate-income households, and 191 units would be assumed at above-moderate households.

## ENTITLED PROJECTS

As of July 1, 2021, the City entitled a total of 52 housing units, including condominiums, and single-family homes. Active entitlement projects are separate from the Opportunity Sites Inventory and counted as credit units and not as potential sites.

## PROJECTS UNDER REVIEW

As of October 2021, a total of 39 units were at various stages of review and approval process. For RHNA credit purposes, all units were counted towards the above-moderate income category.

## REMAINING NEED

After accounting for ADUs, entitled projects, and project under review, the remaining need is 1,224 units, including a 15 percent "No Net Loss" buffer. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Housing Opportunity Sites Inventory was developed and is described in further detail in the following section.

## B. HOUSING OPPORTUNITY SITES INVENTORY

The RHNA period extends from October 15, 2021, to October 15, 2029. The City has considered potential development on suitable vacant and/or non-vacant sites and identified how zoning and development standards on the sites will facilitate housing. San Fernando has the land capacity to meet the 6th Cycle RHNA obligation for each of the income groups. A summary of the detailed parcel data is included as part of Appendix C: Opportunity Sites Inventory.

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional fair share of housing. To determine whether the City has sufficient land to accommodate its regional housing share for all income groups, San Fernando must identify "adequate sites" for housing. Under State law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residential zoned sites.
- Vacant and non-residential zoned sites that allow residential uses (such as mixed-uses); and
- Underutilized residential zoned or non-residential zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the Zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface parking lots along commercial corridors, and large parcels that are only partially developed.

Residential uses proposed on sites counted toward meeting San Fernando's RHNA for very low, low, moderate, and/or above moderate-income needs must be approved if developed in accordance with the applicable development standards of the San Fernando Municipal Code. The Site Plan Review process will ensure that projects on the inventory sites comply with development regulations and design requirements. In no case will a project be denied for residential use based on the use itself. The rezoned sites and sites applying the Mixed-Use Overlay are identified in Appendix C: Opportunity Sites Inventory.

### 1. METHODOLOGY IN IDENTIFYING SITES

The process of developing the Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. Inventory analysis was initially conducted using a data-driven process to identify as many sites as possible. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score, the higher the score, the greater the likelihood of development. The following factors were used in this process:

**Existing Land Use** was used to identify properties with industrial, commercial, office, and mixed uses that are active on the site as defined by Los Angeles County Tax Assessors data. These uses either currently allow for housing production or could support housing in the future with zoning amendments. Single-family residential existing land use properties were generally excluded from further consideration, except for large sites located on arterial corridors with access to services and amenities. Recent projects from nearby cities in LA County that have recycled similar land uses include 531 and 555 E. Arrow Highway in Glendora which had a previous land use of retail and restaurant and is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core, providing 33 new residential units. Another similar project includes 501 Route 66, which had a previous land use of commercial office and is now zoned as Route 66 Specific Plan Town Center mixed-use and R-3 multi-family residential, achieving 8 new units.

**General Plan Land Use** identified what is allowed within the General Plan designation, which may allow for future housing on a site that currently does not support housing. Targeted land uses include multi-family residential, industrial, commercial, office, and mixed use.

**Year constructed** of buildings on the property, as defined by Los Angeles County Assessor, was used to identify older properties more likely to redevelop. Properties with buildings between 40 to 60 years old were flagged as a property that was likely to be redeveloped. Similar projects in nearby cities in LA County that utilized properties with older buildings include 905 E. Arrow Highway which contained a building constructed in 1951 is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core and provides 16 new units. Additionally, 531 and 555 E. Arrow Highway in Glendora utilized a property with a previous use of retail and restaurant with an existing building built in 1950.

**Improvement Ratio** identified the ratio between the value of improvements (buildings, or other construction) versus the value of the underlying land (improvement value/land value) which is considered a market factor influencing the likelihood of development. When the underlying land is worth more than the improvements on the land, the property is more likely to redevelop.

**Lot Acreage** was evaluated based on guidance from the California Department of Housing and Community Development site inventory criteria for the 6th Cycle RHNA process. Lots with an area less than half an acre were eliminated as too small to allow enough housing to support affordability. Lots larger than 10 acres were considered too expensive for affordable housing developers to purchase. Therefore, the analysis looked for properties greater than half an acre and smaller than 10 acres, with exceptions for sites in strategic locations with unique development potential.

**Lot Vacancy** is a key driver for identifying potential opportunity sites because of the ease of developing housing on vacant lots. SCAG has provided parcel level data via the HELPR app that has classified existing uses and lot vacancy status for every parcel in the City. This data was used and manually verified to ensure accuracy.

**Airport Compatibility Zone** constraints removed properties from consideration if the properties are in the most restrictive airport land use areas: A, B1, B2, C, C1, and C2 as set forth in the Los Angeles County Airport Land Use Compatibility Plan. The City of San Fernando is not within an Airport Compatibility Zones and therefore no sites were restricted due to airport proximity.

**Current Zoning** identifies the current zoning designation of the potential opportunity sites.

**City Opportunity Sites** contains a list of target sites identified by the City for consideration.

**Pipeline Projects** contains a list of active development projects under consideration in the City.

**5th Cycle RHNA Sites** were included in the analysis if undeveloped.

## REALISTIC CAPACITY ASSUMPTIONS

Most residential zones in the City of San Fernando establish a range of allowable density, expressed as dwelling units per acre (du/ac). To calculate realistic capacity assumptions for each site, a typical density achieving 75 percent of maximum du/ac was assumed. This density was assumed as it was the average buildout percentage based on a review of similar projects over the past five years within the City and surrounding areas. A list of these projects is provided under Development Trends in the Suitability of Non-Vacant and Underutilized Sites discussion.

## SUITABILITY OF NON-VACANT AND UNDERUTILIZED SITES

Existing vacant sites in the City cannot accommodate the RHNA obligation and, as such, the Opportunity Sites Inventory includes underutilized properties to help the City ensure sufficient capacity for housing development during the planning period. A Site Feasibility Analysis was conducted on the initial Opportunity Sites Inventory to further support their use. Site feasibility criteria were established based on the characteristics and conditions of recent development projects and existing pipeline projects sites, as well as recent development proposals that usually meet these similar criteria. Residential and non-residential sites were assessed differently based on four qualifying factors. If a site met at least two of the following four factors it was deemed feasible:

- **Improvement Ratio** – Sites with an Improvement-to-Land Value Ratio of 1.0 or less (i.e., existing buildings/structures on site are worth less than the land)
- **Zoning** – Site is currently zoned to allow residential
- **Age of Existing Structures** – If existing non-residential building is 30 years or older and if an existing residential building is 50 years or older.

**Existing FAR** – If less than 1/3 of permitted FAR is utilized on a commercial zone parcel. Only non-residential parcels were assessed for this factor.

In addition to the site feasibility analysis performed above, several overriding factors were considered that resulted in the inclusion of sites that demonstrate feasibility despite not meeting feasibility criteria based on the characteristics described above. These factors include:

- **Developer Interest.** This group consists of sites that, notwithstanding other feasibility criteria, are the subject of express developer interest in conversion or redevelopment with residential uses, indicated by submittal of a Conceptual Development Review application or similar, substantive formal inquiries to City Staff. These sites are summarized in Table HR-4: Sites with Developer Interest.
- **Commercial Vacancy and/or Turnover.** This group of sites are zoned exclusively for nonresidential uses, are generally well developed with existing commercial uses (e.g., shopping centers, strip malls, etc.), but exhibit high observed rates of vacancy and/or turnover in commercial tenants. Inclusion of these sites paired with implementation of Program HE-5-1 creates new opportunities for residential conversion, increasing site feasibility.
- **Site Assemblage Opportunities.** This group of sites consists of individual parcels that, on their own, fail to meet established feasibility criteria for any reason; however, these parcels are contiguous with and comprise portions of larger, multi-parcel sites that, taken together, create stronger opportunities and better feasibility for residential development.
- **Development Trends**

Development trends for recycled non-vacant properties were analyzed in the City and surrounding jurisdictions to further support the feasibility of a site to be redeveloped. The following is a list of City Pipeline and recent redevelopment projects, and Los Angeles County Projects that have developed

housing on sites that have recycled developments with similar land uses, zoning, and site characteristics as the parcels selected as opportunity sites to meet RHNA in San Fernando.

PROJECT ADDRESS	ZONING	PRE-EXISTING CONDITION	TYPE OF HOUSING	UNITS	LOT AREA	DENSITY	SUBMITTED
827 N BRAND	R-2 RPD	1 UNIT SF	APARTMENT	7	18,000 SQFT	1 DU/2,562 SQFT	10/22/2020
827 N MACLAY	SP-5 (MACALY)	BEAUTY SALON	APARTMENT	4	7,250 SQFT	Min 12 - Max 37 DU/ACRE	9/30/2020
1522 SAN FERNANDO RD	SP-5 (MUC)	COMMERCIAL STORAGE YARD	APARTMENT COMMERCIAL MIXED USE	20	25,000 SQFT	Min 24 - Max 37 DU/ACRE	3/19/2021
319 N HAGAR	R-3	1 UNIT SF	APARTMENT	8	10,586 SQ FT	1 unit per 1013 sf lot area	8/25/2021

PROJECT ADDRESS	ZONING	PRE-EXISTING CONDITION	TYPE OF HOUSING	UNITS	LOT AREA	DENSITY
1001 GLENOAKS	R-2 RPD	1 UNIT SF	CONDOS	6		1 DU/2,562 SQFT
1426 SAN FERNANDO RD	SP-5 (MUC)	VACANT	APARTMENT	4	5,000 SQFT	Min 24 - Max 37 DU/ACRE
839 N BRAND	R-2 RPD	1 UNIT SF	APARTMENT	4		1 DU/2,562 SQFT
302 MACNEIL	R-3	1 UNIT SF	APARTMENT & ADU	4		1 unit per 1013 sf lot area
443 HARPS	R-2	1 UNIT SF	APARTMENT & ADU	4	5,000 SQFT	1 DU/2,562 SQFT
623 N MACLAY	SP-5 (MACALY)	1 UNIT SF	APARTMENT	3	5,000 SQFT	Min 12 - Max 37 DU/ACRE



## CITY-OWNED SITES

To meet the city's RHNA the current City Hall site has been identified as an opportunity site. The City intends to release an RFP for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028. The RFP will state that City Hall will not be relocated, but staff will be temporarily relocated during construction only. (see Program 14 – City Hall Redevelopment Study)

## AFFORDABILITY, SUITABILITY, AND AVAILABILITY ANALYSIS

Density is a critical factor in the development of affordable housing. Lower densities tend to increase the cost of construction per unit whereas higher densities have lower per unit costs due to lower construction cost from economies of scale. Consequently, HCD has established “default densities” that are considered sufficient to provide market-based incentives for the development of housing for lower income households. For jurisdictions with populations less than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the density is 20 dwelling units per acre. San Fernando has a population less than 25,000 and is within the Los Angeles MSA.

To encourage the development of affordable housing, and to also accommodate the City's remaining RHNA need of 1,224 units, including 358 lower-income units, the City will establish and implement a Mixed-Use Overlay that allows 35 du/acre for sites outside of SP-5. Sites within SP-5 will use the existing residential overlay density ranging from 37 du/acre to 50 du/acre. After adoption of the Housing Element, the Mixed-Use Overlay will be applied to facilitate the development of higher density residential uses.

## CITY STRATEGIES FOR DEVELOPMENT OF AFFORDABLE HOUSING

Like most communities in Southern California, development of lower income housing in San Fernando is not likely without some form of government assistance given the highly inflated market conditions. In recognition of the significant market constraints, the City's strategy for addressing the housing needs of lower-income households involves the following:

- Facilitating the development of housing affordable to lower- and moderate-income households on properties that permit up to 30 units per acre.
- Assisting in the development of affordable housing through land write-downs, park and recreation fee reductions or waivers, or other forms of subsidies.
- Working with experienced housing developers to create quality affordable housing.
- Working on a City Homeless Plan to address the City's homeless challenges.
- Establishing a Housing Division within the Community Development Department to implement programs in the Housing Element and Homeless Plan, create a housing tracking system to ensure long-term affordability and quality of affordable housing stock, and re-establish the City's low-income home loan programs to promote homeownership and restoration of existing housing to enhance the quality of life.
- Hiring a Housing Coordinator to help implement a multi-lingual outreach and education program on housing-related matters, to administer the City's first-time homebuyer loan and rehabilitation loan programs, and to explore programs for promoting affordable housing.
- Partnering with the Valley Economic Alliance to raise awareness of housing shortages and the needs for more affordable housing in San Fernando.

The Housing Plan (Section 6) describes the City's affordable housing policies and programs.

## AVAILABILITY OF INFRASTRUCTURE AND SERVICES

As a completely urbanized community, the City of San Fernando already has all the necessary infrastructure in place 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.

Senate Bill 1087 (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 Housing Element to the local sewer provider, along with a summary of its regional housing needs allocation.

## ADEQUACY OF SITES TO MEET RHNA

For this 6th Cycle, San Fernando has been allocated a minimum of 1,795 units. Since RHNA uses June 30, 2020 as a baseline for growth projections for the planning period (October 15, 2021 to October 15, 2029) the City can count the number of new units for which building permits or certificates of occupancy were issued since June 30, 2020 toward the RHNA.

Table 35 Summarizes San Fernando's applicable RHNA credit and the remaining RHNA need through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has an unmet RHNA need of 1,224 units (134 extremely low-income units, 177 very low-income units, 258 moderate-income, and 495 above moderate-income units). After accounting for the development credits and the realistic capacity of vacant and non-vacant inventory sites, the City has identified adequate capacity to fulfil its RHNA obligation.

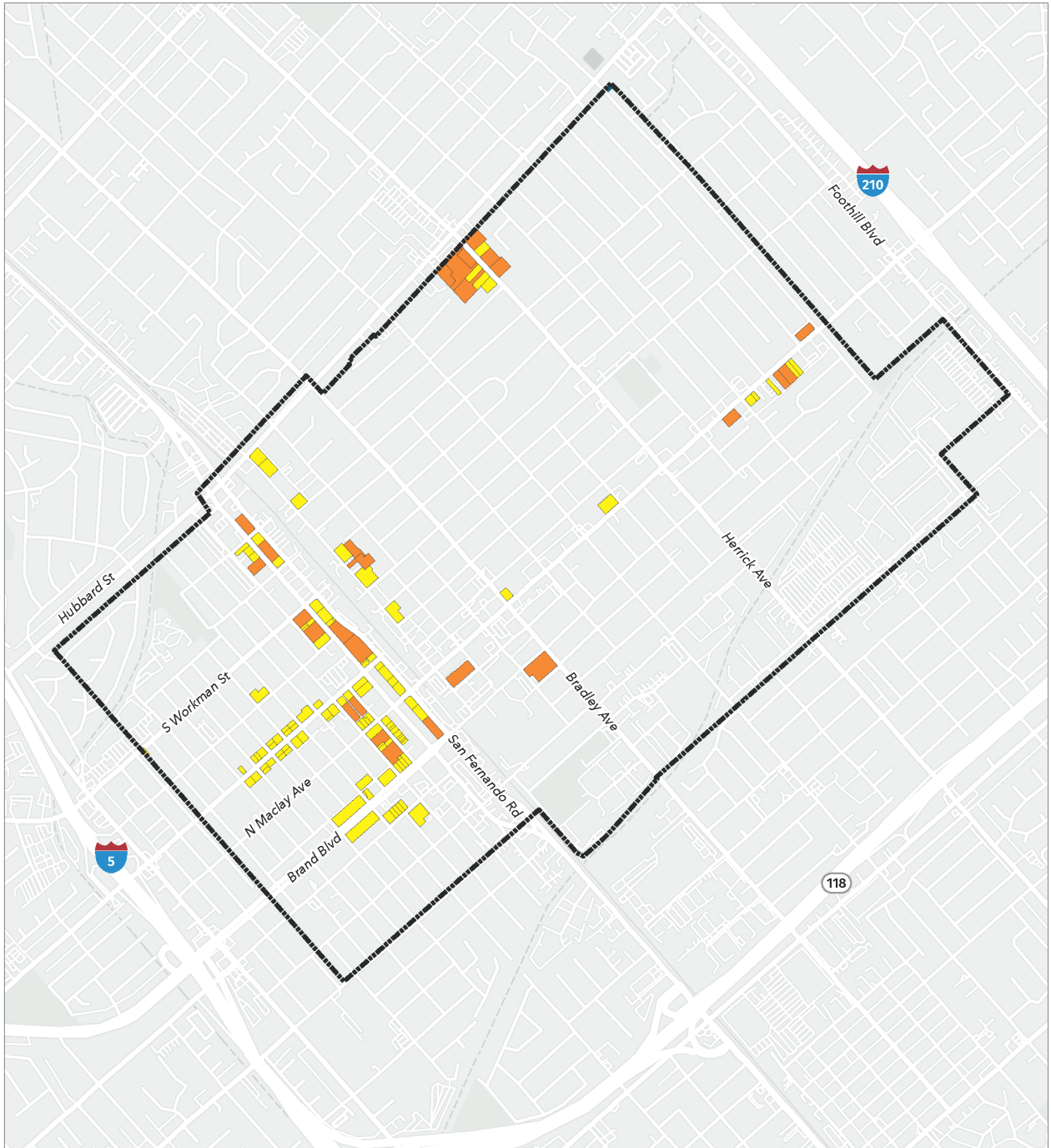
Apart from the units under construction, anticipated accessory dwelling units, entitled projects, and projects under review, the City has 45 residential sites that can accommodate the 2021-2029 RHNA, which are identified in Table 35 and Figure 3. These sites consist of 135 parcels on 55.8 acres of land, which could accommodate the unmet RHNA need of 1,224 units. Eighty (80) of these 135 parcels are within the San Fernando Corridors Specific Plan area, designated as SP-5 in the City's General Plan, and zoned as SP-5. These parcels can accommodate mixed-use development at up to 50 dwelling units per acre (du/acre). Additionally, outside of SP-5, there are 40 parcels currently zoned C-1 that will be rezoned to C1-MX, the City's new Mixed-Use Overlay that allows 35 du/acre, and 11 parcels zoned C-2 that also allow 35 du/acre. There are also four residentially zoned parcels that total 9.39 acres.

In summary, the opportunity sites can accommodate 328 units (244 lower-income and 84 moderate and above-moderate income sites) without any zone changes. The remaining unmet need of 896 units (114 lower and 782 moderate and above-moderate income) will require rezoning to meet the city's RHNA obligation with at 15% No Net Loss Buffer. In addition to providing appropriate zoning and development standards, the City will further encourage and facilitate production of affordable housing units on these sites through regulatory incentives such as density bonuses and direct financial assistance as funding becomes available.

**Table 35: Sites Adequacy**

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	230	96	0	134		
Very Low-Income (31–50 percent MFI)	231	54	0	177		
Low-Income (51–80 percent MFI)	273	273	0	0	518	160
Moderate-Income (81–120 percent MFI)	284	26	0	258		
Above Moderate-Income (>120 percent MFI)	777	191	91	495	750	-116
<b>Total</b>	<b>1,795</b>	<b>640</b>	<b>91</b>	<b>1,064</b>	<b>1,268</b>	<b>44</b>
15% No Net Loss				160		
Total Remaining Need				<b>1,224</b>		

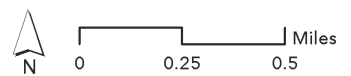
**Figure 3: Residential Land Inventory**



**Income Category**

- Low Income
- Moderate Income
- Above Moderate

City of San Fernando Boundary



## C. 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 36 lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, state, county, local, and private resources.

**Table 36: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
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 \$225,000 in CDBG funds from LACDC on an annual basis.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
HOME <a href="http://www.lacdc.org">www.lacdc.org</a>	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"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Rental Assistance</li> </ul>
Housing Choice Voucher <a href="http://www.lacdc.org">www.lacdc.org</a>	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"> <li>• Rental Assistance</li> </ul>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>

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"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
Mortgage Credit Certificate <a href="http://www.lacdc.org">www.lacdc.org</a>	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"> <li>• Home Buyer Assistance</li> </ul>
<b>2. State Programs</b>		
SB 2/LEAP Grants	SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).	<ul style="list-style-type: none"> <li>• Planning</li> </ul>
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"> <li>• New Construction</li> </ul>
Multi-Family Housing Program (MHP) <a href="http://www.hcd.ca.gov/fa/mhp/">www.hcd.ca.gov/fa/mhp/</a>	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"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Preservation</li> <li>• Conversion of Nonresidential to Rental</li> </ul>

CalHome <a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a>	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> <li>• Predevelopment, Site Development, Site Acquisition for Development Projects</li> <li>• Rehabilitation</li> <li>• Acquisitions/Rehabilitation</li> <li>• Down payment Assistance</li> <li>• Mortgage Financing</li> <li>• Homebuyer Counseling</li> </ul>
CalHFA Homebuyer's Downpayment Assistance Program <a href="http://www.calhfa.ca.gov/homeownership/programs/chdap.htm">www.calhfa.ca.gov/homeownership/programs/chdap.htm</a>	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"> <li>• Homebuyer Assistance</li> </ul>
<b>3. Local Programs</b>		
Los Angeles County Housing Innovation Fund <a href="https://www.lacda.org/affordable-housing/la-county-housing-innovation-fund">https://www.lacda.org/affordable-housing/la-county-housing-innovation-fund</a>	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"> <li>• Predevelopment</li> <li>• Acquisition</li> </ul>
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"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
<b>4. Private Resources/Financing Programs</b>		
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"> <li>• New Construction</li> </ul>



## D. 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 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 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 appliances like refrigerators and air conditioners, as well as home efficiency solutions like weatherization.

**Energy Assistance Fund (EAF) Program:** SCE and United Way work together to assist customers who are unable to pay their electric bill due to financial constraints. A maximum of \$100 is available to eligible customers once in a 12-month period. The program has provided assistance for nearly 250,000 households since the fund started in 1982.

**Medical Baseline Allowance:** 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 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.

**Residential Energy Efficiency Loan (REEL):** The REEL program offers a variety of financing options to owners and renters to purchase energy-efficiency products and upgrades. Eligible properties include single-family homes, condominiums, townhomes, and one to four-unit properties. Property owners are eligible for this program, as are renters who receive approval from their property owner.

## 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, CO<sub>2</sub> 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: 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

The City has had 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 sunlight in summer, while allowing winter sunlight 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 impact 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 overhead 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 of 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 generated 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 in the 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. AFFIRMATIVELY FURTHERING FAIR HOUSING

## A. INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. For purposes of this report, analyses compare San Fernando with Los Angeles County.

## B. KEY DATA AND BACKGROUND

The City of San Fernando became the San Fernando Valley's first community in 1874 where it was named "the City of the Valley" and is rooted in rich Hispanic culture and tradition. Spanish, Indian, and Mexican residents settled the area in the early 1800's when California was still a part of Mexican Territory and today, the City has grown to a population of 24,754 people with more than 90 percent of the population being Hispanic or Latino.

The City of San Fernando is located in the San Fernando Valley region of Los Angeles County, and is surrounded by a network of highways, as Interstate 210 runs parallel to the northeast boundary of the City, curving around the northern area where it connects with Interstate 5, running parallel to the southwest facing boundary, and links with California 118, which runs parallel to the southeastern boundary of the City's perimeter. According to the CalEnviroScreen 4.0 mapping tool, which maps California communities that are burdened by multiple sources of pollution, census tracts 3201 and 3202.02 have CalEnviroScreen scores of >70-80 (out of 100) while census tracts 3202.01 and 3203 have a CalEnviroScreen score of >80-90. These are high scores and reflect burden by multiple sources of pollution. The CalEnviroScreen score is determined by the average of exposures and environmental effects multiplied by the average of sensitive populations and socio-economic factors

### REDLINING

While the City has built a culturally vibrant community, San Fernando, like many United States cities has experienced racially driven land use and zoning policies that created barriers for communities of color to live in certain neighborhoods. One example of these policies is redlining. Redlining was enforced through the Homeowners Loan Corporation (HOLC) who created "security maps" which determined the neighborhoods that would receive federal home loans from the Federal Housing Administration.

The HOLC's redlining Map of Los Angeles illustrates areas in the southwestern portion of San Fernando as redlined or "high-risk" and yellow, along with a portion of the City in the northeast that was yellow, or "declining" and would not have qualified for subsidized federal home loans. With the construction of new homes outside of cities came the construction of new highways to connect them, and thus, a house in the suburbs and a love affair with the automobile became the American way of life. Another federally subsidized program that created vast national disparities and segregation in America was known as the Federal-Aid Highway Act of 1956. The Act expanded the federal freeway system through 41,000 miles of federally subsidized freeway construction. Many freeway routes were planned by highway engineers and politicians and ran through cities, dividing neighborhoods, and in worst cases, destroying communities of color through "urban renewal," a term coined to justify the removal of "blighted areas" as freeways were paved over these communities. Some of the lasting effects of freeways linger today with the decrease in mobility and access to community amenities or jobs, as often times freeways are located right in the middle of communities and create barriers to access. Another major side effect of freeway construction is environmental justice issues as neighborhoods that abut highways are subjected to much higher levels of air pollutants and noise, often these neighborhoods are low-income communities of color.

The HOLC's maps used different colors to outline neighborhoods based on a variety of factors which determined desirability and worth of investment. However, the main factor in determining this was race and ethnicity. Predominantly, neighborhoods of color were outlined in red, hence the term "redlining" which translated to neighborhoods with greatest risk, and the HLC refused to provide home loans to these neighborhoods while subsidizing the mass development of sprawling subdivisions outside of American city centers. The historic disinvestment in communities of color has prevented many neighborhoods from opportunity and upward mobility, due to the lack of overall investment in the community including property

taxes to help fund education, community amenities, transportation options and more, and has been one of the main causes of segregation that is still seen today.

## COMMUNITY ENGAGEMENT

During the Housing Element Update process, the City of San Fernando conducted public engagement efforts to gather feedback on future housing development. As required by State law, all economic segments of the City are provided an opportunity to review and comment on the Housing Element Update. The Housing Element Update public participation process consisted of multiple Town Hall meetings, a page on the City's website which includes updates, a community survey and a link to an online, interactive mapping tool called map.social. Map.social allows community members to share their comments through placing different icons on a map of the City, illustrating where community members have identified good and bad locations for housing, potential housing locations, public safety, environmental justice comments and "other" comments.

Public comments pertaining to Affirmatively Furthering Fair Housing were gathered from the various Housing Element Update public engagement efforts and are paraphrased below:

- The City needs to provide more housing that caters to the needs of elderly and persons with disabilities populations. These populations would benefit from housing located downtown and will also create jobs for caretakers and nurses.
- Designating housing opportunities on two sites along Glenoaks Road would cause displacement due to existing multi-family residential.
- Community members have identified areas around Hubbard Street, Truman Street, and 1<sup>st</sup> Street as good opportunities for housing near Transit.
- Develop affordable housing on sites along San Fernando Road, Celas Street and Maclay Avenue.
- One community member posed an environmental justice concern for an opportunity site along 1<sup>st</sup> street, stating that the site is located adjacent to a site that uses hazardous materials and mitigation measures will need to be addressed before housing is constructed.
- Transit opportunities near Maclay Avenue and Truman Street will provide opportunities for affordable housing.
- One community member stated the main housing challenges in San Fernando relating to AFFH are the limited availability of rent-restricted affordable units, and the most urgent issues are affordability and overcrowding. They felt that the best ways to address fair housing issues in San Fernando is by increasing housing development near transit, providing housing, social services and outreach to people experiencing homelessness, promoting fair housing issues to address fraud, discrimination, and displacement, and to provide prospective residents with assistance on finding available housing.

## C. ASSESSMENT OF FAIR HOUSING ISSUES

### 1. FAIR HOUSING ENFORCEMENT AND OUTREACH

The Fair Housing Council of San Fernando Valley (FHCSFV) aims to educate the community about State and Federal fair housing laws. The council provides workshops, presentations, seminars, counseling, and consultations on housing issues. This includes understanding the rights and responsibilities of tenants and landlords under the federal, state, and local fair housing laws. The Council's staff also strives to improve the enforcement of fair housing laws. The Council investigates housing discrimination complaints in all areas of

housing including rentals, sales, mortgage lending, and insurance. While the FHCSFV is not an enforcement agency, they counsel clients and assist with referrals.

Neighborhood Legal Services of Los Angeles County (NLSLA) has provided free legal services to low-income residents since its establishment in 1965. NLSLA provides these services to all of Los Angeles County including Burbank, Glendale, Pasadena, and the Valleys of Pomona, Santa Clarita, San Fernando, San Gabriel, and Antelope. The organization's drop-in legal centers are staffed by a combination of professional staff and volunteers, helping residents with a variety of services from housing to healthcare assistance.

#### THE NLSLA PROVIDES THE FOLLOWING SERVICES:

- Tenant Services
  - Section 8 and public housing placement
  - Disability accommodations
  - Limited eviction defense
  - Illegal rent increases
  - Fair housing, anti-discrimination enforcement
  - Addressing unsafe living conditions
  - Addressing issues involving groups of tenants
  - Assistance for tenants experiencing domestic violence
- Homeowner Services
  - Eviction assistance
  - Mobile home cases
  - Homeowner fraud
- Homeless Services
  - Encampment sweeps
  - Driver's license reinstatement
  - Public benefits assistance
  - Credit resolution
  - Expungements
  - Unpaid traffic tickets
  - Unemployment benefits
  - Limited family law assistance
  - Restraining order assistance
  - Preserving Section 8
  - Criminal record clearing
  - Housing stabilization

Individuals seeking assistance who have housing navigators or caseworkers through a homeless services agency can request that their agency forward a legal referral to the NLSLA. They may also contact and work with the NLSLA directly.

The Housing Constraints section of the Housing Element concludes that after a comprehensive review of the City's zoning and building code, there are no barriers to accessible housing for persons with disabilities. The City does not enforce additional permitting, zoning, and building code, only those allowed by State law. Additionally, the City's ministerial procedure for reviewing and approving requests for reasonable accommodation helps to streamline the process. In addition, a housing resources page is provided on the City's website including a link to "Stay Housed LA," an organization that provides tenants with information about their rights and available legal assistance.

The City of San Fernando partners with the Housing Rights Center to report Fair Housing complaints and to provide services regarding fair housing complaints to the residents of San Fernando.

Between the fiscal years of 2016-2020, the Housing Rights Center provided services to 196 San Fernando residents. Tenant/landlord services were provided to 176 residents, which comprised about 89% of all services provided between 2016-2020, while discrimination inquiries comprised 20 households (roughly 10%). Income demographics illustrate that most services were provided to extremely low-income residents (roughly 68%) while Ethnicity demographics show most HRC services were provided to Mexican/Chicano residents (roughly 52%) and Racial demographics show most HRC services were provided to residents who identify as “other” racial group (roughly 72%). About 15% of disabled residents and about 20% of senior residents received services.

Of the tenant/landlord services, noticing comprised of the majority of services (roughly 26%), followed by seeking housing services making up about 18%, rent increase services making up about 13% and substandard conditions services making up about 12%.

Of the 20 discrimination inquiries, 6 cases were opened and 14 were counseled. 9 of these inquiries were based off a physical disability, 6 from a mental disability, 3 from familial status and 2 were general discrimination inquiries. Data regarding fair housing complaints and services is forthcoming. A data request has been submitted, but no information has been received as of the date of this draft. Data regarding compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints is forthcoming. A data request has been submitted, but no information has been received as of the date of this draft.

### AFFH OUTREACH

As previously described in the Public Outreach Overview the City held a series of **Technical Advisory Committee (TAC) meetings**. The TAC meetings included a more focused and in-depth conversation around AFFH, current conditions within the City and potential programs to address AFFH issues. The City is committed to continuing to engage the segments of the population that reside in the neighborhoods with relatively concentrated poverty for ongoing input related to housing and community development needs and access to opportunities such as education and transportation. The City intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

## 2. SITES INVENTORY

Assembly Bill 686 (AB 686) requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix C), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The San Fernando RHNA opportunity sites have been overlaid on selected maps related to integration and segregation, racially/ethnically concentrated areas of poverty/affluence, and access to opportunities to provide context on the demographic groups and neighborhoods they would immediately serve. In San Fernando, after accounting for potential ADU's, Entitled, and Pipeline Projects there are 1,268 realistic units of potential housing spread across 135 parcels divided into 45 RHNA opportunity sites.



### 3. INTEGRATION AND SEGREGATION

#### RACE AND ETHNICITY

Ethnic and racial composition of a City is useful when analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Table 38 shows that San Fernando is a majority Hispanic/Latin American community that has grown in concentration since 2000. 67 percent of these residents also identify as White. For the purposes of the following analysis the use of the term “White” refers to people who identify as having origins in any place of the original peoples of Europe, the Middle East, or North Africa, the term “Non-Hispanic White” refers to white Americans who are not of Hispanic or Latino ancestry (i.e. have ancestry from Spain or Latin America), and the term “Non-White” refers to people of a minority ethnic group. To better understand Race and Ethnicity in San Fernando, the Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development assembled a team of researchers known as the California Fair Housing Task Force to create an Opportunity Map that identifies state-wide characteristics that support positive economic, educational, and health outcomes for low-income families and in particular, long-term outcomes for children. The Task Force provided research and evidence-based policy recommendations to HCD and other relevant State agencies to facilitate fair housing goals. TCAC adopted the opportunity map in December of 2017 to supplement new policies focused on increasing opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits.

The opportunity map is made up of a combination of scores from different domains: Economic, Environmental, and Education. The resulting scores for each domain are determined by different indicators shown in the table below. The opportunity map identifies census tracts of high poverty and segregation. Poverty is determined by “Tracts with at least 30 percent of the population falling under the federal poverty line.” Racial Segregation is determined by “Tracts with a racial Location Quotient of higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the county.”

**Table 37: Domains and List of Indicators for Opportunity Maps**

Domain:	Indicators:
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 indicators
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2022 TCAC/HCD Opportunity Maps, December 2021

According to the California Fair Housing Task Force's 2022 opportunity maps, there are no areas designated as High Segregation and Poverty within the City of San Fernando. In the San Fernando Valley Region, the cities of Sylmar, Pacoima, Panorama City, Van Nuys, and North Hills contain areas of high segregation and poverty.

**Table 38: Race and Ethnicity in San Fernando**

Racial/Ethnic Group	2000		2019		
	Persons	Percent	Persons	Percent	L.A. Co. Percent
Hispanic/Latino	21,859	89%	22,859	93%	48%
White	10,893	44%	16,306	65%	52%
Asian/Pacific Islander	382	2%	558	2%	17%
African American	305	1%	238	1%	8%
American Indian/Alaska Native	570	2%	412	2%	1%
Mixed/Other Race	12,391	50%	7,437	30%	22%
<b>Total Population</b>	<b>24,541</b>	<b>100%</b>	<b>24,535</b>	<b>100%</b>	<b>100%</b>

Source: 2000 US Census, 2019 ACS 5-Year Estimates

According to the Los Angeles County Analysis of Impediments, the County's Service Areas are made up by the following racial and ethnic groups:

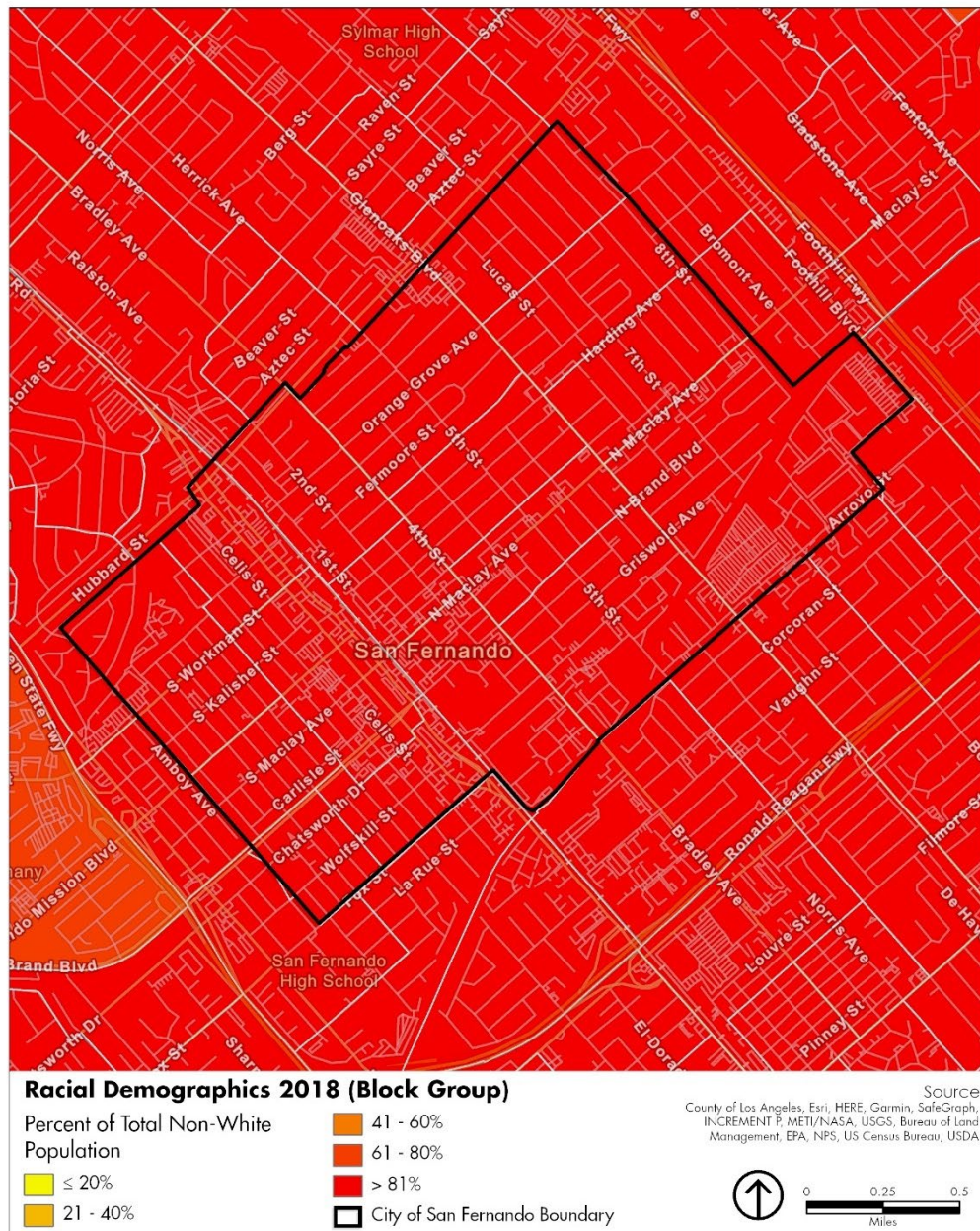
- East Los Angeles, Bell Gardens, Maywood, Florence-Firestone, the area south of Downtown Los Angeles, San Fernando, and Palmdale are comprised of mostly Hispanic residents, of any racial group.
- The Cities of Cerritos, Diamond Bar, and San Gabriel, Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles are comprised of the highest concentrations of Asian (non-Hispanic) residents.
- The Cities of Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles contain the largest populations of Black (non-Hispanic) residents.
- The Cities of Claremont, West Hollywood, and Calabasas contain the highest concentrations of White (non-Hispanic) residents.
- The unincorporated areas of East Los Angeles and the Cities of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas contain the largest populations of foreign-born residents, with Mexico being the most common nation of origin for residents born outside of the United States.
- China is the next most common nation of origin for residents born outside of the United States with the largest populations located in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia with some smaller concentrations near Diamond Bar in unincorporated Rowland Heights.

Figure 1 illustrates the all-census block groups in the City and immediately adjacent areas have non-White populations of at least 81 percent. (Note: census block groups are the smallest geographical areas that the U.S. Census collects and tabulates decennial census data from.)

Referring to Table 38, the City of San Fernando is quite different than the County of Los Angeles in Diversity. According to Table 38, 93 percent of San Fernando's 2019 population was Hispanic/Latino whereas 48 percent of the 2019 population in Los Angeles County was Hispanic/Latino. Census tracts 3203 and 3201.02 contain the highest concentration of Hispanic/Latino populations, 93 percent of their population, while census tract 3202.02 contains the highest population of White residents, 21.8 percent of the tract's population.

**Figure 1: Racial Demographics**

As shown in Figure 1, the entire City has a non-White population of greater than 81 percent, distributed evenly throughout the community.

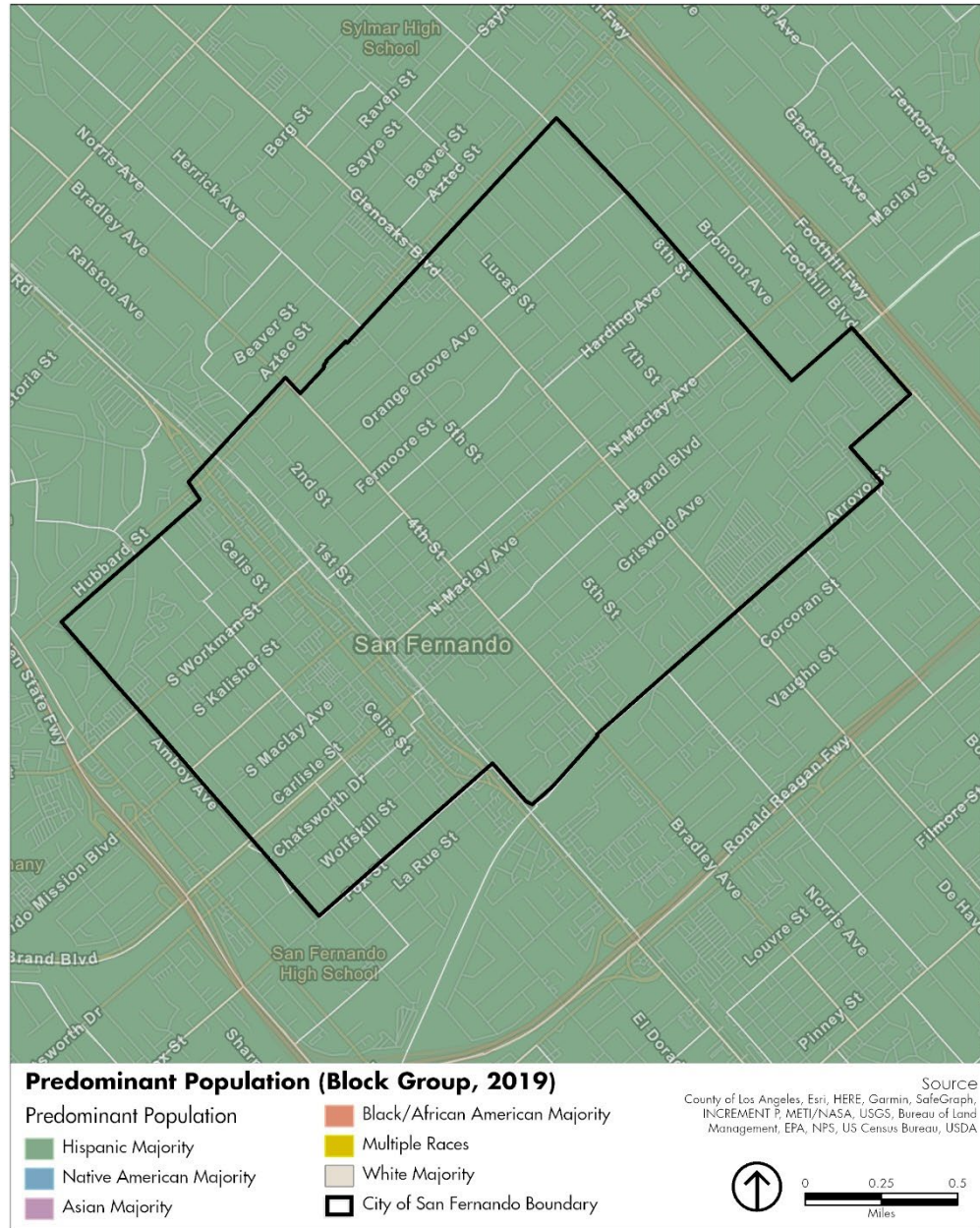






**Figure 3: Majority Hispanic Census Block groups in San Fernando**

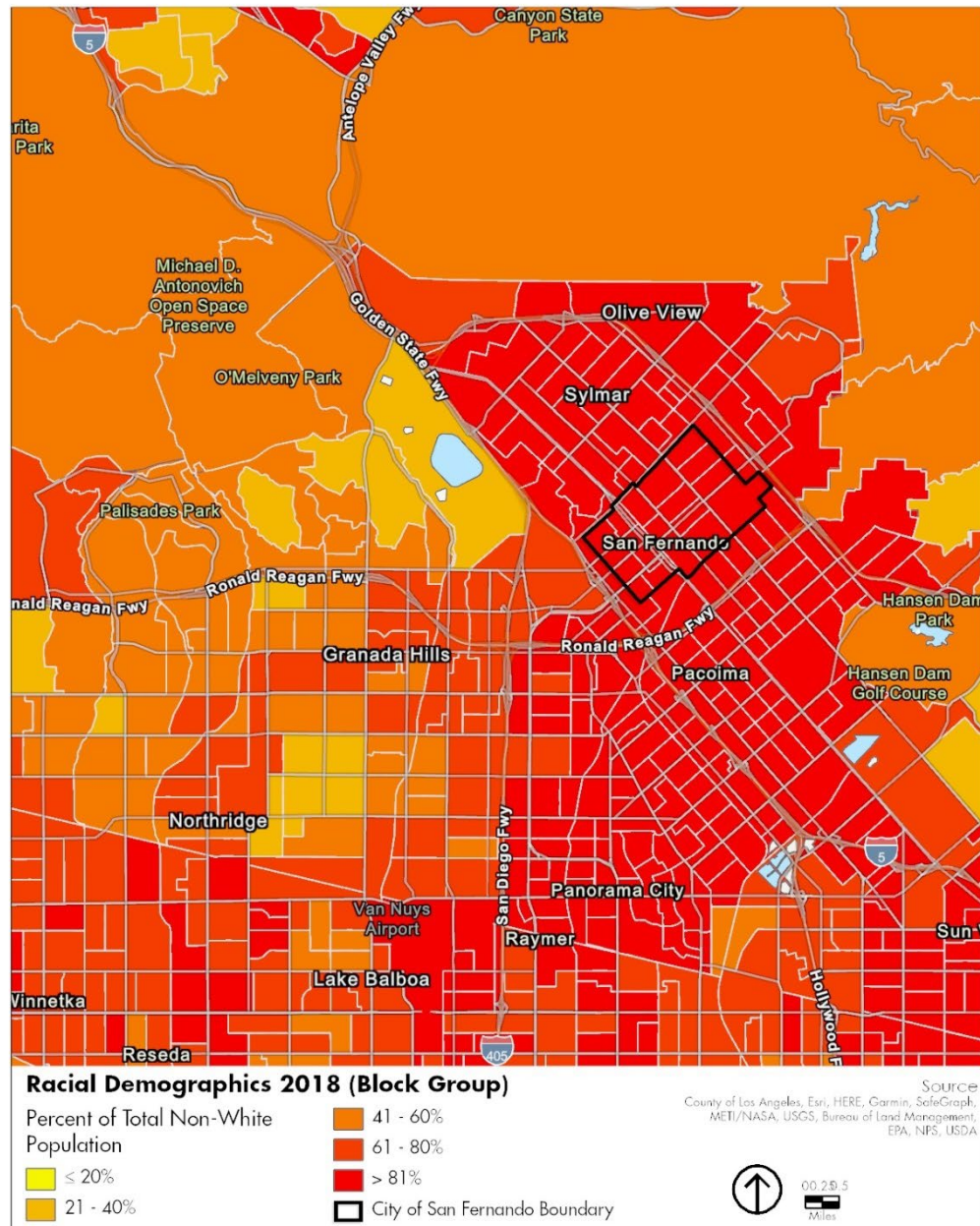
Figure 3 demonstrates that the entire City (all census block groups in San Fernando) and immediately adjacent areas are predominately Hispanic majority populations.





**Figure 4: Areas of Non-White Populations in the Greater San Fernando Area**

Figure 4 shows the regional context of non-White populations in the San Fernando area, which demonstrates that the entire City of San Fernando and the immediately adjacent communities have at least 81 percent non-White populations. However, communities such as Northridge, Granada Hills, and Santa Clarita have higher proportions of White residents. The dividing line between communities that have at least 81 percent non-White populations and those with a higher proportion of White residents is the Golden State and San Diego Freeways.



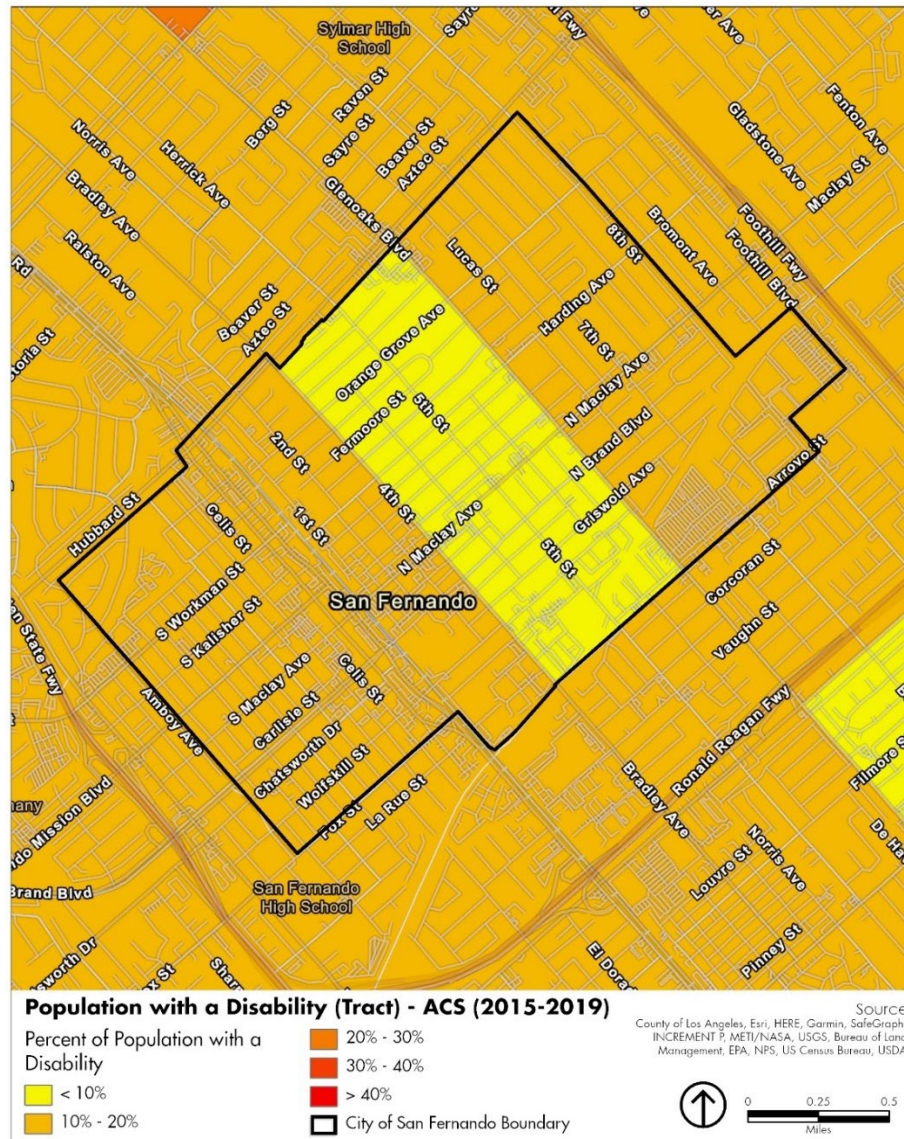
## DISABILITY

Disabilities are a factor in fair housing choice due to accessibility issues and medical expenses that reduce the number of available housing options and ability to afford rising housing costs. According to the 2019 American Community Survey, 11.4 percent of San Fernando residents have one or more disabilities.

According to HUD AFFH data and the related mapping tool, San Fernando does not have a high concentration of residents with disabilities in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). The Cities of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates contain moderate concentrations of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana have moderate concentrations of residents with disabilities aged 18-64.

**Figure 5: Percent of Population with Disabilities in San Fernando**

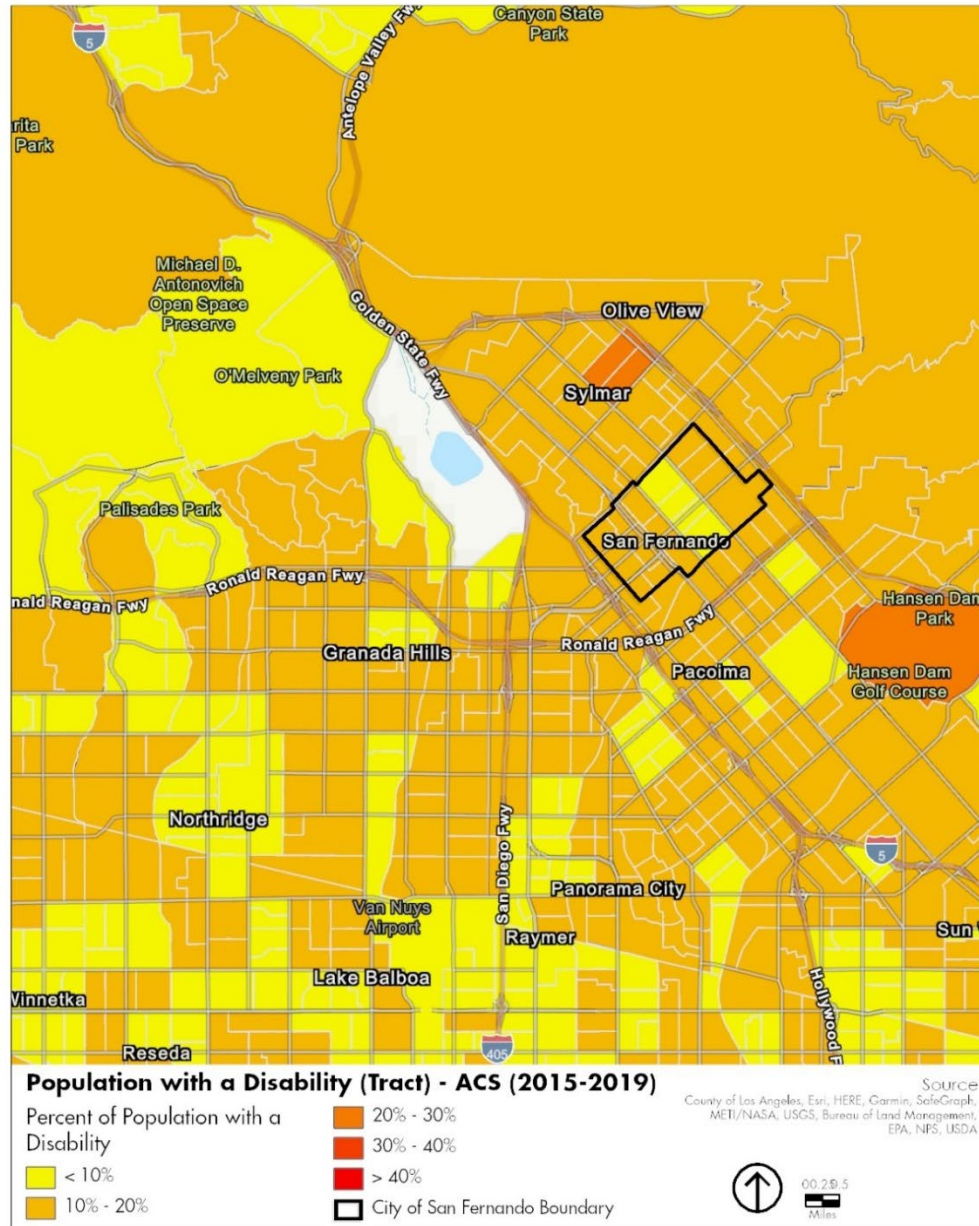
Figure 5 demonstrates that the majority of San Fernando, with exception of the center portion of the City, and immediately surrounding areas have populations where 10 to 20 percent of residents have a disability. The center portion of the City between Glenoaks Boulevard and 4th Street (shown in yellow in Figure 5) has less than 10 percent of its population with disabilities.





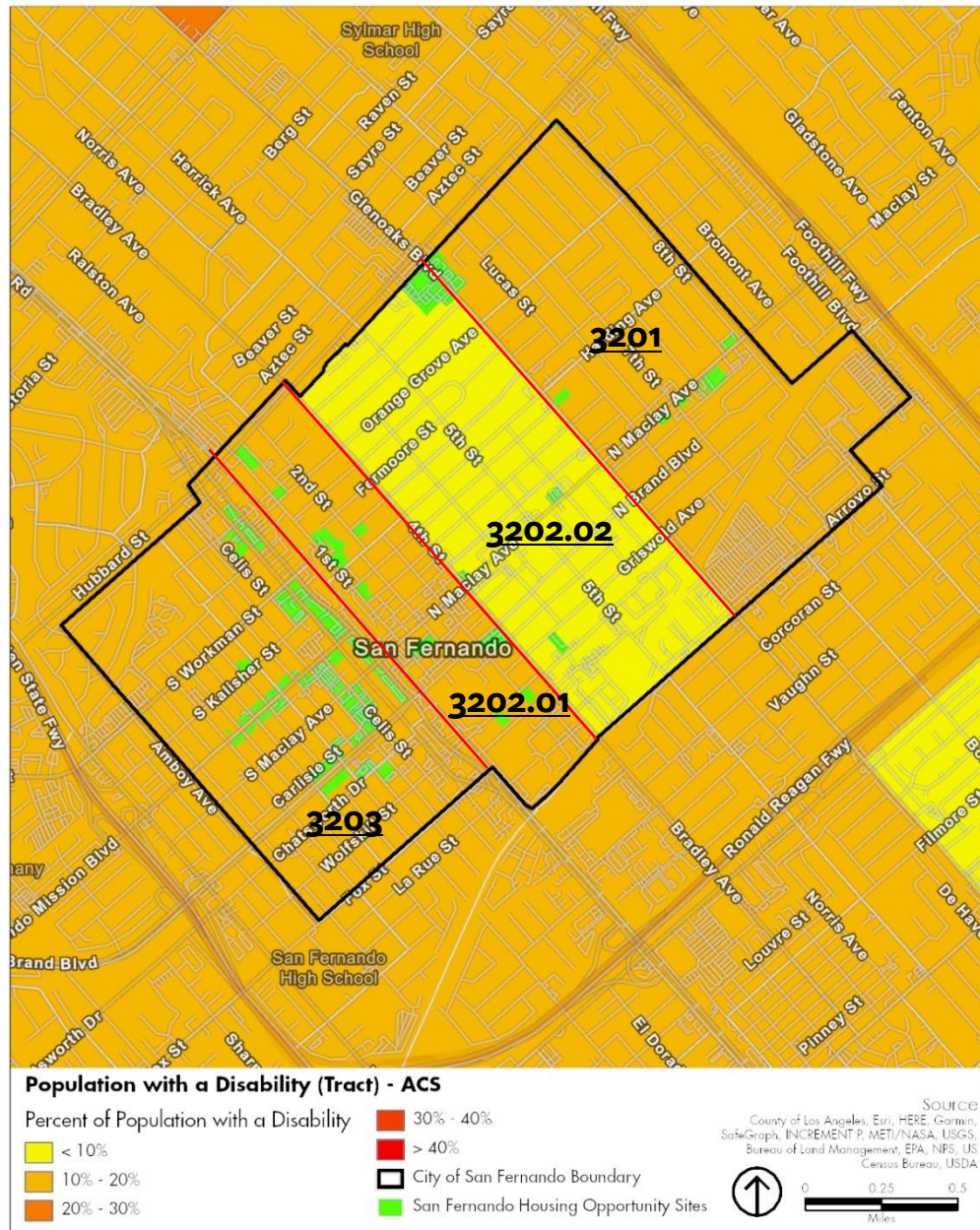
**Figure 6: Percent of Population with Disabilities in the Greater San Fernando Area**

Figure 6 shows the regional context of populations with disabilities. Nearly the entire region has populations with disability rates of 20 percent or less. The only areas with higher proportions exist in northern Sylmar and near the Hansen Dam area which both have residential and care facilities for senior citizens. This may explain the increase in population with disabilities as people who reside in this type of housing typically experience disabilities at higher rates.



**Figure 7: Percentage of Population with Disabilities**

Figure 7 depicts the RHNA Opportunity Sites juxtaposed with disability data. Most sites are located in tracts where between 10 and 20 percent of the population have disabilities. A large cluster of sites are located in census tract 3202.02 at the intersection of Glenoaks Boulevard and Hubbard Street, primarily in the less than 10 percent category.



## FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, the child's biological relationship with the head of household, and the marital status of the head of the household.

Using the HCD AFFH data and Mapping Resources Tool, data on married/unmarried couples (with or without children), persons over the age of 18 living alone and female-headed households are identified, helping to expose segregation issues within a community. According to the AFFH data and mapping tool, all four census tracts in the City of San Fernando have less than 20 percent of the population living alone. Census tracts 3202.02 and 3202.01 contain the largest population of people 18 and over living in households with spouses (40 to 60 percent), while the remaining census tracts are made up of this population by 20 to 40 percent. This data is consistent with the surrounding San Fernando Valley Region. Census tract 3202.02, located in the middle of the City, has the highest population with more than 80 percent of children living in married/coupled households. The remaining tracts have 40 to 60 percent of children living in married/coupled households which is most common in the San Fernando Valley. All census tracts in San Fernando have less than 20 percent of children living in female headed households with no spouse/partner present.

**Table 39: Household Characteristics in San Fernando**

Household Type	2000	2019	Percent Change
Total Households	5,795	6,569	13%
Average Household Size	4.05	3.72	-8%
Families	84%	81%	-4%
Average Family Size	4.23	4.13	-2%
Married/Couple with Children	41%	31%	-24%
Married/Couple with no Children	18%	32%	78%
Single Guardian/Parent Households	13%	5%	-62%
Single Resident Households	12%	16%	33%
Other Households*	12%	16%	33%
Households with a Resident Under 18 Years	62%	45%	-27%
Households with a Resident 65 Years and Over	6%	27%	350%

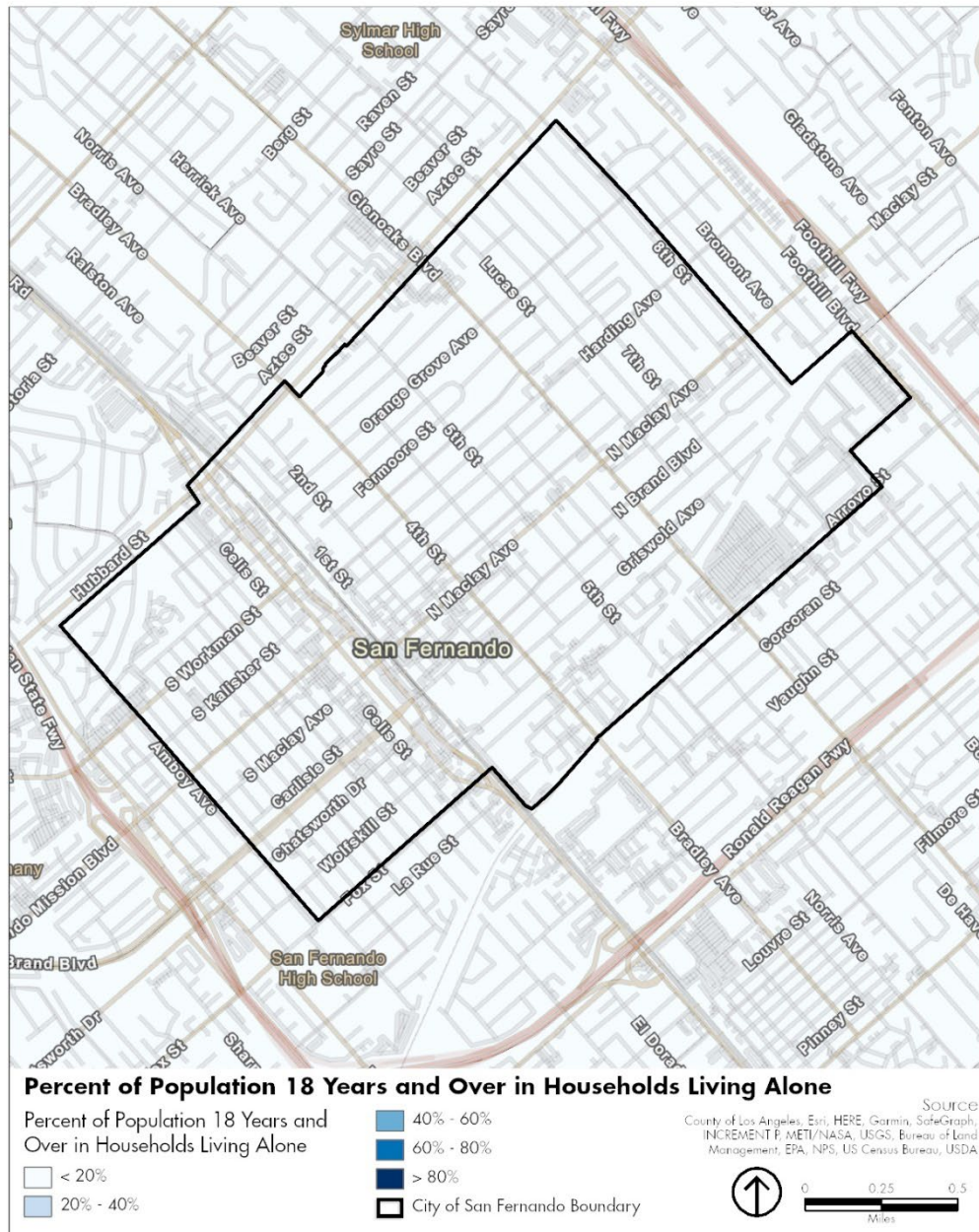
Source: U.S. Census 2000 and 2019 ACS 5-Year Estimates

\*Other households defined as residents not living alone and with no children or spouse



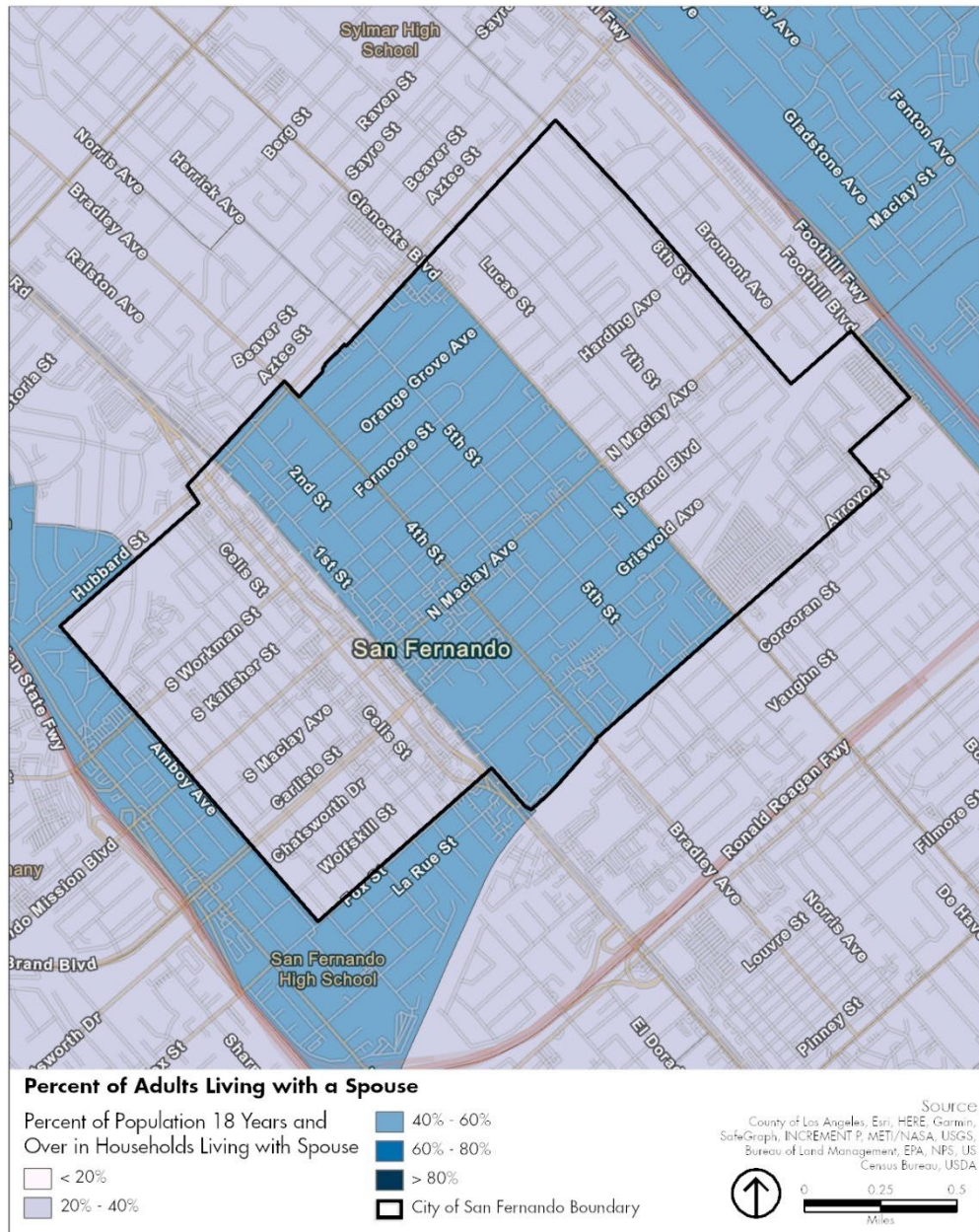
**Figure 8: Percent of Adults Living Alone in San Fernando**

Figure 8 demonstrates that no areas of San Fernando or the immediately surrounding areas have populations where 20 percent or more of households are comprised of adults living alone—without a spouse, family member, or roommate.



**Figure 9: Percent of Adults Living with a Spouse/Partner in San Fernando**

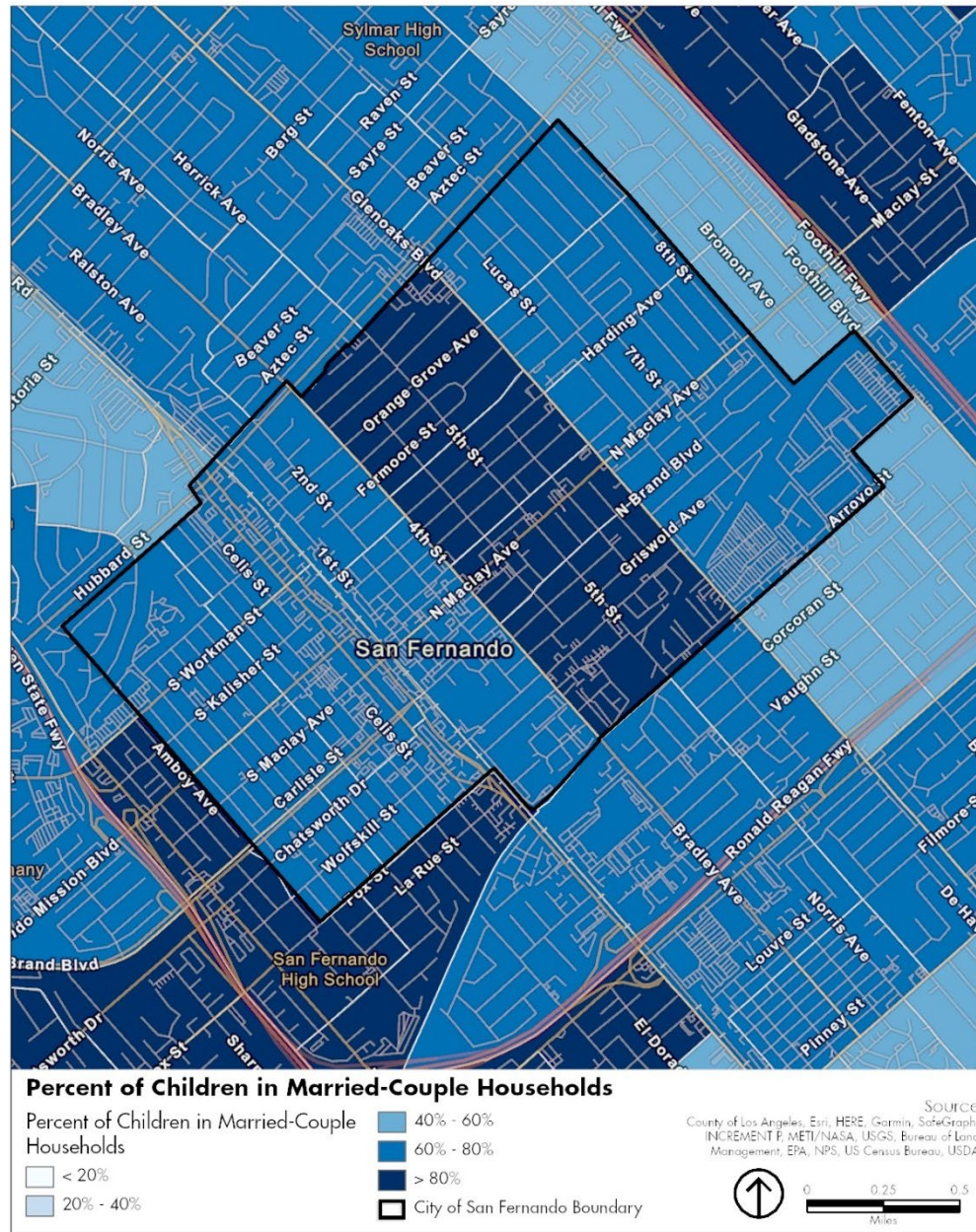
Figure 9 depicts the prevalence of households of adults living with a spouse/partner in San Fernando. In the area located between Glenoaks Boulevard and 1<sup>st</sup> Street, between 40 and 60 percent of households fall into this category. The remaining area has between 20 and 40 percent of households comprised of adults living with a spouse/partner.





**Figure 10: Percent of Children in Married/Coupled Households with Children in San Fernando**

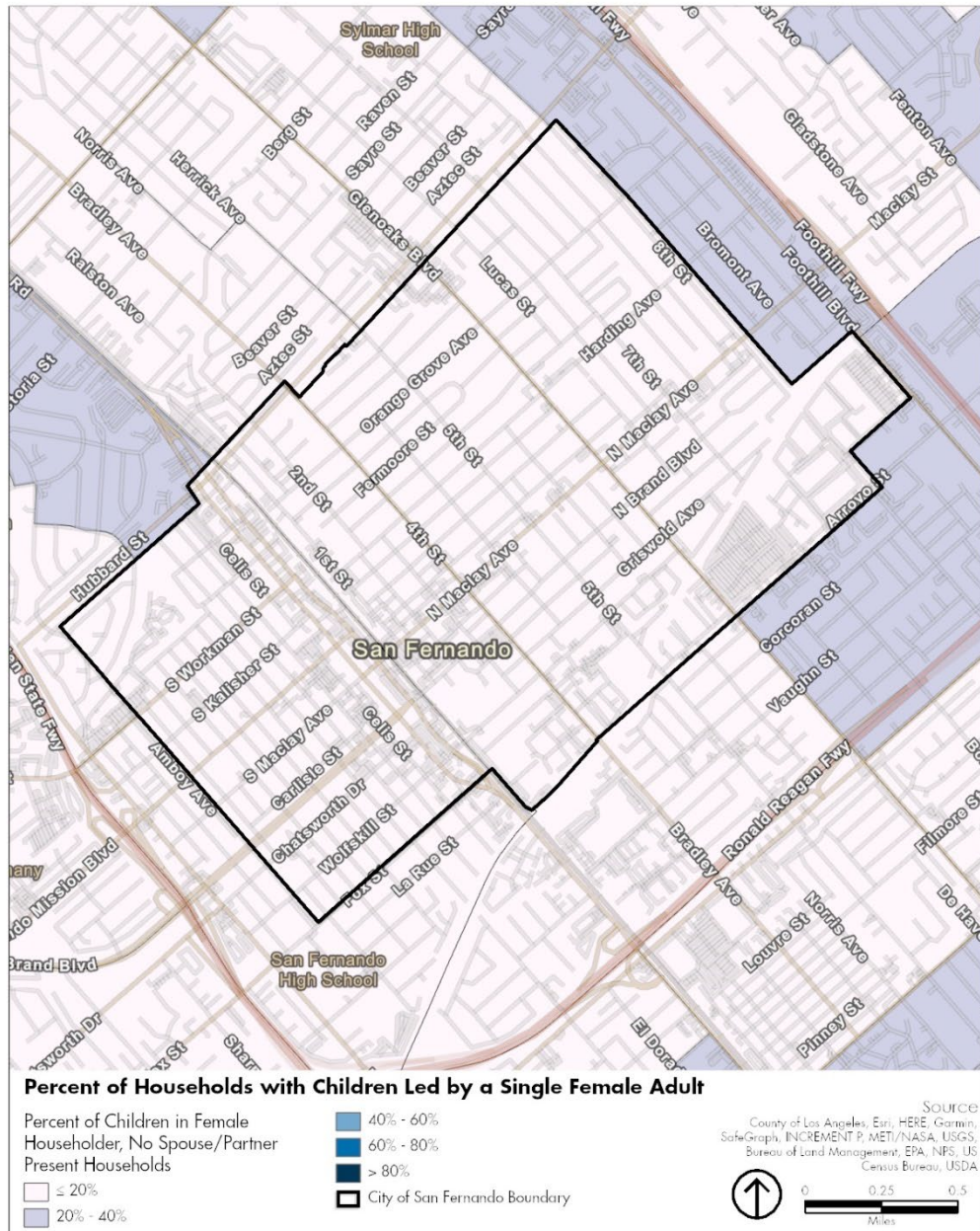
Figure 10 depicts the proportions of households comprised of married and unmarried couples with children. The majority of the City has between 60 and 80 percent of such households while between 4<sup>th</sup> Street and Glenoaks Boulevard the rate is greater than 80 percent.





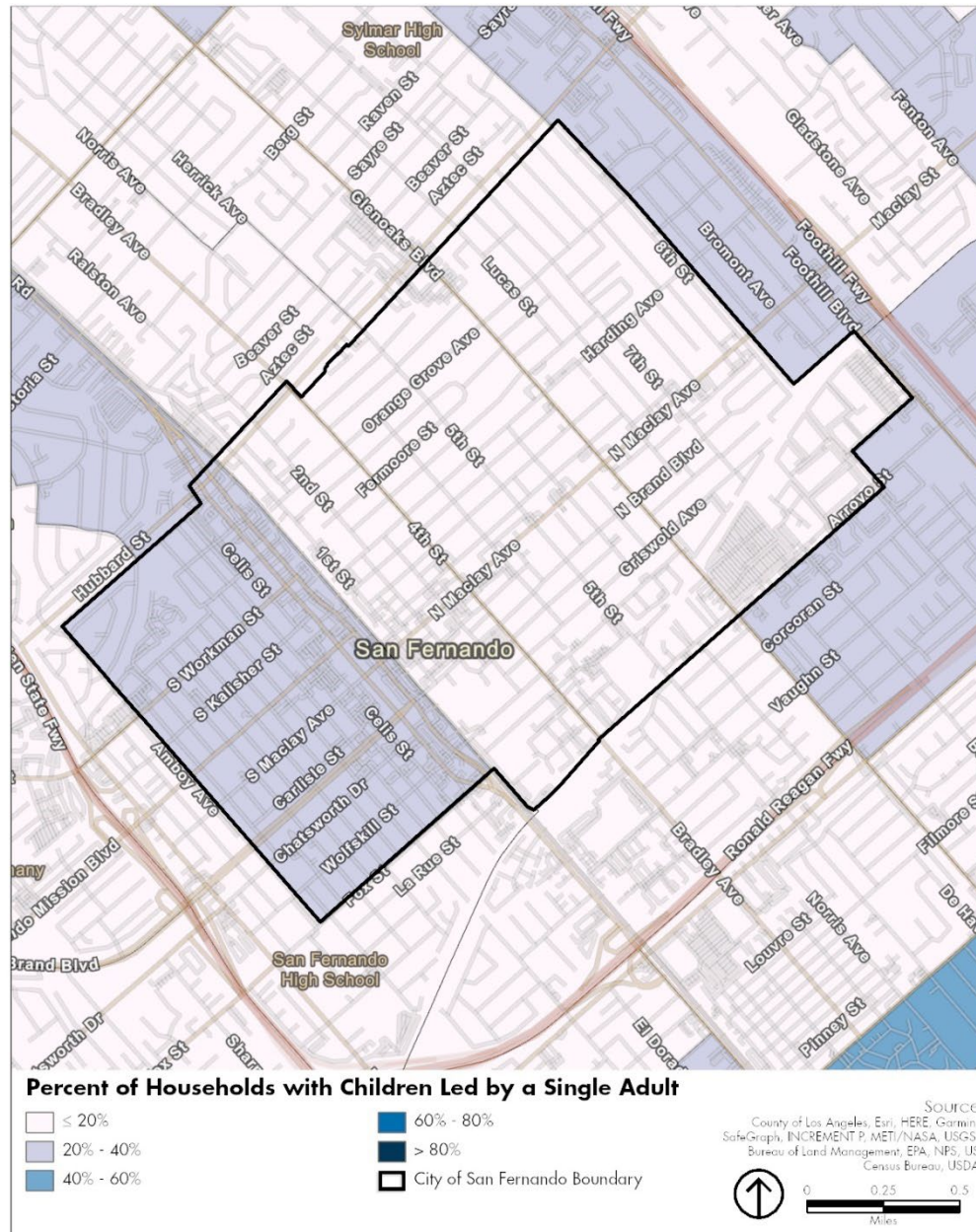
**Figure 11: Percent of Children in Single Female-Headed Households**

Figure 11 depicts the prevalence of households comprised of single female adults with a child. This household type is featured due the compounding burdens of raising a child with a single source of income and the typical wage gaps that exist between female and male workers. The entirety of San Fernando features less than 20 percent of these households, but some adjacent areas in Sylmar and Pacoima have between 20 and 40 percent.



**Figure 12: Percent of Households with Children Led by a Single Adult**

Figure 12 is similar to Figure 11 but includes households with children led by either single male or female adults. While most of San Fernando has less than 20 percent of these households, the area southwest of 1<sup>st</sup> Street has between 20 and 40 percent.





## INCOME

Because the attainability of housing is a direct result of a household's income, it is important to analyze this in the context of different geographies. Table 40 demonstrates how more households in San Fernando have lower incomes when compared to greater Los Angeles County. In San Fernando, 61 percent of households earn 80 percent or less of the area median income, as compared to Los Angeles County which is at 52 percent. As of 2019, San Fernando's median household income is \$58,425, which is more than \$10,000 less than Los Angeles County at \$68,044.

**Table 40: Area Median Income Groups**

Income Category	San Fernando		Los Angeles County	
	Households	Percent	Households	Percent
Extremely Low-Income (<30% AMI)	1,415	22.6%	641,055	19.5%
Very Low-Income (31-50% AMI)	1,184	18.9%	482,070	14.6%
Low-Income (51-80% AMI)	1,195	19.1%	578,285	17.5%
Moderate-Income (81-100% AMI)	695	11.1%	312,595	9.5%
Above Moderate-Income (>100% AMI)	1,770	28.3%	1,281,195	38.9%
<b>Total</b>	<b>6,250</b>	<b>100.0%</b>	<b>3,295,200</b>	<b>100.0%</b>

Source: HUD CHAS 2013-2017

Identifying low- or moderate-income (LMI) geographies and individuals is important to understanding patterns of segregation. Table 41 shows that all RHNA sites provide low- and moderate-income units. This corresponds with the City's census block groups, which all have LMI populations of between 50 and 100 percent.

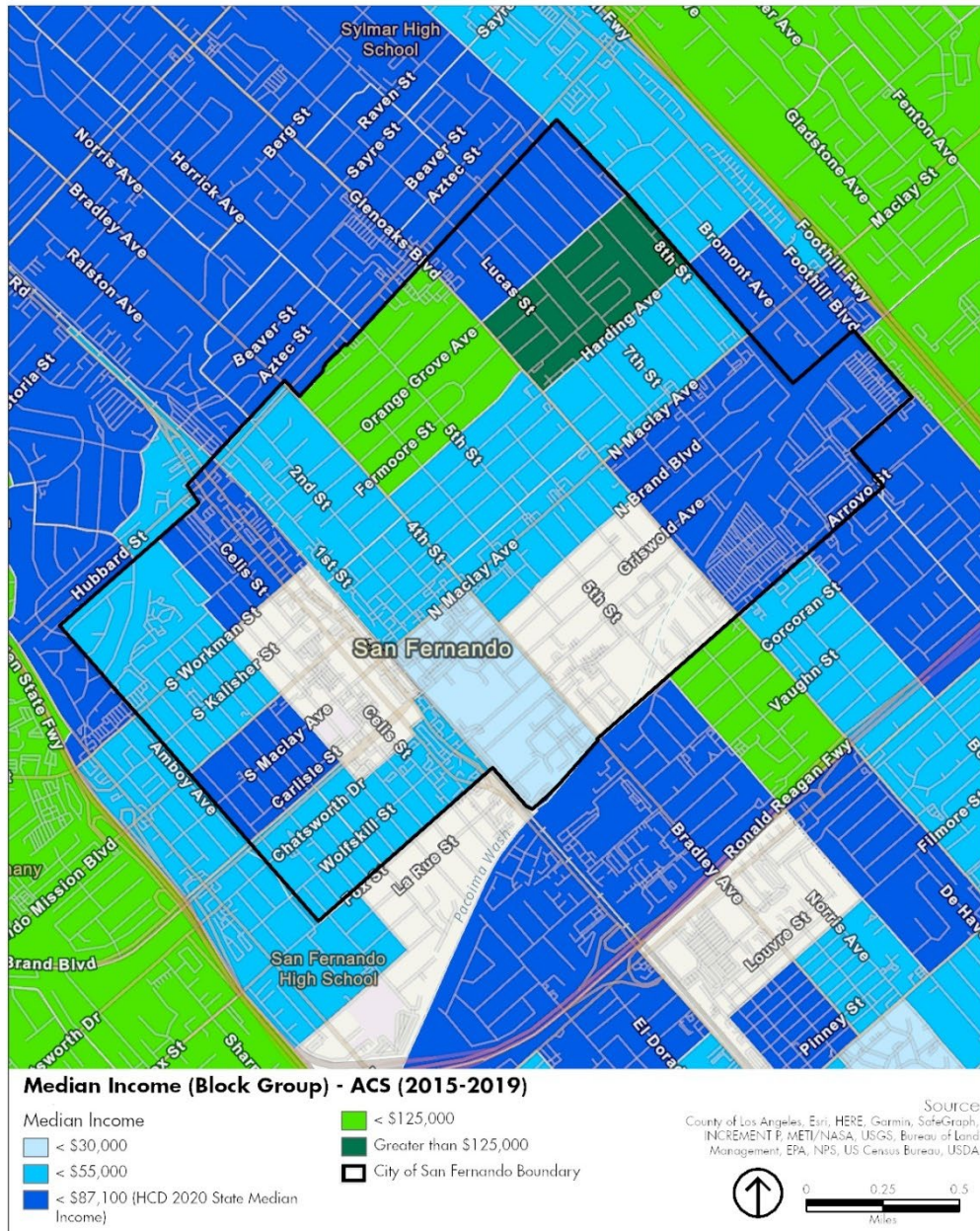
**Table 41: RHNA Units by Low and Moderate Population**

LMI Population (Block Group)	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate-Income Units	All RHNA Units
<50%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>50-75%</b>	0.0%	41.5%	43.0%	0.0%	84.5%
<b>75-100%</b>	0.0%	11.4%	4.1%	0.0%	15.5%
<b>Total</b>	<b>0</b>	<b>679</b>	<b>589</b>	<b>0</b>	<b>1,268</b>

Source: 2021 HUD AFFH Data

**Figure 13: Median Income in San Fernando**

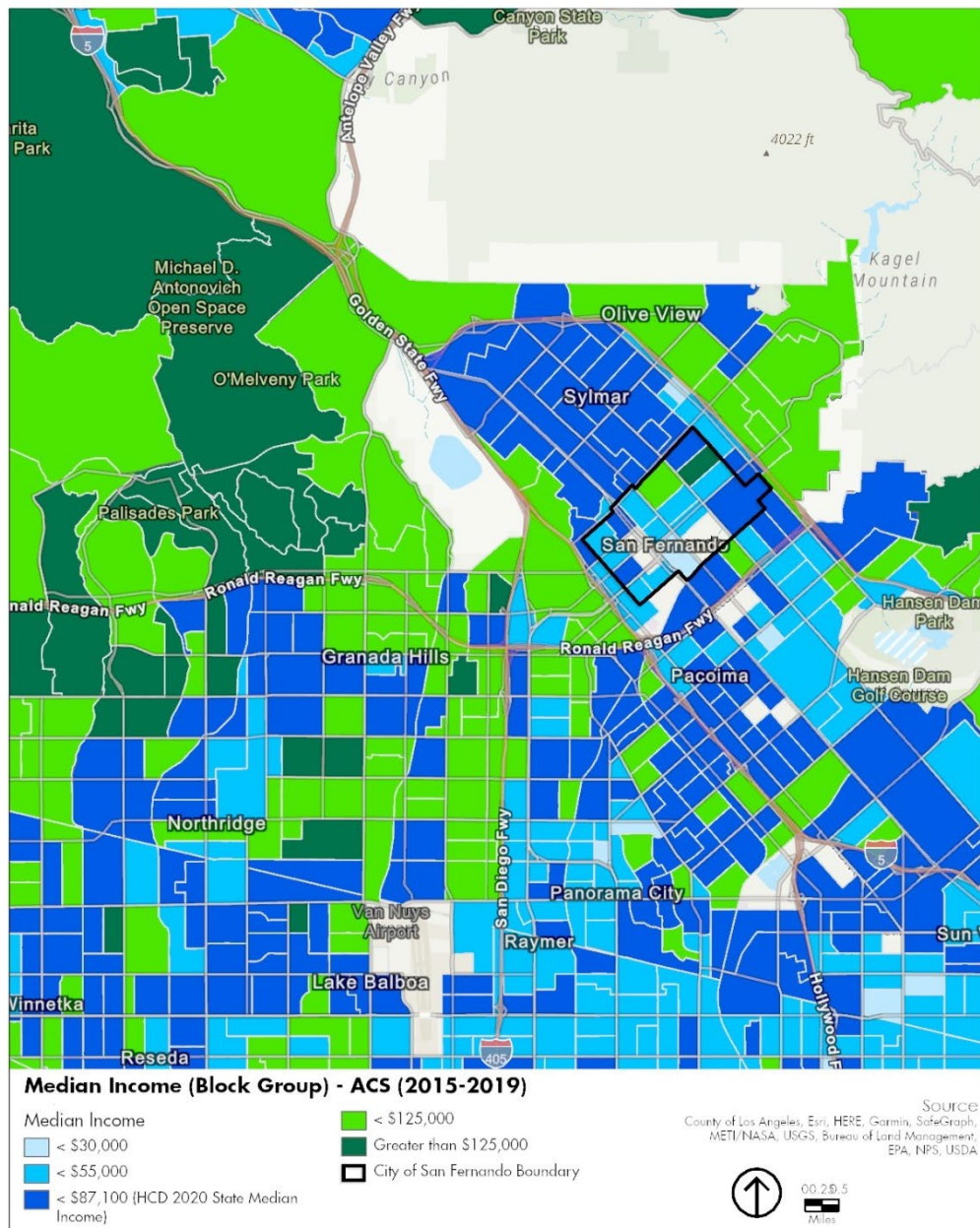
Figure 13 depicts San Fernando's block groups by median household income. The City experiences the full range of annual incomes, from less than \$30,000 to greater than \$125,000. The two highest income areas are northeast of 4<sup>th</sup> Street, but there are also adjacent block groups with much lower household incomes. Areas southwest of 4<sup>th</sup> Street are generally lower-income and more uniform. Block groups that are not shown in color do not have median income data available. Census block 3202.01 contains and is adjacent to part of the SP 5 Corridor Specific Plan project boundary, which also runs through areas of the City experiencing lower incomes of less than \$55,000 per year, along N MacLay Avenue and 1<sup>st</sup> Street.





**Figure 14: Median Income in the Greater San Fernando Area**

Figure D-14 shows the regional context of median household incomes. Nearby Sylmar and Pacoima have far more homogenous sets of block groups than San Fernando. Lower income areas are more prevalent in the south of this map, just east of the San Diego Freeway. Concentrations of high-income households exist in the west, and the highest income households (greater than \$125,000) are clustered in the foothills of park preserves—especially near the Ronald Reagan Freeway.

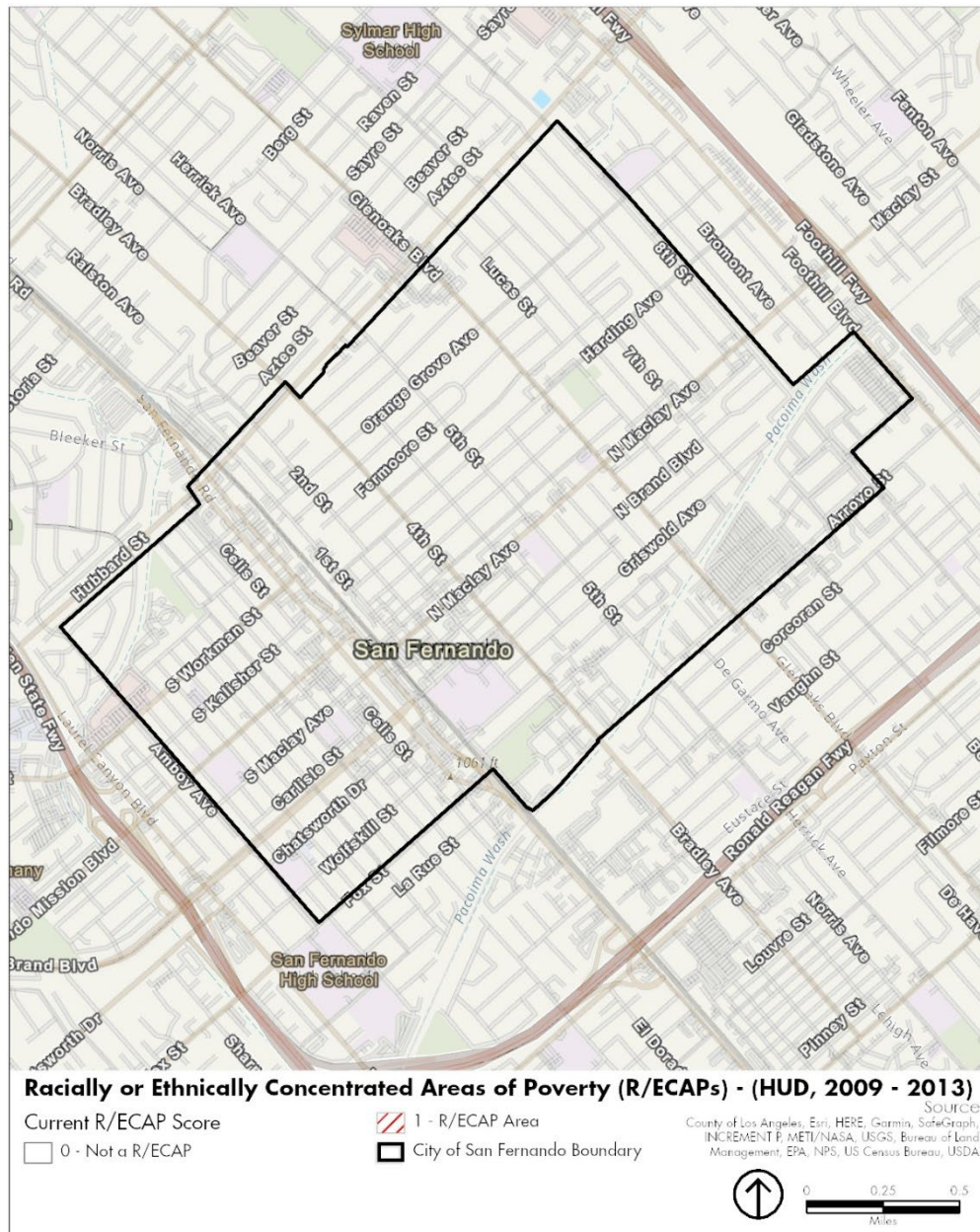


## RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

The Tax Credit Allocation Committee and California Department of Housing and Community Development's approach to calculating racially/ethnically concentrated areas of poverty (R/ECAPs), uses a location quotient for segregation and a poverty threshold of 30 percent of the population living below the poverty line. This approach helps to measure the concentration of race in a small area for a more precise result. Figure D-15 demonstrates that there are no R/ECAPS in San Fernando or the immediately adjacent areas. Figure D-16 provides the regional context and D-17 shows where opportunity sites are located. R/ECAP areas in Los Angeles County are clustered in and around Downtown Los Angeles, Long Beach, and a few areas in the San Fernando Valley and areas near Palmdale and Lancaster.

**Figure 15: R/ECAPs in San Fernando**

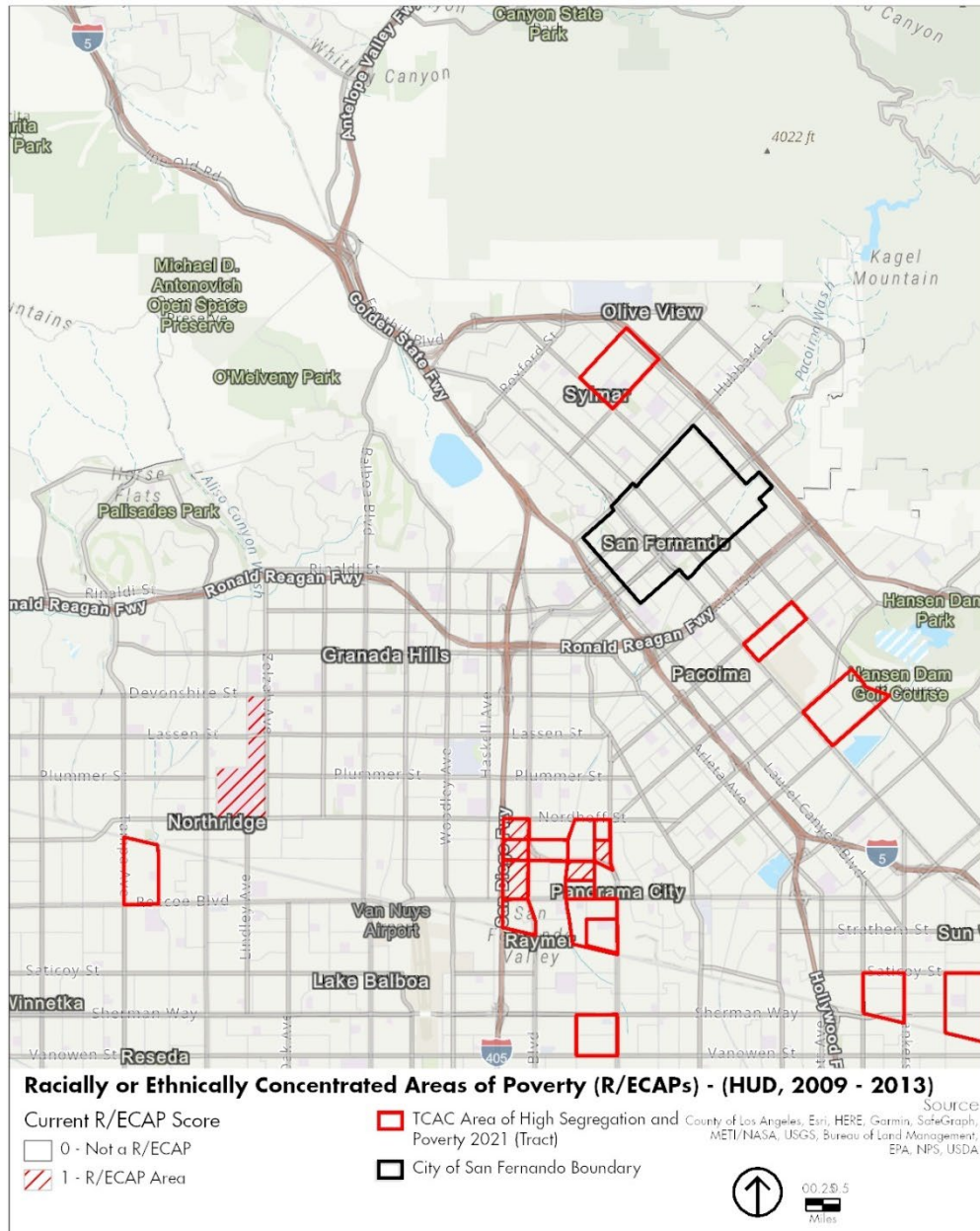
Figure 15 shows that no R/ECAPS are located in San Fernando or immediately adjacent areas.





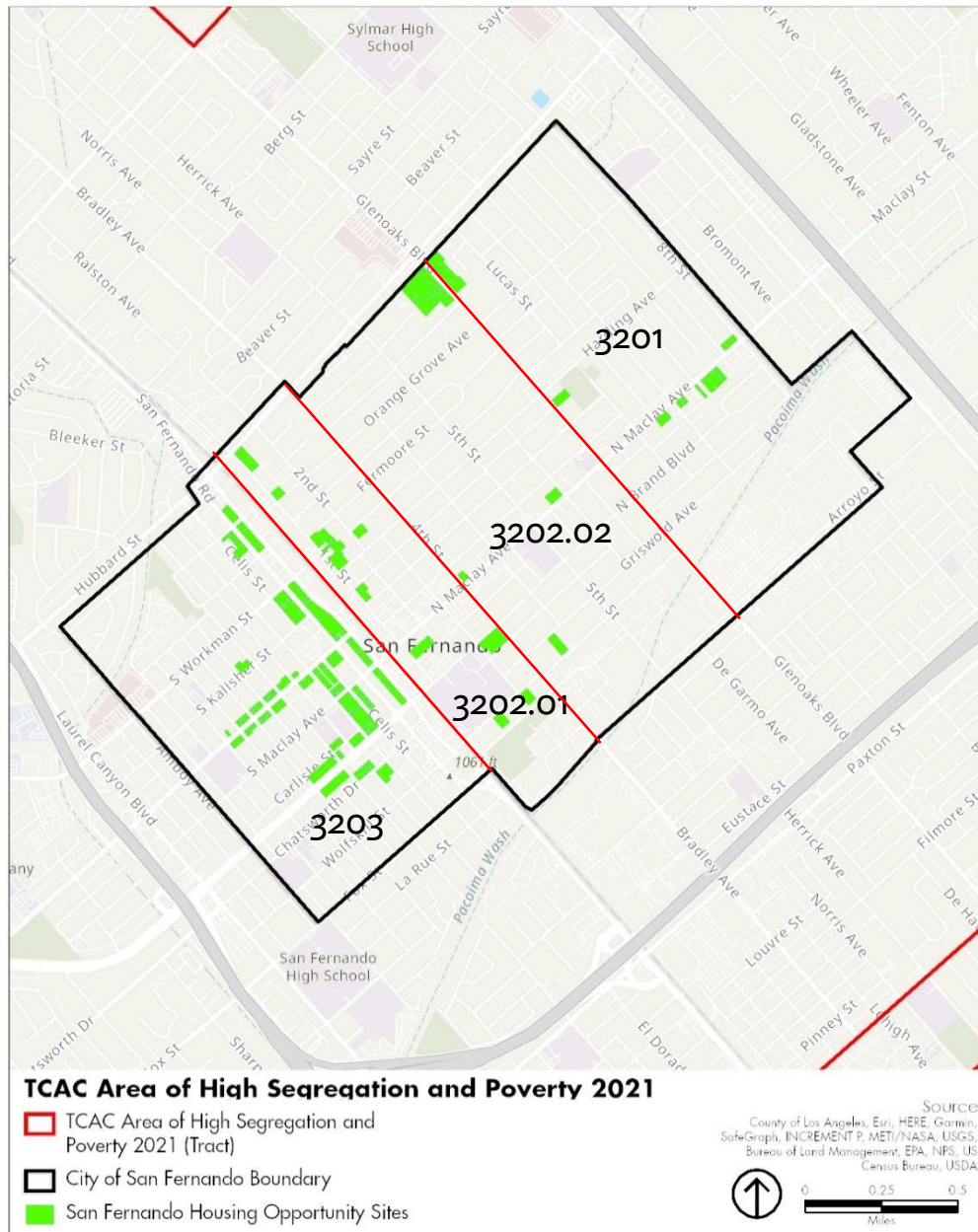
**Figure 16: R/ECAPs in the Greater San Fernando Area**

Figure 16 shows the regional context of R/ECAPs and areas of high segregation and poverty. These areas are found in Sylmar, Pacoima, Van Nuys, and Sun Valley. The most significant concentrations are found in Northridge and Panorama City.



**Figure 17: TCAC Areas of High Segregation and Poverty**

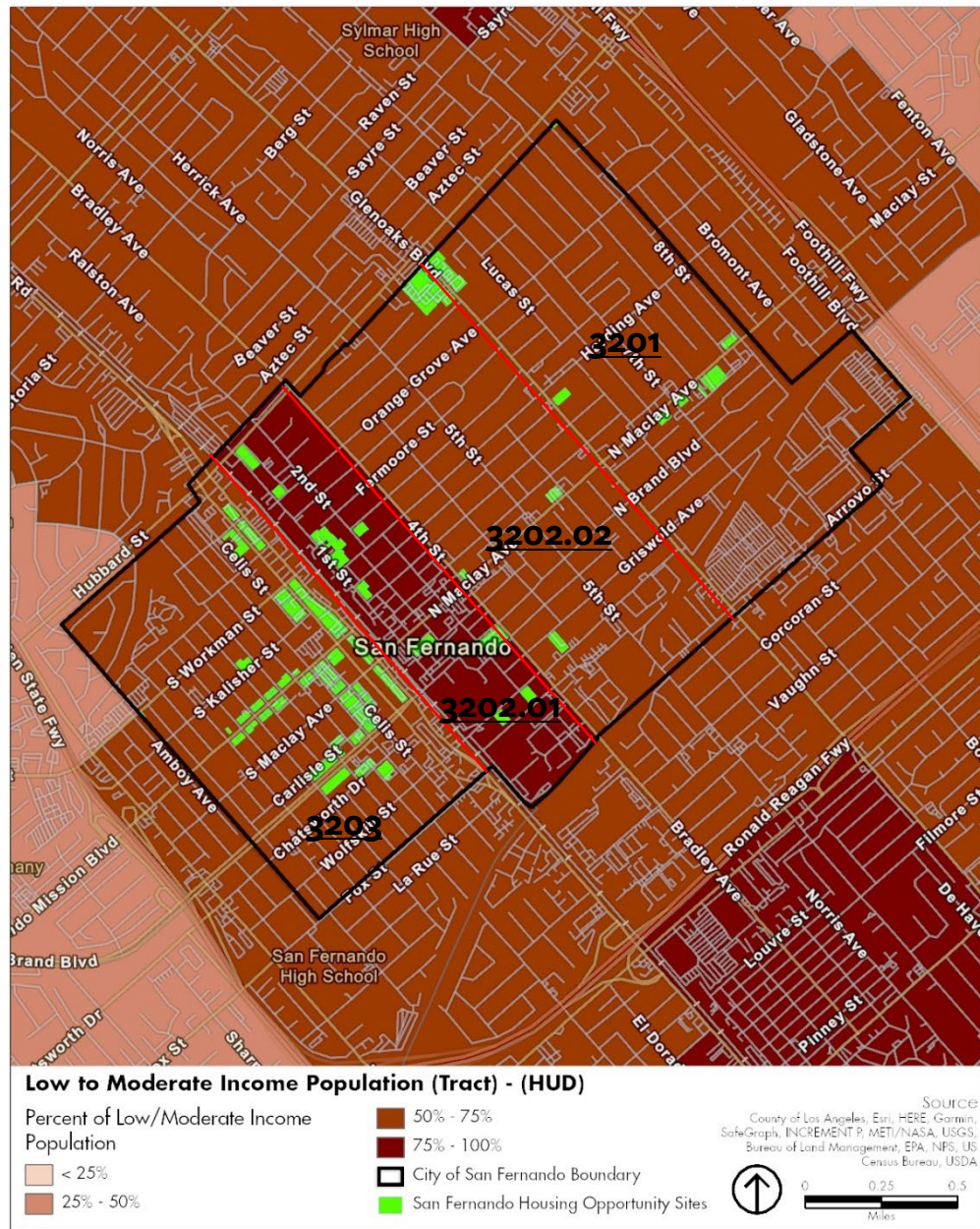
Figure D-17 demonstrates that no RHNA Opportunity Sites are located in TCAC areas.





**Figure 18: Low- and Moderate-Income Areas**

Figure D-18 shows the RHNA Opportunity Sites in the context of low to moderate-income populations. Much of the City and most RHNA sites are located in areas where between 50 and 75 percent of the population are low to moderately resourced. A cluster of RHNA Sites are also located between 1<sup>st</sup> and 4<sup>th</sup> Streets in the 75 to 100 percent category.

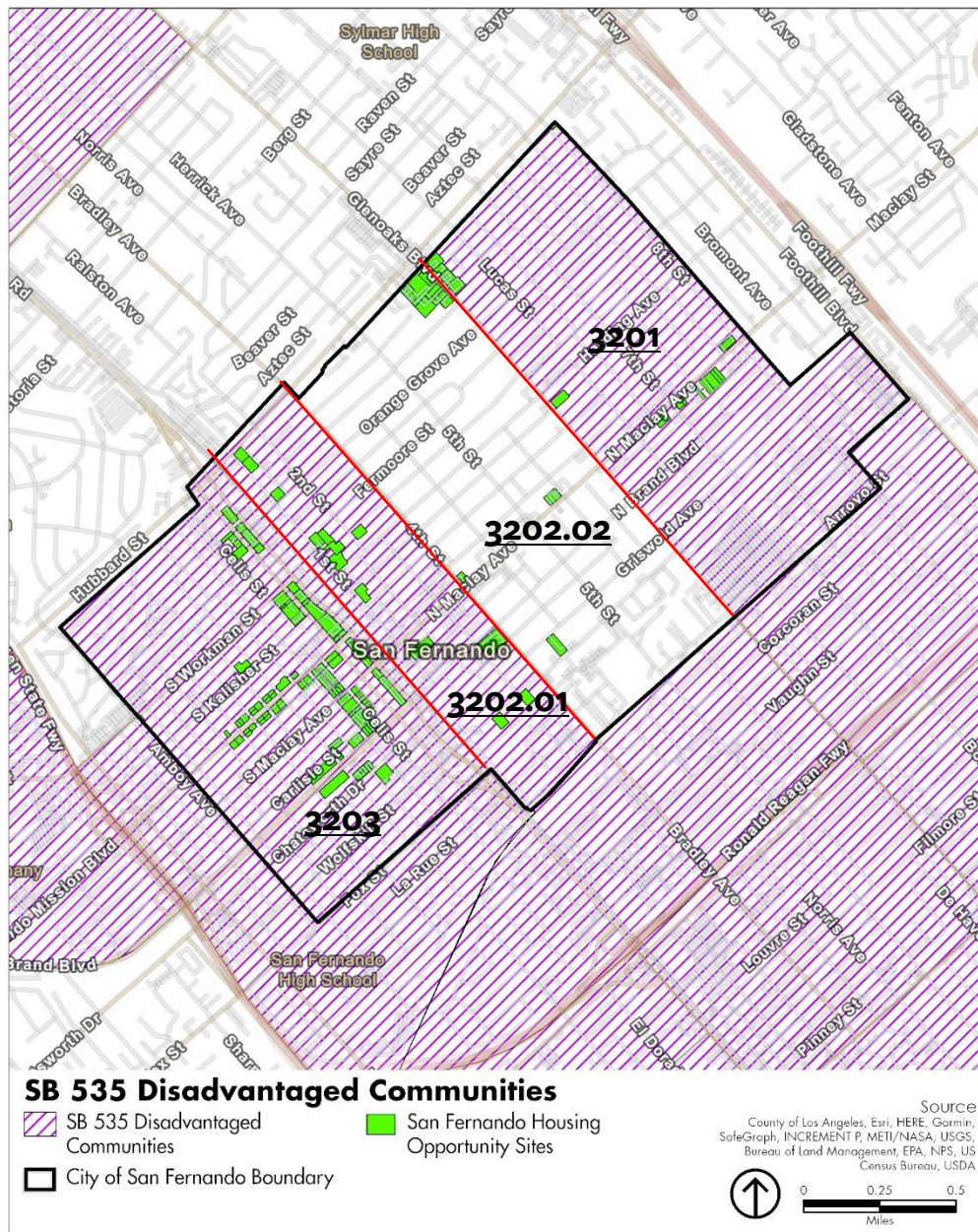




## DISADVANTAGED COMMUNITIES

According to Senate Bill 535, disadvantaged communities are “identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following: (a) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects exposure, or environmental degradation, and (b) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment. While Figure 19 shows that much of San Fernando is categorized as a disadvantaged community, census tract 3202.02 is not categorized as disadvantaged. SB 535 measures disadvantaged communities as the top 25% scoring areas from CalEnviroScreen. According to the February 2021 update of CalEnviroScreen 4.0, Census Tract 3202.02 has a CalEnviroScreen percentile below 75 and is not considered disadvantaged.

Figure 19: Disadvantaged Communities



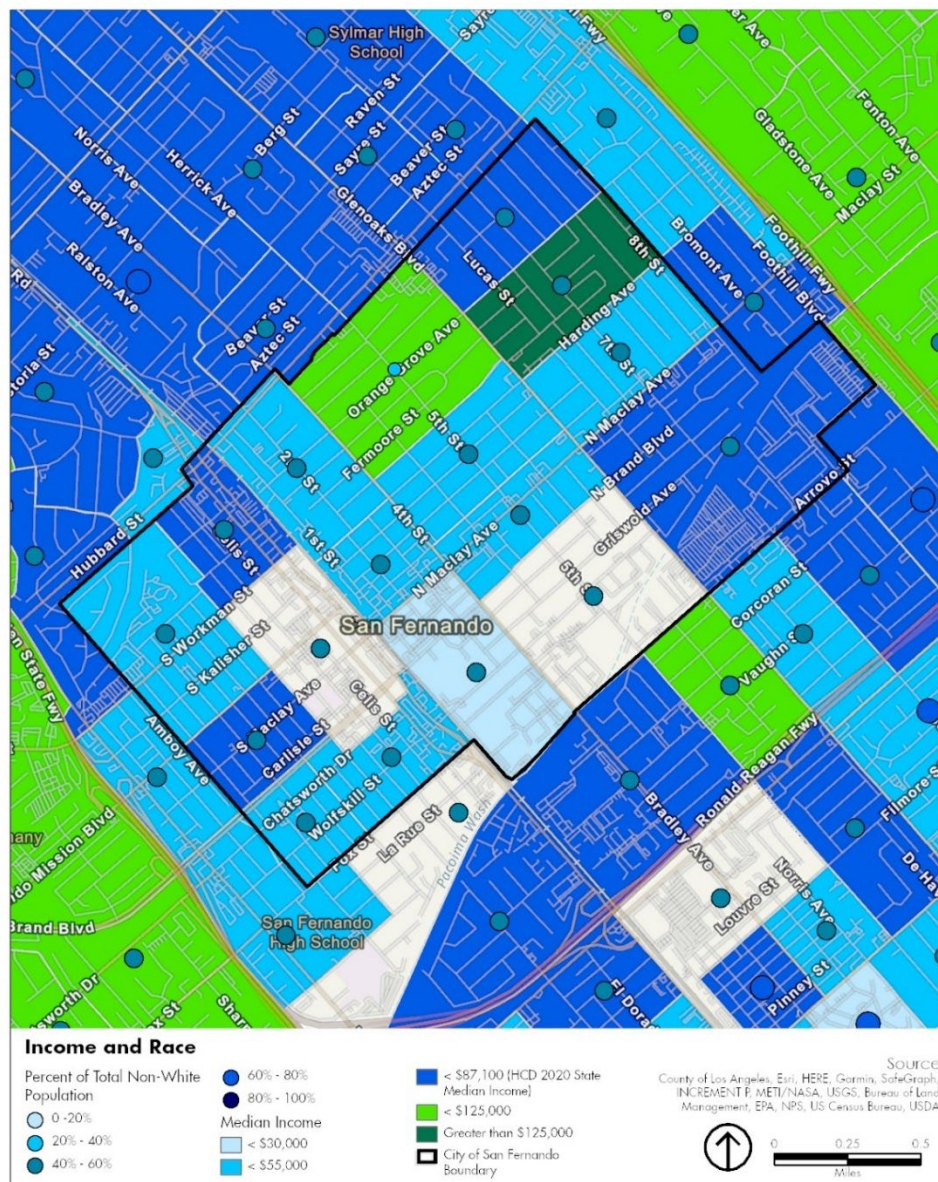


## RACIALLY CONCENTRATED AREAS OF AFFLUENCE

While racially concentrated areas of poverty and segregation have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key component to fair housing choice. RCAAs are defined as census tracts where 80 percent or more of the population is non-Hispanic White and the median household income is \$125,000 or greater.

**Figure 20: Income and Race in San Fernando**

Figure 20 demonstrates that there are no RCAA's in San Fernando—the sole area with a median household income above \$125,000 has a non-White population of 40 to 60 percent, greater than the 20 percent or under required per the definition of an RCAA.



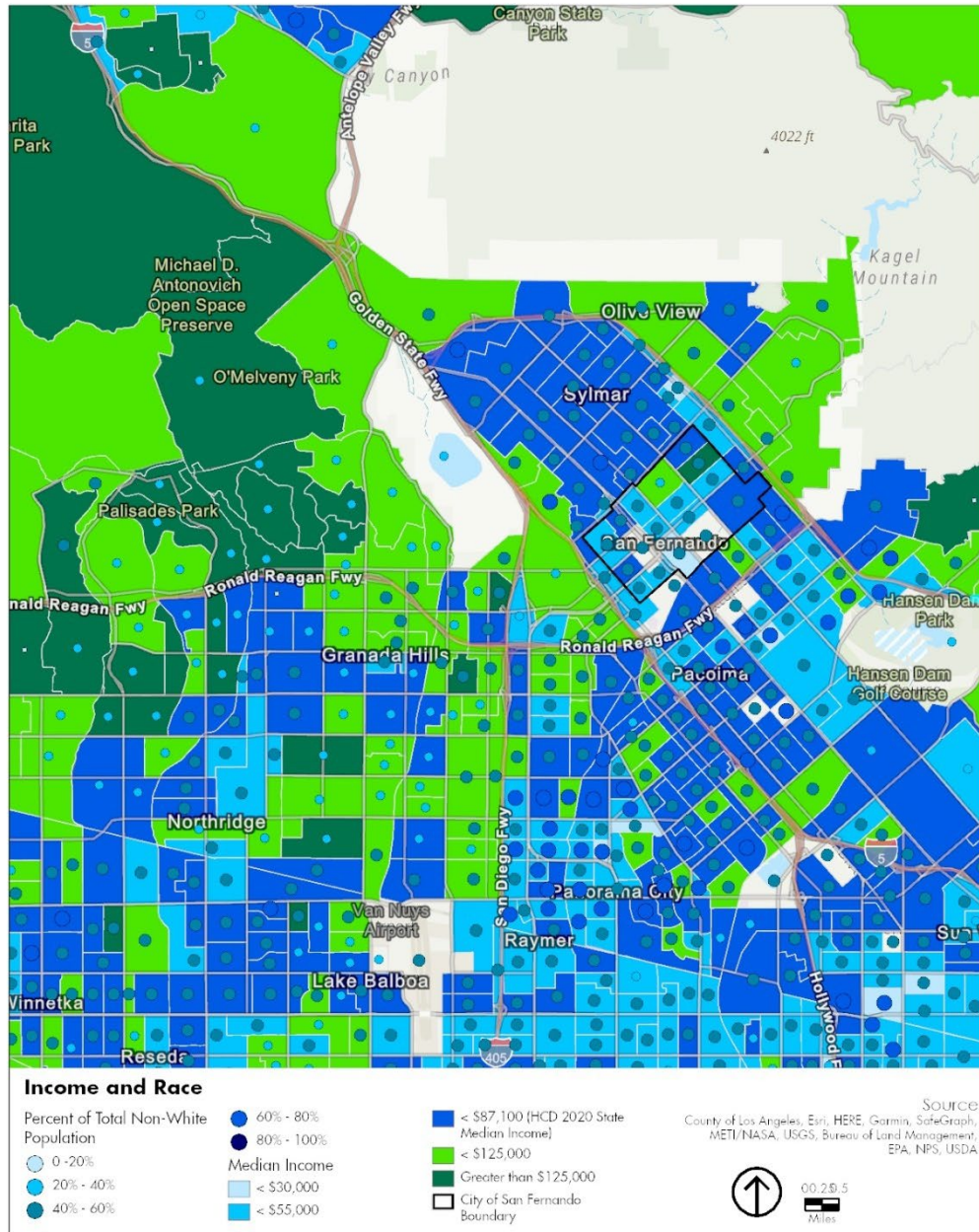
**Table 42: Income and Race in San Fernando**

Table 42 below illustrates the median income of White residents compared with the median income of all households in both San Fernando and Los Angeles County as a whole.

	San Fernando	Los Angeles County
<b>Median Household Income</b>		
White Alone	51,368	79,027
All Households	58,425	72,797
% White Population	61%	52%

**Figure 21: Income and Race in the Greater San Fernando Area**

Figure 21 depicts income and race in the San Fernando Valley region. Racially Concentrated Areas of Affluence are limited to the northwest corner of the map in Santa Clarita, to the east in an area north of the Hansen Dam, and to the west near the Ronald Reagan Freeway.





## 4. ACCESS TO OPPORTUNITIES

For the 2021 California Tax Credit Allocation Committee and the California Department of Housing and Community Development opportunity maps, the California Fair Housing Task Force created indicators based on evidence from peer-review research that linked each indicator to improved life outcomes for low-income families, especially children. The Task Force used only reliable, publicly available data such as the American Community Survey (ACS) and the Longitudinal Employer-Household Dynamics LODES, both products of the United States Census Bureau.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The purpose of these opportunity maps is to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains: economic, educational, and environmental factors. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 43 shows the full list of indicators.

**Table 43: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

Opportunity map scores for San Fernando are presented in Table 44. Out of the four census tracts, three are low-resourced and one is moderately resourced that support positive economic, educational, and health outcomes for low-income families. Economic scores are the most limiting factor, while environmental scores are the highest-scoring category. Economic and environmental opportunities are highest resources in tract 3202.02, which has the highest percentage of White population in the City (7.45 percent). The highest resourced education opportunities exist in census tract 3201, which has the second highest percentage of White population in the City (7.22 percent).

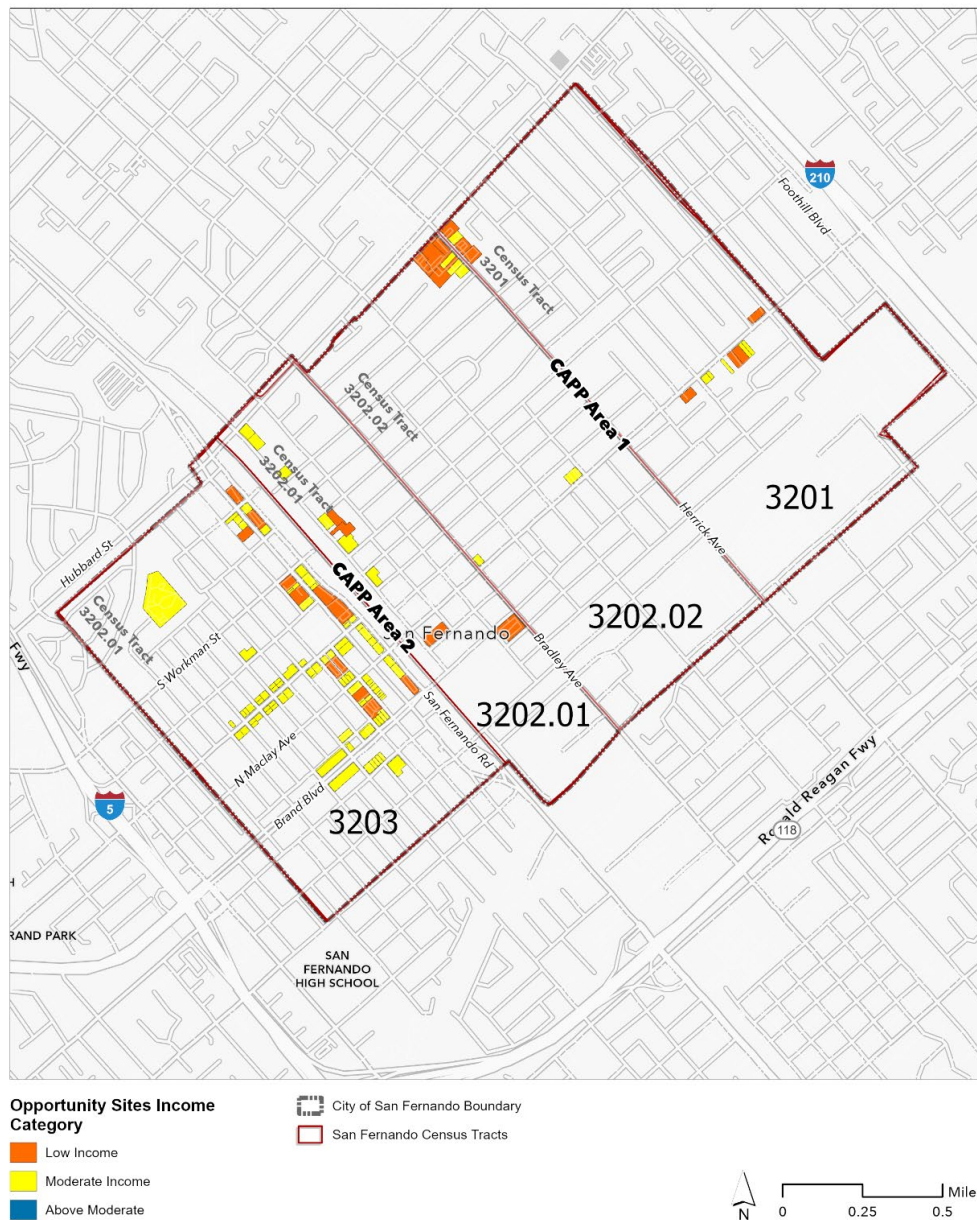
**Table 44: TCAC Opportunity Map Scores by Census Tract**

Census Tract	Economic Domain Score (by region)	Environmental Domain Score (by region)	Education Domain Score (by region)	Composite Index Score	Final Category
3201	0.19	0.67	0.40	-0.25	Moderate Resource
3202.02	0.29	0.63	0.22	-0.33	Low Resource
3202.01	0.06	0.71	0.25	-0.44	Low Resource
3203	0.04	0.64	0.23	-0.50	Low Resource

Source: 2021 HUD AFFH Data

**Figure 22: Census Tract Map**

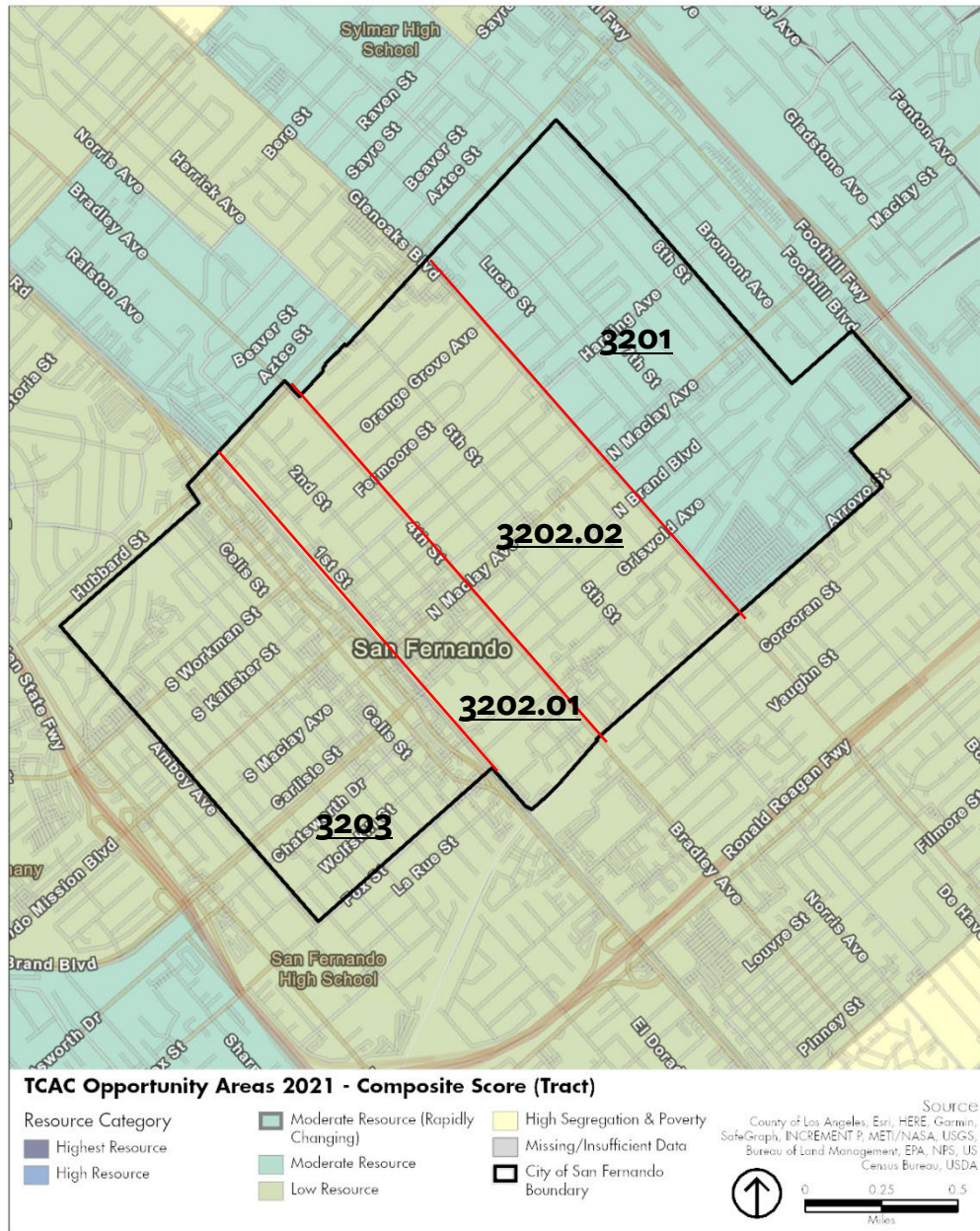
Figure 22 illustrates the four census tracts, identified in table D-6 above, located in San Fernando. The selection of opportunity sites heavily considered feedback from the community, where residents wanted to see more housing near commercial areas and transit. Many opportunity sites have been located in the SP-5 area in Census tract 3203 due to an objective of the SP-5 area, which is to promote compact, pedestrian friendly Transit Oriented Development near the Sylmar/San Fernando Metrolink station (located right outside Census Tract 3203) and other future public transit stops. This will help promote a walkable and pedestrian friendly neighborhood while increasing economic development through a hub that combines transit, commercial and an increase in housing opportunities for different income groups.





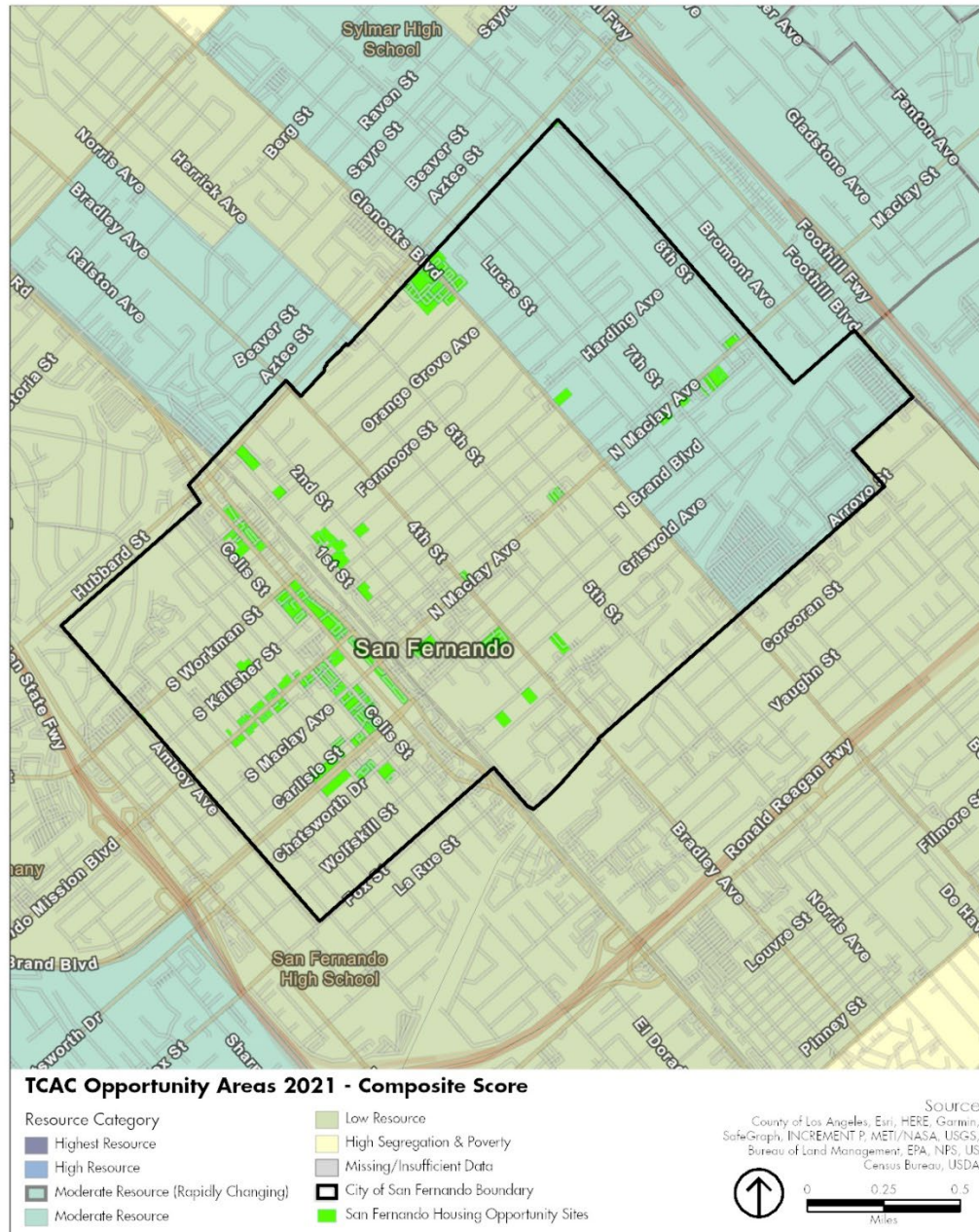
**Figure 23: TCAC Opportunity Areas Composite Score (Tract)**

Figure 23 depicts San Fernando census tracts by composite opportunity score. Most of the City is classified as low resource, meaning low-income residents in these census tracts have a lower opportunity for economic and educational opportunities, and have an increased exposure to environmental health effects, while the area northeast of Glenoaks Boulevard is moderately resourced.



**Figure 24: TCAC Opportunity Areas – Composite Score**

Figure 24 shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. Nearly all sites are located in low resource areas, while a few are located in the moderately resourced areas northeast of Glenoaks Boulevard.



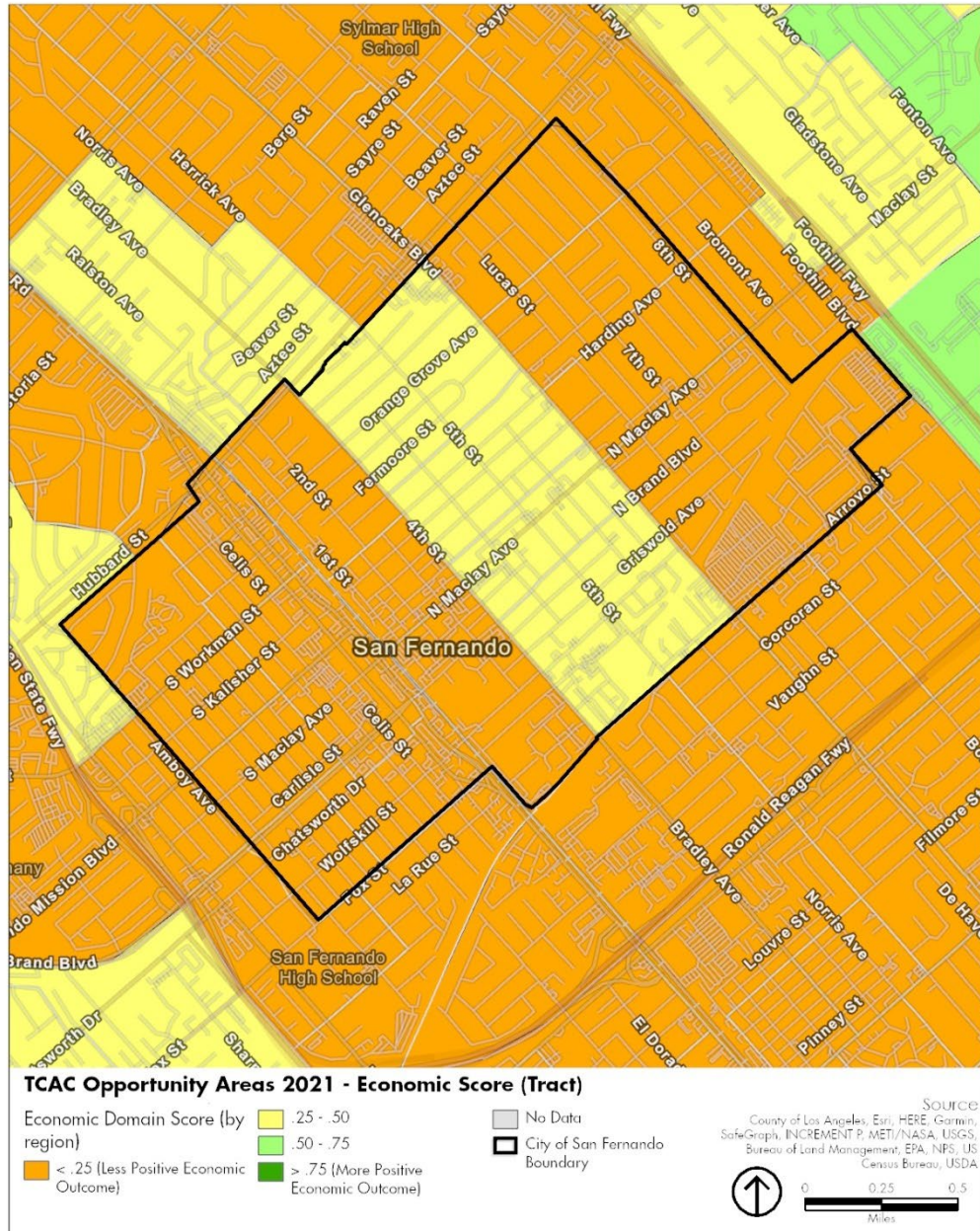


## ECONOMIC OPPORTUNITIES

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. The economic opportunity score is measured by two factors, job proximity and labor market engagement. According to the County Analysis of Impediments (AI), job proximity scores for non-Hispanic White, Black and Pacific Islander residents were similar, while scores for Hispanic residents were slightly lower. In contrast, the labor market engagement index scores were consistently much higher for non-Hispanic White and Pacific Islander residents and lower for Black and Hispanic residents.

**Figure 25: TCAC Economic Opportunities**

Figure 25 depicts the economic opportunity scores in San Fernando. The majority of the City receives the lowest score of less than 0.25, while the remaining area between 4<sup>th</sup> Street and Glenoaks Boulevard receives the second to lowest score of 0.25 to 0.50.



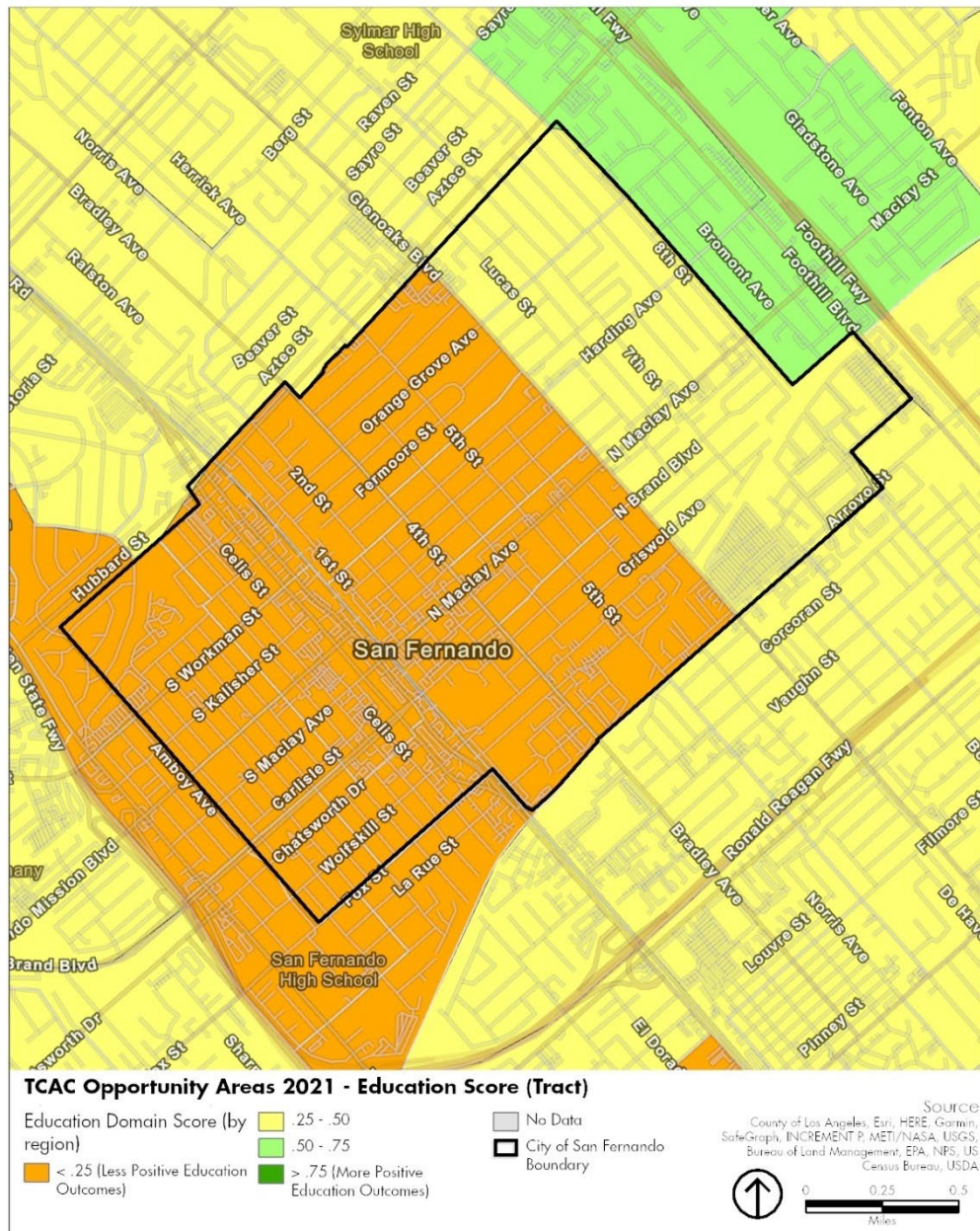
## EDUCATION OPPORTUNITIES

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. According to the County AI, in the Urban County Area, Non-Hispanic White and Asian residents generally have greater access to schools with high levels of proficiency, while Black and Hispanic residents generally lived within proximity to schools with low levels of proficiency.



**Figure 26: TCAC Education Opportunities**

Figure 26 shows census tracts in San Fernando by TCAC education score. The majority of San Fernando receives a score less than 0.25, the lowest score category. The rest of the City, northeast of Glenoaks Boulevard receives the second lowest category of score, between 0.25 and 0.50.



San Fernando is served by the Los Angeles County School District, Division 6 TA. The LA County School District serves 574,570 students with 73.4 percent Latino, 10.5 percent White, 7.5 percent African American, 3.9 percent Asian, less than one percent American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, and two percent Filipino. According to the California School Dashboard, in 2019, the Los Angeles County Unified School

District was 23.7 points below standard in English Language Arts and 54.1 points below standard in Mathematics. Additionally, the Los Angeles County School District had a high school graduation rate of 81.2% with 21.8% of students being English learners and 84% of students were socially disadvantaged.

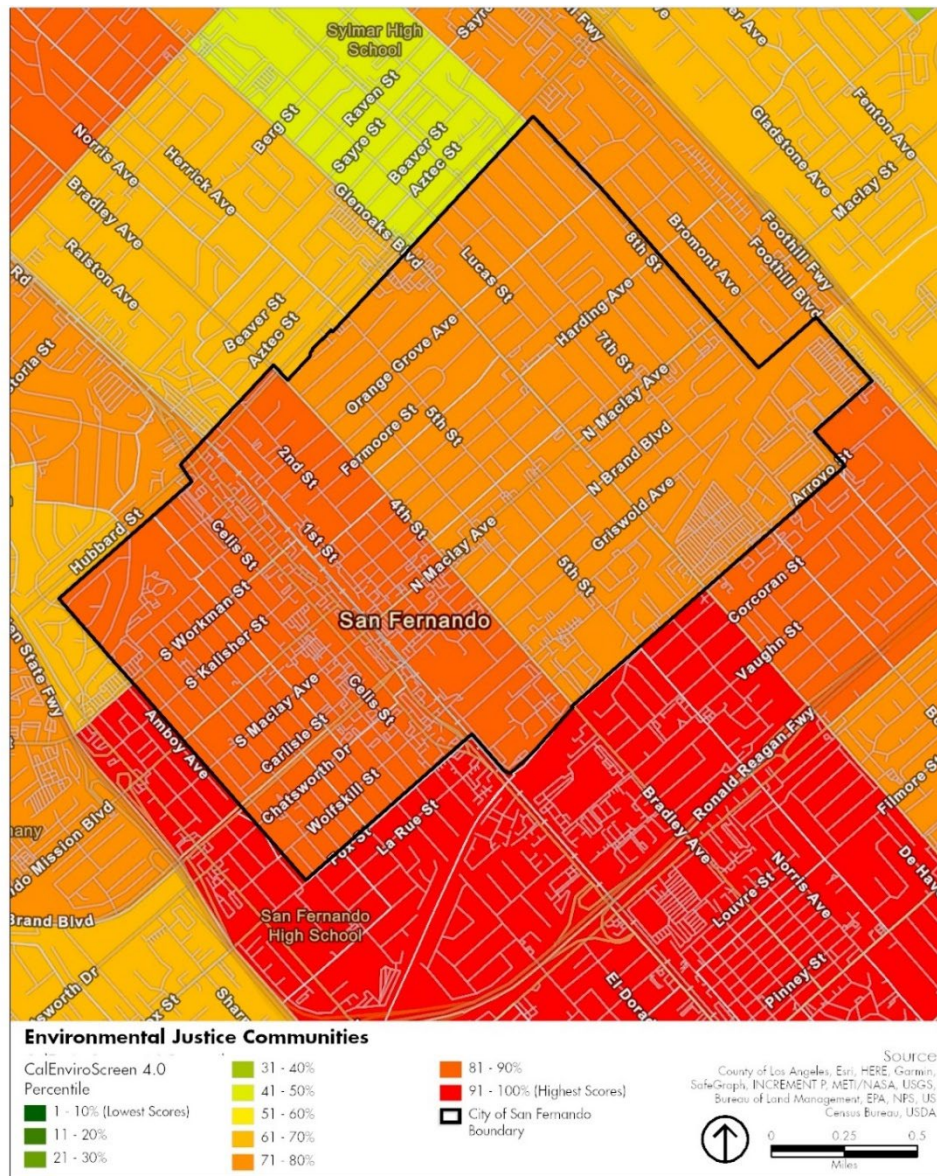
## ENVIRONMENTAL IMPACTS

The County AI uses the Environmental Health Index to measure exposure to harmful toxins in a neighborhood. According to the AFFH Data Viewer, all census tracts in San Fernando have an environmental score of 0.5-0.75. Areas in the San Fernando Valley that have a lower score of less than 0.25 are in Pacoima, Van Nuys, Sun Valley, and Panorama City. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. Lower scores equate to less pollution combined with more advantaged socioeconomic characteristics.



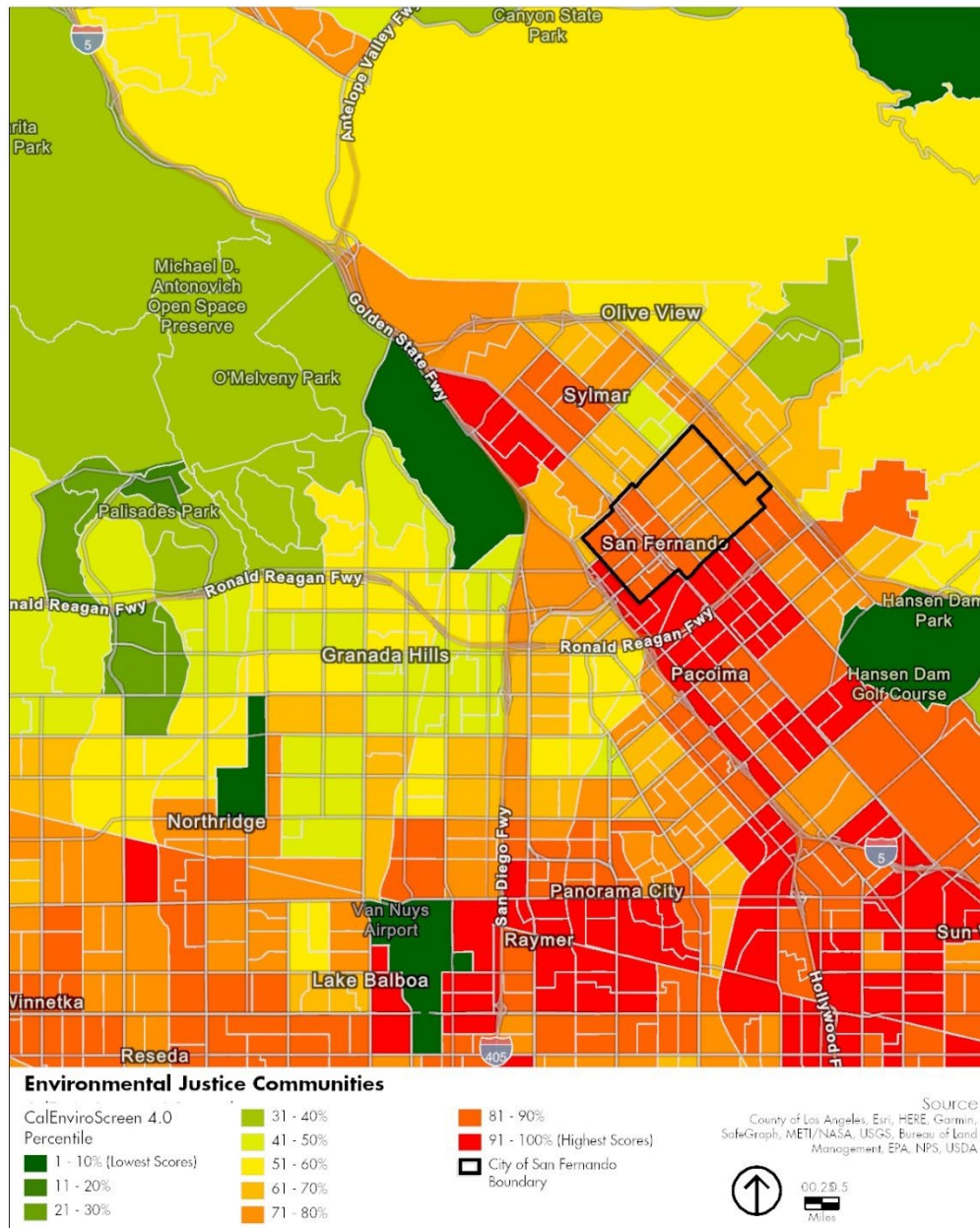
**Figure 27: CalEnviroScreen in San Fernando**

Figure 27 depicts San Fernando by CalEnviroScreen score. The southwestern portion of the City below 4<sup>th</sup> Street scores in the 81-90 percentile, while the remainder scores in the 71-80 percentile group. Immediately adjacent areas in Pacoima score higher and bordering Sylmar areas generally score lower. The higher the score, the more burdened an area is by pollution. The lower the score, the less burdened an area is with pollution.



**Figure 28: CalEnviroScreen in the Greater San Fernando Area**

Figure 28 shows the regional context of the CalEnviroScreen scores. Of the developed areas, scores are generally lower (less environmental concern) in the northwest area of the map, west of the Golden State Freeway. San Fernando is among the higher scoring areas along with Pacoima, Panorama City, and other Los Angeles communities, reflecting greater environmental health impacts exposure to low-income residents.





## TRANSPORTATION OPPORTUNITIES

While transportation is not a component of the HCD composite method, commute times and travel options are critical components to accessing jobs, education, and opportunities. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.

**Figure 29: Transportation Opportunities**

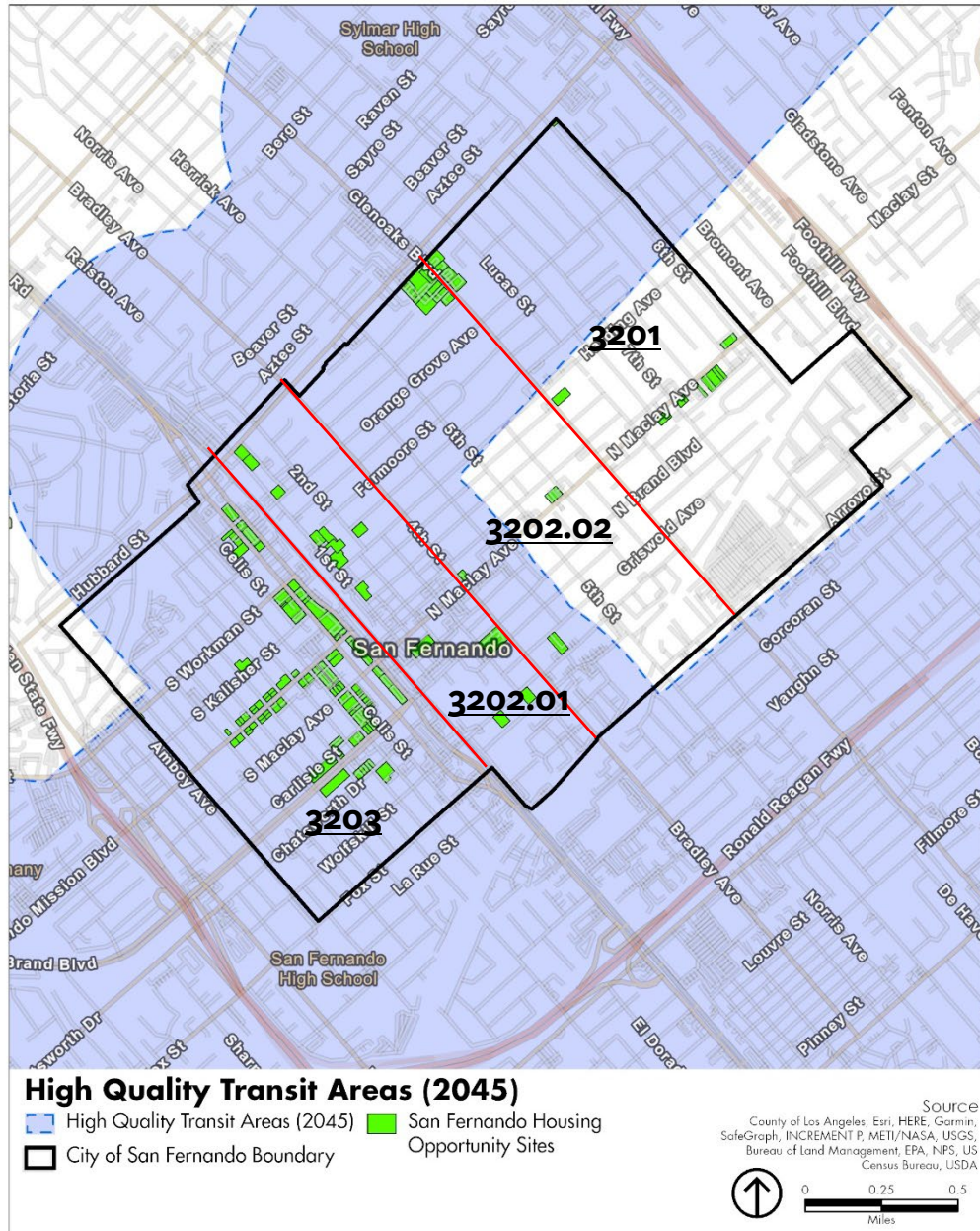
Additionally, according to the County AI, the transit trip index did not reveal much disparity by race. According to AllTransit, San Fernando receives a score of 7.8, which is described as a “Very good combination of trips per week and number of jobs accessible enabling many people to take transit to work.” Because households in San Fernando are well served by transit, having an average of 7 transit routes within ½ mile, 192,862 jobs are accessible within a 30-minutes. This includes the Sylmar/San Fernando train station on the Antelope Valley Line and several bus routes in San Fernando and adjacent areas.





**Figure 30: High-Quality Transit Areas**

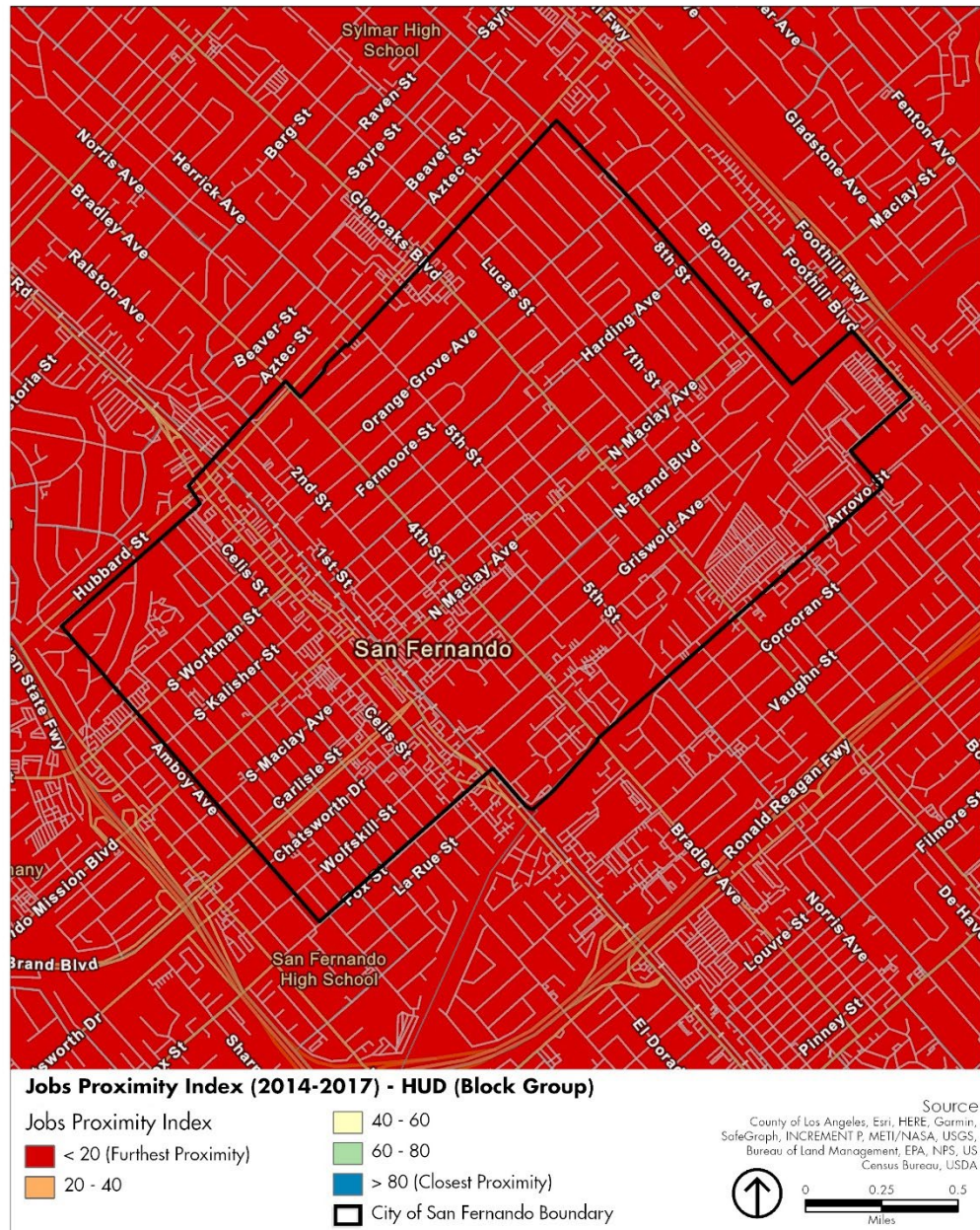
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 30 demonstrates that most of San Fernando, and the majority of the RHNA opportunity sites, are in a high-quality transit area. The northeast quadrant of the City is the only portion that is not in a HQTA but the area is served by several major bus stops along Maclay Avenue.





**Figure 31: Jobs Proximity Index**

U.S. Department of Housing and Urban Development's (HUD) Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Figure 31 demonstrates that all of San Fernando and its immediately surrounding areas score <20, which is the lowest category, which corresponds with furthest proximity to employment opportunities. While Figures 29 and 30 demonstrated that San Fernando has quality transit connections to job centers, the actual distances may be greater than average, resulting in the low Jobs Proximity score.



## 5. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines “disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area. 24 C.F.R. § 5.152.” The analysis is completed by assessing:

- Cost Burden: housing costs greater than 30 percent of gross income
- Overcrowding: more than one per person per room
- Substandard Housing: incomplete plumbing or kitchen facilities

Table 45 displays the rates of housing problems by race, ethnicity, and housing tenure in San Fernando and Los Angeles County, and the data shows that on average, San Fernando residents experience housing issues at a higher rate than residents in wider Los Angeles County. As is often common, renters in both jurisdictions experience housing problems at higher rates than owners. In this data set, there were no records of residents in San Fernando identifying as Pacific Islanders or Other, so these fields have been left blank.

**Table 45: Housing Problems by Race/Ethnicity**

With Housing Problem	White	Black	Asian	American Indian / Alaska Native	Pacific Islander	Hispanic	Other	All
<b>San Fernando</b>								
Owner	27.8%	0.0%	30.0%	-	-	30.7%	-	29.5%
Renter	40.9%	0.0%	0.0%	100.0%	-	53.0%	-	51.8%
All	30.9%	0.0%	17.6%	100.0%	-	41.4%	-	39.8%
<b>Los Angeles County</b>								
Owner	16.1%	21.5%	20.6%	20.8%	22.4%	29.7%	19.6%	21.5%
Renter	32.2%	41.2%	38.1%	37.7%	39.1%	52.3%	34.7%	42.6%
All	23.4%	34.6%	28.8%	30.7%	33.6%	43.7%	28.9%	33.0%

Source: HUD CHAS 2013-2017

Elderly and large households may also be subject to disproportionate housing problems. Table 46 displays housing problems among elderly and large households by housing tenure in San Fernando and Los Angeles County. While rates of housing problems among large households are similar between the two jurisdictions, San Fernando's high rates of housing problems in elderly households, especially renters (86.7 percent), drives the City's overall rate to be more than double the rate of Los Angeles County.

**Table 46: Housing Problems in Elderly and Large Households by Tenure**

With Housing Problem	Elderly			Large Household (HH)			All Elderly and Large HH
	Owner	Renter	All	Owner	Renter	All	
San Fernando	54%	87%	67%	51%	79%	64%	65%
Los Angeles County	37%	17%	23%	55%	85%	70%	33%

Source: HUD CHAS 2013-2017

## COST BURDEN

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. If a household spends more than 50 percent of its income on housing costs, it is considered severely cost burdened.

Table 47 shows cost burdened households in San Fernando and Los Angeles County by housing tenure and race. The overall rates of cost burdened households and severely cost burdened households are comparable between the two jurisdictions. In San Fernando, White and Black households face the highest rates of cost burden followed closely by Hispanic households. Hispanic households, the majority ethnic group, have the highest severe cost burden rate. Los Angeles County's low rates of cost burdened households in its relatively large White and Asian populations keep its overall numbers close to those in San Fernando. According to the 2019 ACS, 59 percent of renters in San Fernando are cost burdened, paying 30 percent or more of their income on rent, while 33 percent of renters are extremely cost burdened, paying more than 50 percent of their income on rent. This has decreased since 2010, where about 66 percent of renters were cost burdened and about 31 percent were extremely cost burdened. San Fernando renters experienced a higher cost burden in both 2019 and in 2010 than renters in Los Angeles County. In 2019, 54 percent of renters in Los Angeles County were cost burdened and 29 percent of renters were extremely cost burdened. In 2010, 54 percent of renters were cost burdened and 28 percent of renters were extremely cost burdened.

**Table 47: San Fernando Cost Burden by Tenure and Race**

	White	Black	Asian	American Indian / Alaska Native	Pacific Islander	Hispanic	Other	All
<b>San Fernando</b>								
Owner: Cost Burden	41%	61%	60%	-	-	34%	-	35%
Owner: Severe Burden	18%	0%	30%	-	-	19%	-	19%
Renter: Burden	86%	0%	0%	100.0%	-	58%	--	58%
Renter: Severe Burden	41%	0%	0%	0%	-	33%	-	33%
All Households: Cost Burden	52%	48%	35%	100%	-	45%	-	46%
All Households: Severe Burden	24%	0%	18%	0.0%	-	26%	-	25%
<b>Los Angeles County</b>								
Owner: Cost Burden	31%	40%	34%	37%	33%	40%	35%	35%
Owner: Severe Burden	15%	20%	16%	16%	15%	18%	17%	16%
Renter: Cost Burden	49%	60%	48%	49%	48%	58%	51%	54%
Renter: Severe Burden	27%	35%	26%	27%	23%	31%	28%	29%
All Households: Cost Burden	39%	53%	41%	44%	43%	51%	45%	45%
All Households: Severe Burden	21%	30%	20%	22%	20%	26%	24%	23%

Source: HUD CHAS 2013-2017



Table 48 shows cost burdened elderly and large households by tenure in San Fernando and Los Angeles County, which have comparable total results. Large families in San Fernando experience lower rates, while elderly households have higher rates, when compared to the County. This is especially true of elderly renters, as 85 percent in San Fernando are cost-burdened, including 69 percent who are severely burdened.

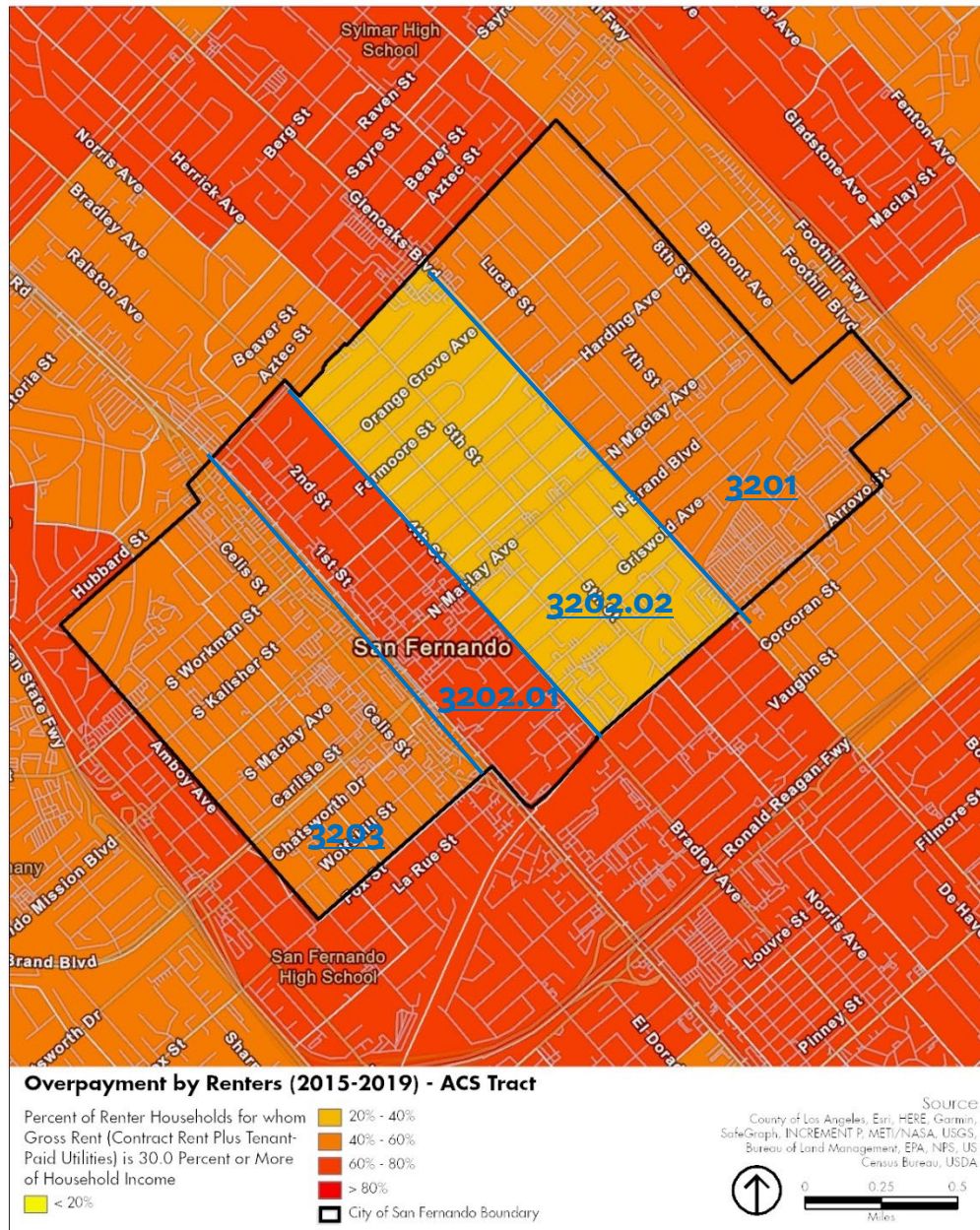
**Table 48: Cost Burden for Elderly and Large Households by Tenure**

San Fernando	Elderly	Small Family	Large Family	Other	Total
<b>Renter-Households</b>					
Total # by Household Type	370	1395	785	265	2815
% with Cost Burden	85%	57%	48%	66%	59%
% with Severe Cost Burden	69%	27%	24%	43%	33%
<b>Owner-Households</b>					
Total # by Household Type	600	1,575	885	320	3380
% with Cost Burden	52%	36%	23%	42%	36%
% with Severe Cost Burden	30%	18%	11%	23%	19%
Los Angeles County	Elderly	Small Family	Large Family	Other	Total
<b>Renter-Households</b>					
Total # by Household Type	283,795	735,155	209,035	370,765	1,598,750
% with Cost Burden	63%	53%	56%	77%	60%
% with Severe Cost Burden	38%	27%	28%	42%	33%
<b>Owner-Households</b>					
Total # by Household Type	443,610	683,885	217,545	167,325	1,512,365
% with Cost Burden	36%	33%	33%	43%	35%
% with Severe Cost Burden	20%	13%	13%	22%	16%

Source: HUD CHAS 2013-2017

**Figure 32: Cost Burden by Renters**

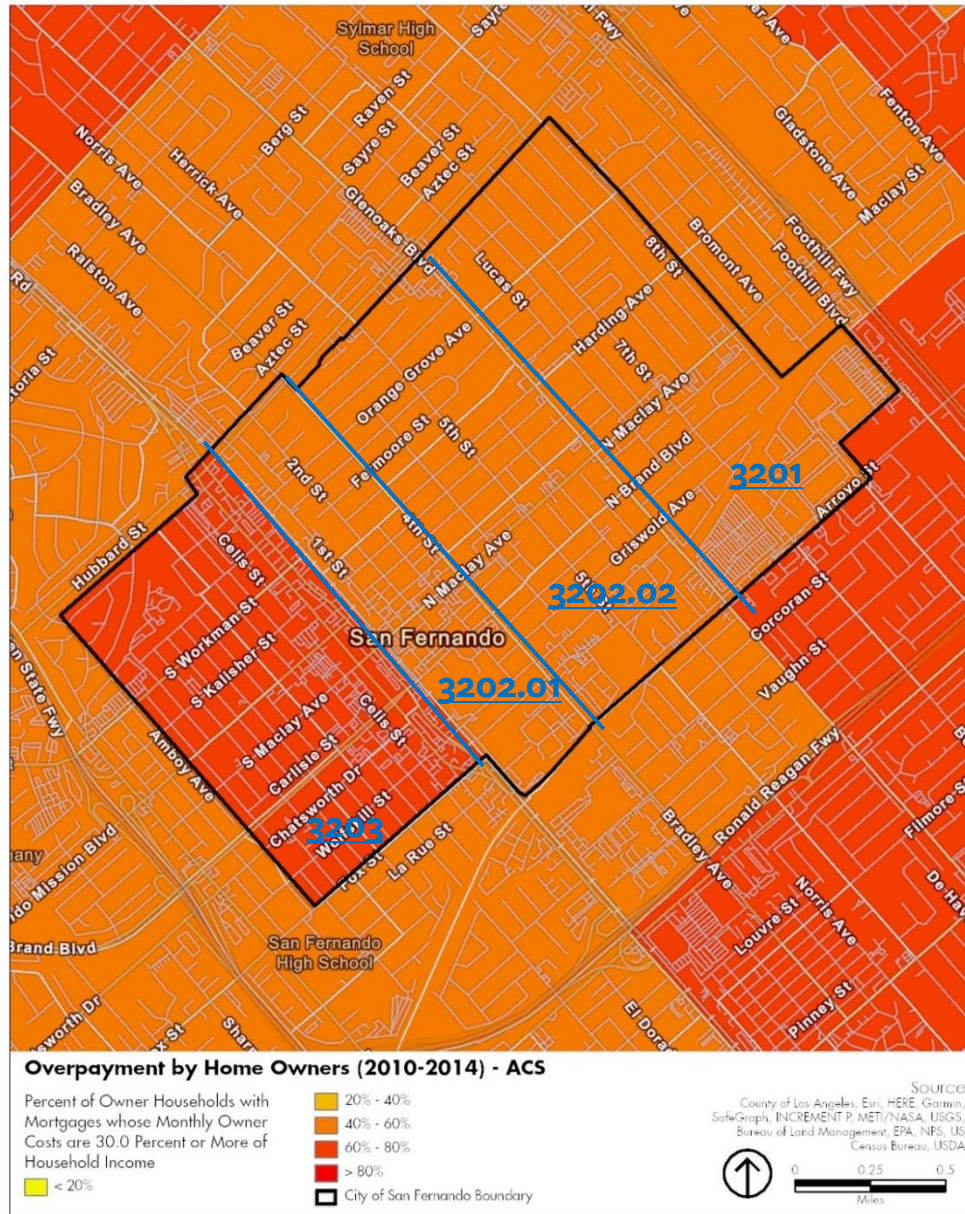
Figure 32 shows the extent of cost-burdened renters throughout San Fernando. Rates in the City range from below 20 percent in the area between Glenoaks Boulevard and 4<sup>th</sup> Street, to 60 to 80 percent immediately southwest between 4<sup>th</sup> and 1<sup>st</sup> Streets.





**Figure 33: Cost Burden by Owners**

Figure 33 depicts owner-occupied households experiencing cost burden. This map is more uniform across San Fernando than Figure 32 showing cost burden by renters. Most of San Fernando and nearby areas have 40 to 60 percent of owner-occupied households experiencing cost burden. The remaining part of the City, southwest of 1<sup>st</sup> Street, is in the 60 to 80 percent category.



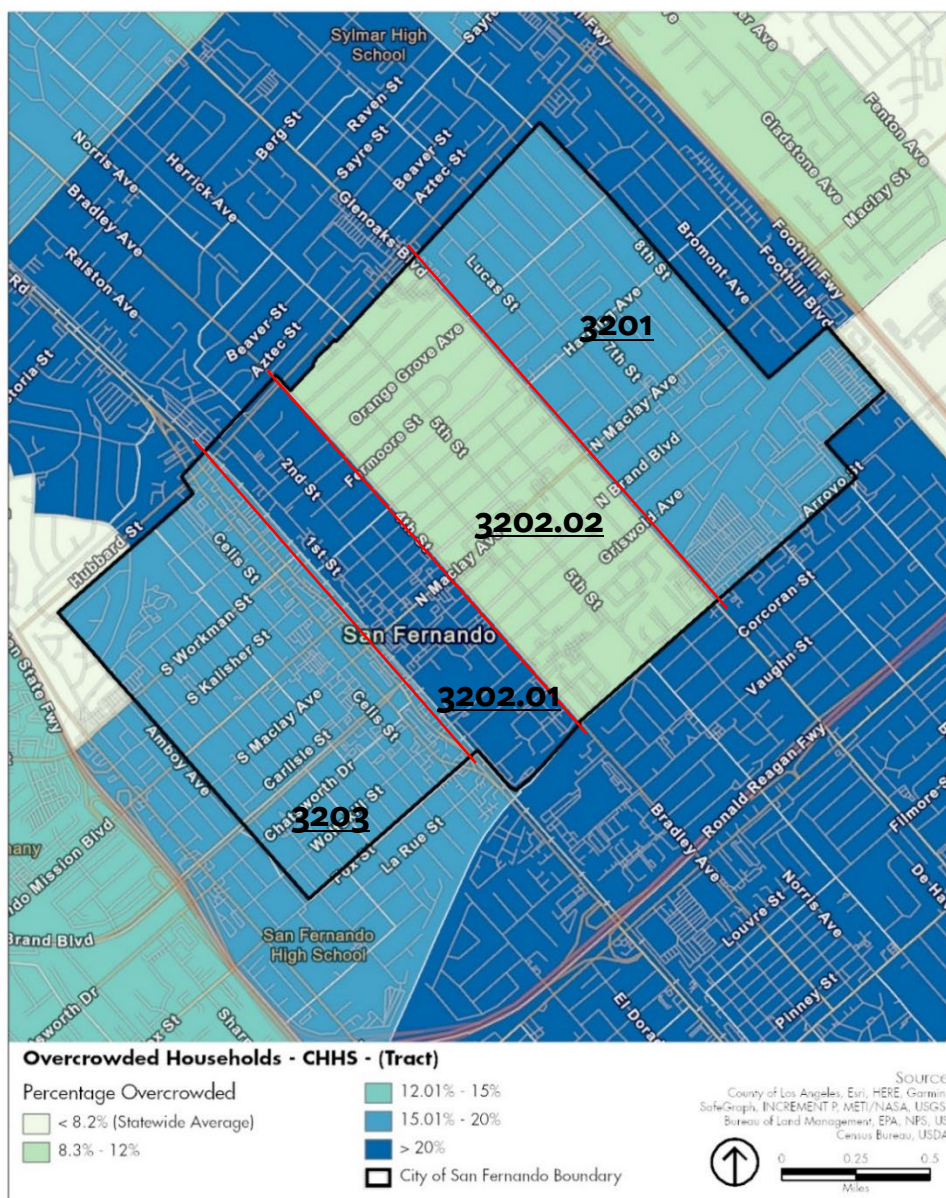
## OVERCROWDING

A household is considered overcrowded if there is more than one person per room (including dining and living rooms but excluding bathrooms and kitchens). If there are more than one and a half persons per room, a household is considered severely overcrowded.



**Figure 34: Overcrowded Households in San Fernando**

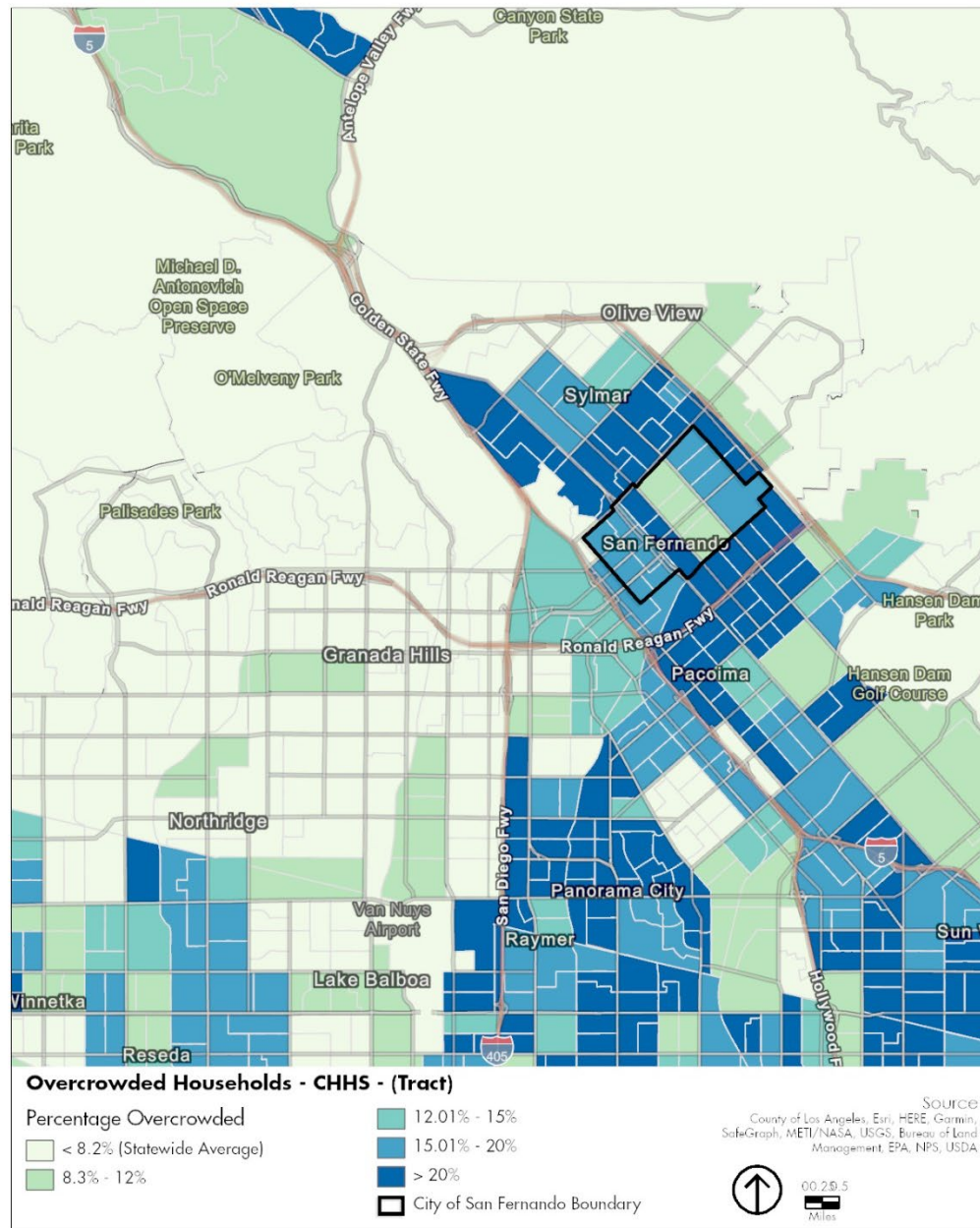
Figure 34 depicts percentages of overcrowded households in the City. Most of City experiences overcrowding rates of 15 percent or higher, while the lowest rates of overcrowding occur between 4<sup>th</sup> Street and Glenoaks Boulevard. This area between 4<sup>th</sup> Street and Glenoaks Boulevard is the only area in the City where overcrowding occurs lower than the state average and aligns with the area of lowest rental cost burdens depicted in Figure 32. According to the AFFH Data Viewer mapping tool, census tract 3202.01 reports the highest level of overcrowded households with greater than 20 percent of households being overcrowded, while census tracts 3203 and 3201 report 15.01-20 percent of households being overcrowded. Census tract 3202.02 reports the lowest levels of overcrowding with less than 8.2 percent (the statewide average) of households being overcrowded.





**Figure 35: Overcrowded Households in the Greater San Fernando Area**

Figure 35 shows the regional context of overcrowding. The Golden State and San Diego Freeways are dividing lines between heavily overcrowded areas to the east and less overcrowded areas to the west. The Winnetka and Reseda neighborhoods of Los Angeles also have higher rates of overcrowding.



## SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions as they can lead to the inability to create affordable, nutritious meals, contributing to health and hygiene concerns. According to 2019 ACS 5-year data, 23 households (0.4 percent) reported a lack of complete plumbing facilities, and 88 households (1.3 percent) reported incomplete kitchen facilities. Table 49 displays households that have either of these housing problems by housing tenure.

**Table 49: Incomplete Plumbing and Kitchen Facilities**

	Incomplete Plumbing and Kitchen Facilities		Total Households
	Households	Percent	
San Fernando			
Owner-Occupied	14	0.4%	3,385
Renter-Occupied	100	3.5%	2,865
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835

Source: HUD CHAS, 2013-2017

To a limited extent, housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 50 shows the variety of housing age in San Fernando by census tract. There is considerable difference between census tract 6320201 (newest housing stock) and census tract 6037320202 (oldest housing stock). In 2013, the City's Community Development Department conducted a citywide windshield survey to record housing conditions. The survey concluded that about a quarter of the City's residential units were in poor condition with signs of deferred maintenance. To maintain the condition of the City's housing stock, the City provides a code enforcement program, as well as an apartment inspection program, and an inspection upon resale program where owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs.

**Table 50: Year Housing Built**

Census Tract	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Units
6037320100	61.5%	27.6%	10.8%	1,955
6037320201	53.0%	24.2%	22.9%	1,378
6037320202	84.8%	13.9%	1.3%	1,598
6037320300	67%	17%	15%	2,083

Source: 2019 ACS 5-Year Estimates

## DISPLACEMENT RISK

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent;
  - Share of people of color is above 50 percent;
  - Share of very low-income households (50 percent AMI or below) that are severely rent-burdened households is above the county median;
  - They or areas in proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases); or
  - Difference between the tract median rent and the median rent for surrounding tracts above the median for all tracts in county (rent gap).

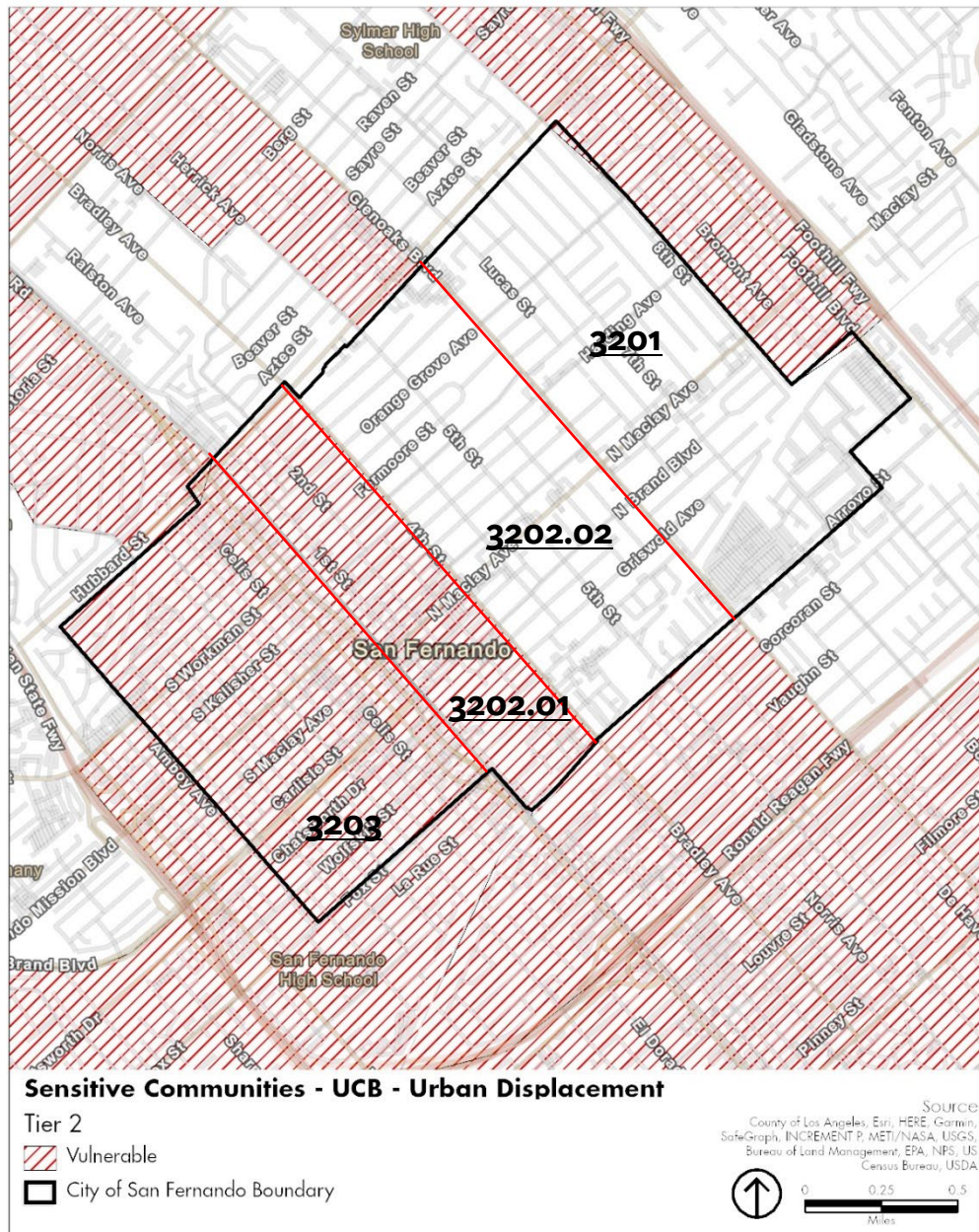
According to Figure 36, census tracts 3202.01 and 3203 have a high vulnerability to displacement, which corresponds with census block groups that have lower median income levels compared to the rest of the City. In the City of San Fernando, there are eight affordable housing sites which comprise a total of 112 units: 54 very low-income units, and 58 low/moderate income units. Of the eight sites, none are at risk of conversion to market rate housing. In the San Fernando Valley Region, the area’s most susceptible to displacement are San Fernando, Van Nuys, Sun Valley, and Panorama City.

In the City of San Fernando, census tracts 3203 and 3202.01 are low-income and susceptible to displacement. census tract 3202 is stable moderate/mixed income, and tract 3202.02 is stable moderate/mixed income with the westerly portion of the tract indicating above moderate income. A large area the SP 5 Specific Plan is located in census tracts 3203 and 3202.01 and includes the Downtown District, Mixed-Use Corridor District, Auto Commercial District, and a Workplace Flex District. The SP 5 Specific Plan prioritizes enhanced livability, improved mobility, and access to transit, more convenient access to daily goods and services, and a creation of an enhanced pedestrian environment.



**Figure 36: Urban Displacement**

Figure 36 shows areas at risk of urban displacement in San Fernando. Fourth Street is a dividing line between vulnerable areas to the southwest and non-vulnerable areas to the northeast. This feature generally corresponds with the areas of higher and lower median household incomes.



## D. SUMMARY OF FAIR HOUSING ISSUES

As with many other Southern California cities San Fernando's primary strategy to meet RHNA targets is through infill development and recycling of underdeveloped sites. Table 51, shows a summary of the issues identified in this Assessment of Fair Housing. Fair Housing issues are most concentrated in tracts on the western side of the City along the northwestern border, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement, and one of these tracts, census tract 3201, is categorized as a moderate resource area. Considering the AFFH factors mentioned above, the Census Tracts along the western and northwestern boundary contains a higher concentration of low and moderate-income opportunity sites. Additionally, although not as many, there are low income and moderate-income opportunity sites distributed to areas of the City with higher median-incomes. The cluster of low and moderate-income opportunity sites off Glenoaks Boulevard in the northern portion of Census Tracts 3202.02 and 3201 are within a census block group consisting of higher median incomes of between \$125,000 and \$87,100 as indicated in Figure 21: Income and Race in the Greater San Fernando Area. The portion of this cluster of opportunity sites that is in Census Tract 3202.02 consists of the lowest poverty levels in the City, at less than 10%.

**Table 51: Summary of Fair Housing Issues**

Fair Housing Issue	Summary
<b>Enforcement and Outreach</b>	
Fair Housing Records	Fair Housing Council of San Fernando Valley Provides outreach and consultation regarding fair housing issues is the San Fernando Valley, investigating all aspects of discrimination complaints. The Neighborhood Legal Services of Los Angeles County provides a wide array of services related to fair housing for tenants, homeowners, and individuals experiencing homelessness.
<b>Integration and Segregation</b>	
Race/Ethnicity	San Fernando has a relatively homogenous set of census tracts, all having high proportions of Hispanic residents. 93 percent of residents are Hispanic compared to 48 percent in Los Angeles County. The racial breakdown is as follows: 67 percent of residents identify as White, two percent as Asian/Pacific Islanders, one percent as African American, two percent as American Indian/Alaska Native and 30 percent as Other Race.
Disability	11.4% of residents experience a disability compared to 9.9% in the County. A slightly larger share of lower income RHNA units are in tracts with larger populations of disabled persons compared to moderate and above moderate-income units.
Familial Status	31.9% of families are married couples/domestic partners with children, and 31.9% are married couples/domestic partners with no children. The central area of San Fernando has the largest concentration of households comprised of spouses/partners, as are those with children. 4.9% of households are single-guardian households, and 16.3% of households are persons living alone.
Income	Only 28.3% of households earn more than the area median income, compared to 38.9% in Los Angeles County. There is distinct pattern, but generally higher incomes occur in the north of the City and they are more moderate elsewhere.
<b>Racially or Ethnically Concentrated Areas of Poverty</b>	



Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in San Fernando; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	Most San Fernando's tracts have between 40 and 60 percent of non-White residents, and none have less than 20 percent. Only one block group in the City has a median income exceeding \$125,000. None of the block groups in the City are considered RCAAs.
<b>Access to Opportunities</b>	
Economic	Most of the City scores in the lowest category of economic opportunity, while the northernmost census tract scores a low-moderate opportunity.
Education	Three out of four census tract have the lowest education opportunity score, while the central portion achieves a low-moderate score.
Environmental	Approximately half of the City (in the north) scores in the 71-80 <sup>th</sup> percentile, and the other half scores in the 82-90 <sup>th</sup> percentile of lowest environmental justice.
Transportation	San Fernando achieves a high score of 7.8 according to AllTransit, thanks to a combination of bus routes and a nearby transit stop.
<b>Disproportionate Housing Needs</b>	
Housing Problem	39.8% of the City's households experience a housing problem, including 29.5 percent of owners and 51.8% of renters. Hispanic residents, especially renters, have a high burden.
Cost Burden	46% of households have a cost burden, including 25% who have a high burden. Renters are the most burdened- they experience a rate of 58%.
Overcrowding	Only one of the four census tracts in San Fernando has a rate of overcrowding lower than the statewide average of 8.2%. The remaining have 15% or higher.
Incomplete Plumbing and Kitchen Facilities	0.4% of households lack complete plumbing and 1.3% have incomplete kitchen facilities. Owners experience this at a rate of 0.4% while Renters experience it at a rate of 3.5%. The rates for Los Angeles County are 0.5% and 2.8% respectively.
Displacement	Approximately half the City is considered vulnerable to displacement, the area south of 4 <sup>th</sup> Street.

## ANALYSIS OF SITES AND AFFH DATA

As indicated in Table 52 most of the opportunity sites (749) fall within Census Tract 3203. This census tract much like the other census tracts in the City are >81% minority with 50-70% of the households earning low to moderate household incomes. Census Tract 3203 as well as 3202.01 are areas that are vulnerable to displacement. While these factors do exist in this area of the city a vast majority of the opportunity sites fall within the SP-5 Corridor Specific Plan area. The City has recently updated the SP-5 Corridor Specific Plan which promotes economic development of this aging commercial corridor and is encouraging reinvestment in this area to capitalize on the future rail station that will be developed in the coming years. The significant number of mixed-use sites will bring added economic opportunities to San Fernando. Adding affordable housing opportunities to the Corridor Specific Plan (SP-5) as a community benefit will foster mixed income housing in this low resourced census tract and capitalize on this reinvestment and future transit connectivity by introducing mixed-use development opportunities and mixed-income housing. Many of the identified sites are for higher density mixed use development and will include housing for a variety of income levels, fostering mobility of households in the City. This area of the City will be much more connected than other areas of the

City and will increase access to opportunity for individuals living in the area as amenities return and transit connectivity is improved.

**Table 52: Table of Factors**

**Census Tract 3201**

Site	Capacity By Income Category			Census Tract HH	AFFH Indicators					
	Lower	Mod	Above Mod		% Minority (Non-White)	Low to Mod Income	TCAC	Ovrpmt	Ovrcrwd	Displacmt
42	16			16	>81%	50% - 75%	Mod Resource	40% - 60%	15.01% - 20%	-
43		7		7	>81%	50% - 75%	Mod Resource	40% - 60%	15.01% - 20%	-
44	31	17		48	>81%	50% - 75%	Mod Resource	40% - 60%	15.01% - 20%	-
46	14			14	>81%	50% - 75%	Mod Resource	40% - 60%	15.01% - 20%	-
48	59	11		70	>81%	50% - 75%	Mod Resource	40% - 60%	15.01% - 20%	-
	<b>120</b>	<b>35</b>		<b>155</b>						

**Census Tract 3202.01**

Site	Capacity By Income Category			Census Tract HH	AFFH Indicators					
	Lower	Mod	Above Mod		% Minority (Non-White)	Low to Mod Income	TCAC	Ovrpmt	Ovrcrwd	Displacmt
29	44			44	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
30	60			60	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
32		9		9	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
36	43	20		63	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
40		5		5	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
41	17			17	>81%	75% - 100%	Low Resource	60% - 80%	>20%	Vulnerable
	<b>164</b>	<b>34</b>		<b>198</b>						

### Census Tract 3202.02

Site	Capacity By Income Category			Census Tract HH	AFFH Indicators					
	Lower	Mod	Above Mod		% Minority (Non-White)	Low to Mod Income	TCAC	Ovrpmt	Ovrcrwd	Displacmt
34		8		8	>81%	50% - 75%	Low Resource	20% - 40%	8.3%-12%	-
39		4		4	>81%	50% - 75%	Low Resource	20% - 40%	8.3%-12%	-
47	125	31		156	>81%	50% - 75%	Low Resource	20% - 40%	8.3%-12%	-
	125	43		168						

### Census Tract 3203

Site	Capacity By Income Category			Census Tract HH	AFFH Indicators					
	Lower	Mod	Above Mod		% Minority (Non-White)	Low to Mod Income	TCAC	Ovrpmt	Ovrcrwd	Displacmt
1		1		1	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
2		10		10	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
3		19		19	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
4		1		1	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
5		4		4	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
6		12		12	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
7		11		11	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
8		14		14	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
9		0		0	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
10		7		7	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
12		8		8	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
13		9		9	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
14		7		7	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
15		13		13	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
16	59	42		101	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
17		17		17	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
18		27		27	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
19	38	30		68	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
20		12		12	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable

Site	Capacity By Income Category			Census Tract HH	AFFH Indicators					
	Lower	Mod	Above Mod		% Minority (Non-White)	Low to Mod Income	TCAC	Ovrpmt	Ovrcrwd	Displacmt
21		14		14	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
22		4		4	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
23	25	28		53	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
26		5		5	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
27		29		29	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
28		35		35	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
31	42	17		59	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
33	69	30		99	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
35	15	13		28	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
37	21	16		37	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
38	18			18	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
50		27		27	>81%	50% - 75%	Low Resource	40% - 60%	15.01% - 20%	Vulnerable
	<b>287</b>	<b>462</b>		<b>749</b>						

Note: There are 45 opportunity sites number 1-50. Sites 11,24,25,45, and 49 were removed.

## E. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The following are contributing factors that have been identified throughout section V. and may affect fair housing choice in San Fernando.

### 1. SEGREGATION AND INTEGRATION

The City has no census tracts identified as areas of high segregation and poverty.

### 2. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY OR AFFLUENCE

The City has no census tracts that are identified as racially/ethnically concentrated areas of poverty (R/ECAPs) or racially concentrated areas of affluence (RCAA's).

### 3. INSUFFICIENT FAIR HOUSING OUTREACH (HOUSING MOBILITY)

There are certain special needs communities in San Fernando who are in need of fair housing resources, however, are unaware of what is available to them. This includes residents whose native language is not English, persons with disabilities, and low-income communities. A survey was conducted on the City's website as part of Housing Element Update outreach efforts which gathered information on demographics along with housing needs. Additionally, the Housing Rights center offers fair housing services information available in multiple languages, along with County programs for rental, homeownership, and housing rehabilitation assistance.

#### CONTRIBUTING FACTORS:

- Lack of a variety of media inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents and material regarding services and programs available.
- Lack of digital access
- Lack of resources for fair housing agencies and organizations

### 4. DISPARITIES IN ACCESS TO OPPORTUNITY

According to the 2022 TCAC/HCD Opportunity Map, census tracts 3201 and 3202.02 have an opportunity category designated as moderate resource, meaning these areas have moderate access to economic, educational opportunities and are moderately impacted by environmental health factors (mid-range CalEnviroScreen score), while census tracts 3202.01 and 3203 are designated as low resource, meaning these areas have low access to economic and educational opportunities and a high CalEnviroScreen score.

#### CONTRIBUTING FACTORS:

- Access to equitable childcare
- Access to equitable healthcare
- Availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods



- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination
- Access to publicly supported housing for persons with disabilities (Beyond ADA, or specific housing types?)
- Lack of affordable, accessible housing in range of unit sizes

## 5. DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT RISKS

A significant portion of San Fernando is categorized as being vulnerable to displacement (Figure 36) in the event of increased development or significant shifts in housing costs. According to Figure 36, census tracts 3202.01 and 3203 have a high vulnerability to displacement, which corresponds with census block groups that have lower median income levels compared to the rest of the City. In the City of San Fernando, there are 8 affordable housing sites which comprise a total of 112 units, 54 very low-income units, and 58 low/moderate income units. Of the 8 sites, none are at risk of conversion to market rate housing. In the San Fernando Valley Region, the areas most susceptible to displacement are San Fernando, Van Nuys, Sun Valley, and Panorama City. In the City of San Fernando, census tracts 3203 and 3202.01 are low-income and susceptible to displacement while census tract 3202.02 is becoming exclusive and census tract 3202 is stable moderate/mixed income. A large area the SP 5 Specific Plan is located in census tracts 3203 and 3202.01 where there will be development of a Downtown District, Mixed-Use Corridor District, Auto Commercial District, and a Workplace Flex District.

### CONTRIBUTING FACTORS:

- The availability of affordable units in a range of sizes (such as lack of family housing)
- Displacement of residents due to economic pressures
- Land use and zoning laws
- Lack of public investments in specific neighborhoods, including services or amenities

## F. IMPLEMENTATION ACTIONS

Table 53: Implementation Actions

Fair Housing Issues	Contributing Factors	Meaningful Actions
Insufficient Fair Housing Outreach (Housing Mobility)	<p>Lack of a variety of media inputs media (e.g., meetings, surveys, interviews)</p> <p>Lack of accessibility to draft documents and material regarding services and programs available.</p> <p>Lack of digital access</p> <p>Lack of resources for fair housing agencies and organizations</p>	<p>The City hired an Assistant to the City Manager in early 2022 to focus on improvements for outreach to the community including the creation of print and digital media to inform and educate. Media will be made available at City Hall and on the City's website</p> <p>Continue directing fair housing complaints to the Housing Rights Center</p> <p>The City is exploring options for providing free wireless connection to the community at Las Palmas Park.</p> <p>Implement the Los Angeles County Homeless Initiative's FY 2022-23 Funding Recommendations by providing outreach to people living in encampments and vehicles to connect them to housing and support services</p> <p>Provide outreach efforts to property owners to inform them about Section 8 incentives to encourage them to rent to Section 8 Voucher holders.</p>
Disparities in Access to Opportunity Specifically relating to persons with disabilities, community health, environmental equity and creating housing choices in places of high opportunity (Place-Based Strategy to Encourage Community Revitalization)	<p>Lack of public investments in specific neighborhoods, including services or amenities</p> <p>Lack of private investments in specific neighborhoods</p> <p>Access to publicly supported housing for persons with disabilities (Beyond ADA, or specific housing types?)</p> <p>Access to transportation for persons with disabilities</p> <p>Lack of affordable in-home or community-based supportive services</p> <p>Lack of affordable, accessible housing in range of unit sizes</p> <p>Lack of affordable, integrated housing for individuals who need supportive services</p>	<p>The City is in the process of establishing a Housing Division to implement programs in the Housing Element and Homeless Plan, create a housing tracking system to ensure long-term affordability and quality of affordable housing stock, and re-establish the City's low-income home loan programs to promote homeownership and restoration of existing housing to enhance the quality of life.</p> <p>The Housing Coordinator will be tasked to re-establish and administer the City's rehabilitation loan program.</p> <p>The Housing Coordinator will be tasked to re-establish and administer the City's first-time homebuyer loan program.</p> <p>Continue to implement the Transit Oriented Development Overlay Zone to facilitate growth of both affordable and market rate housing near transit and non-residential land uses.</p>

	<p>Access to equitable childcare</p> <p>Access to equitable healthcare</p> <p>The availability, type, frequency, and reliability of public transportation</p> <p>Lack of private investments in specific neighborhoods</p> <p>Lack of public investments in specific neighborhoods, including services or amenities</p> <p>Location and type of affordable housing</p> <p>Private discrimination</p>	<p>Continue to work with affordable housing developers to develop assisted housing by securing planning grants such as Local Early Action Planning (LEAP) Grants, Regional Early Action Planning (REAP) Grants and the Community Development Block Grant (CDBG) along with providing project specific regulatory concessions and incentives to facilitate affordable and senior housing development.</p>
Protecting Existing Residents from Displacement	<p>The availability of affordable units in a range of sizes (such as lack of family housing)</p> <p>Displacement of residents due to economic pressures</p> <p>Land use and zoning laws</p> <p>Community opposition</p>	<p>Monitor development of the new SP 5 Specific plan districts to ensure displacement does not occur in low-income census block groups and neighborhoods with multi-family housing abutting the Specific Plan area</p> <p>Educate community members on the importance of inclusionary housing</p> <p>Implement Missing Middle Housing typologies to ensure affordable and middle-income housing can come in a range of housing sizes that will benefit the needs of different household sizes</p> <p>Continue to incentivize development of affordable housing through density bonuses</p> <p>Host workshops through Stay Housed LA to provide information about renter's rights to tenants that are struggling to pay rent.</p>

## VI. 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 to address housing needs and constitutes San Fernando's Housing Plan. Housing programs include both programs currently operating 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 36 located at the end of this section summarizes the 2021 to 2029 goals for each program, as well as program funding sources and time frames for implementation. Table 37 summarizes San Fernando's quantified objectives for new construction, rehabilitation, and preservation for the 2021 to 2029 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
- Regulations

## GOAL 1.0

**Maintain and enhance the quality of existing housing, neighborhoods, and health of residents.**

### POLICY

**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 curtailing 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 proactive code enforcement efforts, combined with information on provision of accessory 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

Previously, the City had a Single-family Rehabilitation Loan Program for lower and moderate-income residential property owners (up to 120 percent of AMI) that provided up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties were brought up to code, funds were also be used for bedroom additions to address household overcrowding. However, since the dissolution of Redevelopment Agencies by the state, funding for this program has not been available. The City's Housing Fund balance is approximately \$2,000,000. As the City's Housing Funds balance from residential loan repayments and refinancing is projected to grow, the City will use the funds re-initiate the program.

#### 2021-2029 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.
- Annually research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.



**Funding Source:** CDBG and HOME Funds/ General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Annually allocate available funding for rehabilitation programs from 2021-2029.

## 2. LEAD BASED PAINT AWARENESS

This is an existing program in the City of San Fernando. 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.

### 2021-2029 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.

**Funding Source:** Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB)

**Responsible Agency:** Community Development Department

**Time Frame:** Annually allocate available funding for remediation programs from 2021-2029.

## GOAL 2.0

**Provide a range of housing types to meet community needs.**

### POLICY

**Policy 2.1:** Provide adequate housing sites to facilitate the development of a range of residential housing 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 in existing commercial areas and infill housing development 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 adaptive reuse of historic buildings on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic building. 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 accessory 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

### 1. FACILITATE AFFORDABLE AND SPECIAL NEEDS HOUSING DEVELOPMENT

This is an existing program in the City of San Fernando. Affordable and special needs housing developments face several 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 removal of regulatory constraints and by further supporting and guiding applicants through the administrative process. 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 compliance with State Density Bonus law. 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.
- **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.

#### 2021-2029 Objectives:

- Maintain contact information for affordable and special needs housing developers and contact them on annual basis for the purposes of soliciting their involvement in development projects in San Fernando and ensure they are aware of the ongoing assistance and support provided by the City.

- 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 affordable units during the planning period.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Annually update contact information and review availability Federal and State financing subsidies from 2021-2029.

## 2. CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS

The City's former Redevelopment Agency assisted in the development of 201 deed-restricted affordable lower and moderate-income units within seven different multi-family rental housing developments since 1996 (see Table 22). None of these projects are at risk of converting to market rents by 2023. Another 47 affordable units within one development is thus far slated for construction during the 2021-2029 planning period.

### 2021-2029 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.

**Funding Source:** General Fund, CDBG

**Responsible Agency:** Community Development Department

**Time Frame:** Annually monitor the housing stock and at-risks from 2021-2029.

## 3. 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 minimizing of governmental constraints to the development, improvement, and maintenance of housing.

**2021-2029 Objectives:**

- On an ongoing basis, monitor changes in State and Federal laws and revise City Zoning Code, policies, programs, and regulations as necessary and appropriate.
- Consider establishing a deferral of development impact fees to promote more intense residential and mixed-use development with deed-restricted units on parcels with underutilized uses.

**Funding Source:** CDBG, General Fund, Regional Early Action (REAP) Grant Funding, and Local Early Action Planning (LEAP) Grant Funding

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Ordinance within two years of adoption of the Housing Element.

## GOAL 3.0

**Assist lower income tenants in finding the appropriate resources.**

### POLICY

**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

#### 1. COMMUNITY DEVELOPMENT DEPARTMENT EXPANSION

The City is working to establish a Housing Division in the Community Development Department. The Division will be responsible for planning, developing, coordinating, and implementing City's housing and homeless related services and program, assisting the public in affordable housing development, financing, landlord/tenant services, and other related programs and services.

**2021-2029 Objectives:**

- Assess the feasibility of re-establishing the multifamily rental inspection.
- Assess the feasibility of re-establishing the City's homeowner rehabilitation loan program.
- Assess the feasibility of re-establishing the City's first-time homebuyer loan program.
- Expand the rental assistance program to include outreach and education on the State's new source of income protection (Senate Bill 329 and Senate Bill 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.

- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Publicize the rental assistance program information on City website, at City Hall, and at other public locations.
- Establish the Housing Division of the Community Development Department.
- Hire a Housing Coordinator.

**Funding Source:** General Fund, CDBG, HOME American Rescue Plan (HOME-ARP), Emergency Solutions Grants (ESG) Program, SB 2 Planning Grants Program

**Responsible Agency:** Community Development Department

**Time Frame:** Ongoing, 2021-2029

## 2. SECTION 8 RENTAL SUBSIDIES

This is an existing program in the City of San Fernando. The tenant-based Section 8 Housing Choice Voucher program extends rental subsidies to very low-income households that spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of the monthly income and the actual rent up to the Fair Market Rent established by HUD.

San Fernando participates in the Section 8 program through a cooperative agreement with the County of Los Angeles Community Development Commission. A total of 88 San Fernando households receives rental assistance through the voucher program.

### 2021-2029 Objectives:

- Expand the program to include outreach and education on the State's new source of income protection (Senate Bill 329 and Senate Bill 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.
- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Publicize program information on City website, at City Hall, and at other public locations.
- Establish the Housing Division of the Community Development Department.
- Hire a Housing Coordinator.

**Funding Source:** General Fund, CDBG HOME American Rescue Plan (HOME-ARP), Public Housing Operating Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Implement expanded program by December 31, 2023.

## 3. FAIR HOUSING PROGRAM

This is an existing program in the City of San Fernando. The Fair Housing Council of San Fernando Valley (FHCSFV) provides fair housing and tenant/landlord information to residents in the City. 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, also conducted by FHCSFV, 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.

**2021-2029 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.
- Continue to advertise a variety of housing services available to residents, including the LA Housing Resource Center.
- Accommodate FHCSFV workshops.
- Refer potential fair housing issues to FHCSFV.

**Funding Source:** General Fund, CDBG, Regional Early Action Planning (REAP) Grants, HOME American Rescue Plan (HOME-ARP)

**Responsible Agency:** Community Development Department

**Time Frame:** Annually update website to ensure all link to resources are current and available.

#### 4. AFFIRMATIVELY FURTHERING FAIR HOUSING

The City seeks to expand the range of housing opportunities provided in San Fernando, including housing for seniors on fixed incomes, lower and moderate-income residents (including extremely low-income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**2021-2029 Objectives:**

- Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.
- Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals, and families, and the disabled.
- Encourage the provision of housing to meet the needs of families of all sizes.
- Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.
- Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

**Funding Source:** General Fund, CDBG, Regional Early Action Planning (REAP) Grants, Predevelopment Loan Program (PDL), HOME American Rescue Plan (HOME-ARP), Golden State Acquisition Fund (GSAF)

**Responsible Agency:** Community Development Department

**Time Frame:** Ongoing, 2021-2029

## GOAL 4.0

**Provide opportunities for lower and moderate-income households to become first-time homebuyers.**

### POLICY

**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 and other applicable agencies.

**Policy 4.3:** Provide homebuyer assistance to lower and moderate-income first-time homebuyers 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

#### 1. HOMEOWNERSHIP PROGRAMS

This is an existing program in the City of San Fernando. 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 down payment 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 down payment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

#### 2021-2029 Objectives:

- Actively promote the MCC, HOP, and SCHFA programs to expand homeownership.
- Prepare and distribute a bi-lingual program flyer.
- Update the City's social media, website, and other online distribution channels with regularly updated resource information.

- Annually conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of these homebuyer assistance programs.
- Re-establish the City's First Time Homebuyer Loan program.

**Funding Source:** General Fund, Local Early Action Planning (LEAP) Grant funds

**Responsible Agency:** Community Development Department

**Time Frame:** Annually review and update information on County programs on the City website, 2021-2029.

## GOAL 5.0

**Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.**

### POLICY

**Policy 5.1:** Amend the City's Zoning Code and Specific Plan to comply with recently adopted state regulations.

### IMPLEMENTING PROGRAMS

#### 1. ADEQUATE HOUSING OPPORTUNITY SITES FOR RHNA

San Fernando has developed an extensive inventory of potential development sites to accommodate the City's share of the Regional Housing Needs Allocation (RHNA) (Appendix C – Opportunity Sites Inventory). To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 1,795 units. After ADU's, and projects under review there is a remaining need of 1,097 units. To account for the 15% "no net loss requirement" of SB 166, another 165 units are required, increasing the total remaining need to be 1,262 units.

The opportunity sites can accommodate 328 units (244 lower-income and 84 moderate and above-moderate income sites) without any zone changes. The remaining unmet need of 896 units (114 lower and 782 moderate and above-moderate income) will require rezoning to meet the City's RHNA obligation with at 15% No Net Loss Buffer

To implement the Housing Element, the City will be required to approve amendments to the Zoning Code and adjust the zoning designation of select parcels, as detailed in the bullets below. Forty parcels currently zoned C-1 Limited Commercial will accommodate housing at a maximum density of 35 dwelling units per acre through the application of a Mixed-Use Overlay District designation. Eighty parcels currently zoned SP 5 Corridor Specific Plan will accommodate housing at a maximum density range of 20 to 50 dwelling units per acre through the expansion of existing residential overlays, as detailed in the table below.

Overlay Designation	Number of Impacted Parcels	Maximum Density
Workplace Flex District Residential Supporting	6	20
Mixed Use Corridor	23	37
McClay District	11	37
General Neighborhood District	2	43
Downtown District Residential Overlay	38	50

In total, 121 rezoned parcels will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for which 20 percent or more of the units are affordable to lower-income households. As reflected in Appendix C, most of the opportunity sites will accommodate the stated minimum requirement of 20 dwelling units per acre, with a maximum of 50 du/ ac and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Once rezoned, the sites inventory can accommodate an estimated 1,268 units, including 518 units for lower income and 750 units at moderate and above moderate income.

In accordance with Government Code, 65583.2(h) at least 50 percent of the City's remaining lower income RHNA need (273 units) will be accommodated on parcels designated exclusively for residential uses, or on mixed use sites that allow for 100 percent residential development and requires residential in mixed-use projects, to satisfy RHNA obligations for the 2021-2029 planning period. To maintain sufficient residential capacity for lower income households, the City will develop and implement a monitoring program. The purpose of the program will be to track development approvals on parcels contributing to the inventory of affordable units, and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through CDBG and HOME funds for eligible projects. The City will explore funding mechanisms and seek funding opportunities, including grants, in an effort to make funding available for projects that incorporate units for extremely low-income households.

**2021-2029 Objectives:**

- Prepare and approve the required General Plan Amendments, Zoning Changes, and update the Corridors Specific Plan to allow for the development of mixed-use and/or residential developments to accommodate the City's 2021-2029 RHNA.
- Establish and implement the Mixed-Use Overlay district by October 15, 2022.
- Make residential site inventory available to non-profit and for-profit housing developers on the City's website.

**Funding Source:** Local Early Action Planning (LEAP) Grant funds, CDBG, General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Complete rezoning actions and promote information on the Housing Opportunity Sites concurrent with or by October 15, 2022.

## 2. BY-RIGHT APPROVAL OF PROJECTS WITH 20 PERCENT AFFORDABLE UNITS

Pursuant to Assembly Bill 1397 (AB 1397) passed in 2017, the City will amend the Zoning Code to allow by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a "reuse" of sites previously identified in the 4th and 5th cycles Housing Element. The "reuse" sites are specifically identified in the inventory (see Appendix C).

**2021-2029 Objectives:**

- Comply with AB1397 to further incentivize development of housing on sites that have been available over one or more planning period.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** December 31, 2024.

### 3. 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 and the requirements of Senate Bill (SB 166). To ensure sufficient residential capacity is maintained in accordance to the no net loss requirement, the City will track unit count and income/affordability assumed on parcels included in the sites inventory, actual units constructed and income/affordability when parcels are developed, net change in capacity and summary of remaining capacity in meeting remaining RHNA.

**2021-2029 Objective:**

- Develop and implement a formal evaluation procedure in accordance with no net loss requirements.
- Monitor the City's continued ability to meet its RHNA as part of the City's annual report to HCD on Housing Element implementation.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** December 31, 2023.

### 4. NO NET LOSS OF RESIDENTIAL CAPACITY TO ACCOMMODATE RHNA

To ensure compliance with Senate Bill 166 (SB 166) for no net loss and that sufficient residential capacity is maintained to accommodate the RHNA for each income category, the City will develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. within one year of adoption of the Housing Element.

The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified parcels to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate parcels are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement parcels and take the necessary actions to make the parcel(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.



To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a process to track:

- Unit Count and income/affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when parcels are developed
- Net change in capacity and summarize the remaining capacity in meeting RHNA obligation.

**2021-2029 Objectives:**

- Create and maintain opportunity for a minimum of 328 units of owner and rental housing units including Accessory Dwelling Units (ADUs) for lower-income households to be developed over the eight-year planning period from October 2021 to October 2029.
- Develop process to track unit compliance with SB 166.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** City will implement a monitoring procedure by December 31, 2023.

## 5. REPLACEMENT UNIT PROGRAM

The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and;
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households

**2021-2029 Objectives:**

- In order to mitigate loss of affordable units, require new housing developments to replace all affordable housing units lost due to new development and comply with any applicable relocation benefits and assistance for displaced occupants.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Policy and procedure will be implemented by December 31, 2024.

## 6. LOT CONSOLIDATION

As a primarily built out community, San Fernando will rely primarily on parcels that allow mixed use zoning to facilitate the development of lower-income housing. However, most vacant and non-vacant parcels within the

City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City offers the following incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element:

- Reduction in development standards including lot size, parking, and open space requirements.
- Alternative Parking requirements, including tandem, shared parking, off-site parking options, subject to finding adequate parking to serve the project.

The City will promote the lot consolidation provisions and incentives to existing property owners and prospective mixed-use and affordable housing developers, through the City's website within one-year of the Housing Element adoption.

Additional action to promote lot consolidation may include preparation and distribution of informational materials about program incentives and invitations to work sessions with City staff to discuss opportunities for lot consolidations and mixed-use development.

In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites annually and discuss the City's goals for residential development and available regulatory and financial assistance. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

The City will monitor the trend of lot consolidation semi-annually for the first three years of the planning period to ensure that incentives are adequate and appropriate to facilitate development of small lots and adjust incentives or utilize other strategies to promote lot consolidations as appropriate.

#### **2021-2029 Objectives:**

- Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 35 dwelling units per acre (du/ac) or higher.
- Track trends and adjust incentives where appropriate to incentivize lot consolidation.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Develop and implement policy by December 31, 2024.

## **7. DENSITY BONUS**

The City last revised the City's Density Bonus Ordinance in 2013. Since that time, several amendments to the State Density Bonus Law have occurred including,

- **AB 1763 (Density Bonus for 100 Percent Affordable Housing)** – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- **SB 1227 (Density Bonus for Student Housing)** - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345 (Increase Maximum Allowable Density)** - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

#### **2021-2029 Objectives:**

- Revise the City Density Bonus Ordinance to comply with amendments to the State Density Bonus Law by October 15, 2023.
- Include objective design standards and incentives for community-focused designs in exchange for deviation from development standards to facilitate development of deed-restricted affordable housing units.

**Funding Source:** SB2 REAP Grant

**Responsible Agency:** Community Development Department

**Time Frame:** Update City Density Bonus Ordinance by December 31, 2024, to comply with State Density Bonus law and to facilitate deed-restricted affordable housing units.

## 8. ACCESSORY DWELLING UNITS

Development of Accessory Dwelling Units (ADUs) provide affordable housing opportunity for lower-income households within a residential neighborhood setting. The City revised the City's ADU regulations in 2017. Since then, the state has passed multiple bills to remove constraints for the development ADUs (including AB 587, AB 671, AB 68, SB 9, and SB 13, among others). To ensure continued participation by San Fernando residents, the City will amend its current ADU regulations to align with current State mandates and continue to distribute information on its program and ordinance, through informational handouts and brochures and on the City's website, with print copies made available to the public at City Hall.

The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by San Fernando residents and taking alternative actions to help achieve desired program results. To incentivize development of ADU's for low-income households the City will explore the possibility of waiving development fees in exchange for deed-restriction that limits affordability.

### 2021-2029 Objectives:

- Revise the Accessory Dwelling Unit regulations to comply with current State law and to include objective design standards to facilitate production of ADU.
- Facilitate and monitor ADU construction. Based on recent trends, it is reasonable to expect 80 ADUs to be constructed annually during the planning period.
- Throughout the planning period, annually inform eligible property owners of the potential to construct ADU's through updated handouts and information on the City's website.
- Annually assess the program's effectiveness as it relates to ADU production and affordability and recalibrate the program through incentives and rezoning as necessary to meet annual projections.
- The City will amend the Corridor Specific Plan (SP-5) to allow for Accessory Dwelling Units in all areas where residential uses are permitted.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Update the City ADUs regulations by October 15, 2023. Information on the program is already available on the City's website and the City will annually review the materials regarding ADUs and update as appropriate throughout the planning period of 2021-2029.

## 9. TRANSITIONAL AND SUPPORTIVE HOUSING

The State requires that transitional and supportive housing be treated as residential uses. Additionally, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within a half mile of a public transit stop.

### 2021-2029 Objectives:

- Amend the Zoning Code to clarify where transitional and supportive housing developments are permitted by right by October 15, 2024.
- Amend the Zoning Code to eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop by right by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2023.

## 10. LOW BARRIER NAVIGATION CENTERS

AB 101 requires cities to allow a Low Barrier Navigation Center as a use by right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses if they meet specified requirements. Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and nonresidential uses in the same zone.

### 2021-2029 Objectives:

- Amend the Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses by October 15, 2024.
- Amend the Zoning Code to meet the parking requirements set out in AB 139 by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## 11. EMPLOYEE AND FARMWORKER HOUSING

The Zoning Code currently does not address the requirements of the Employee Housing Act, specifically the following:

- Employee housing for six or fewer employees is considered and permitted similarly as a single-family residential use.
- Amend Zoning Code to remove agricultural uses from the M-1 and M-2 zones.

### 2021-2029 Objectives:

- Amend the Zoning Code to comply with the Employee Housing Act by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## 12. EFFICIENT PROJECT REVIEW UNDER SB35

The City will develop an application form, checklist, and written policy or project review and approval guidelines to specify a SB 35 (2017) streamlining approval process and standards for projects as set forth under Government Code §65913.4 and consistent with HCD's updated Streamlined Ministerial Approval Process Guidelines.

### 2021-2029 Objectives:

- Develop and make available on the City's website a SB35 eligibility checklist and application form.
- Develop Objective Development Standards

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Completed and posted by December 31, 2023.

## 13. HOMELESS PLAN

The City will create a Housing Division and hire a Housing Coordinator to focus on housing related matters, such as affordable housing, homelessness, and community outreach. The new division will explore funding opportunities to support affordable housing development and rehabilitation and provide outreach and education around the services the City, the County of Los Angeles, and other regional organizations provide.

### 2021-2029 Objectives:

- Create a Housing Division and hire a Housing Coordinator.
- Develop a Homeless Plan

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department



**Time Frame:** Division created and staff hired by December 31, 2022. Homeless Plan completed by December 31, 2024.

#### 14. CITY HALL REDEVELOPMENT STUDY

The City will release an RFP for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028. The RFP will state that City Hall will not be relocated, but staff will be temporary relocated during construction only.

**2021-2029 Objectives:**

- Issue RFP for a redevelopment of the City Hall property.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** RFP issued by December 31, 2026.

#### 15. REMOVE SINGLE-FAMILY FROM MULTI-FAMILY ZONES

The Zoning Code currently does not address the development of new Single-Family residential in the Multi-Family zones.

**2021-2029 Objectives:**

- The City will amend the Zoning Code to prohibit the future development of Single-Family in the Multi-Family zones. Currently existing Single-Family developments will be permitted to remain.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## B. QUANTIFIED OBJECTIVES

Table 54 presents the City quantified objectives for construction, preservation, and rehabilitation for the 2021 to 2029 planning period that will be achieved through the policies and programs described above.

**Table 54: Quantified Objectives**

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low	230	-	-
Very Low	231	3	54
Low	273	11	-
Moderate	284	6	58
Above Moderate	777	-	-
Totals	<b>1,795</b>	<b>20</b>	<b>112</b>

# APPENDIX A: PUBLIC PARTICIPATION

## COMMUNITY OUTREACH SUMMARY

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted via a series of virtual community meetings and using Map.Social, a web-based interactive mapping tool, as outlined below.

### PUBLIC PARTICIPATION DURING THE COVID-19 PANDEMIC

It is important to note that the public participation program was affected by the COVID-19 pandemic. The project team was able to effectively engage residents and stakeholders through online platforms, providing virtual meetings and tools aimed at allowing people to participate in the planning process from home. The public was able to see presentations, ask questions, and remain actively and effectively engaged, providing a high level of relevant community input.

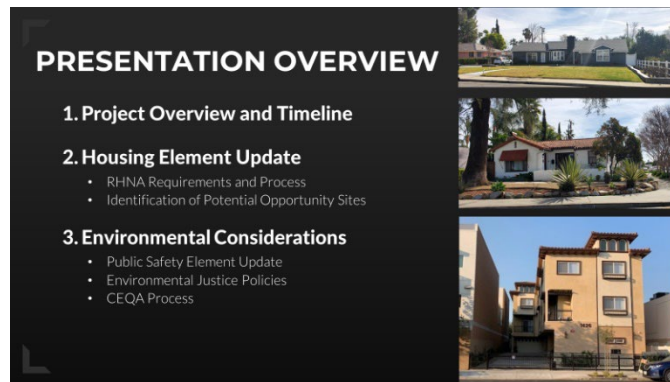
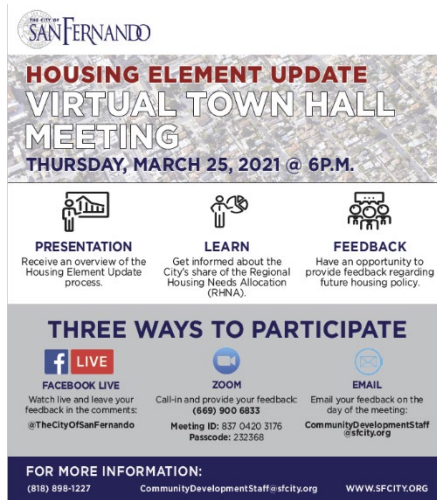
#### VIRTUAL MEETINGS

##### Town Hall Meetings

Three Town Hall meetings were conducted as part of the public outreach process. Each offered Spanish translation and was broadcasted on Facebook Live. The meetings were advertised on the City's website, local newspaper publications, and the City's social media posts. Notification of the meetings were also mailed to all residents, property owners, and other stakeholders (e.g., business owners, non-profit organizations, etc.) to invite them to attend and participate. Notices of public workshops were also sent to housing professionals, agencies, and organizations serving the City's lower income populations and those with special needs (see Appendix A). All meeting notes and presentations were posted on the City's website, along with links to the online survey and Map.Social, an online mapping engagement tool that was used during the process.

## TOWN HALL MEETING #1 (VIRTUAL)

Wednesday, March 24, 2021, from 6:30 to 8:00 p.m.



The first Virtual Town Hall meeting was held on Wednesday, March 24, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas for potential development. The housing needs of the community and potential locations for future housing to meet the City's RHNA obligations were discussed with participants. To gain additional insights from the community, the City provided Map.Social, where community members could mark up online maps to identify additional desirable locations for future housing. Map.Social was made available during the meeting and remained available for four weeks after the meeting on the City's Housing Element Update webpage.

### Topics

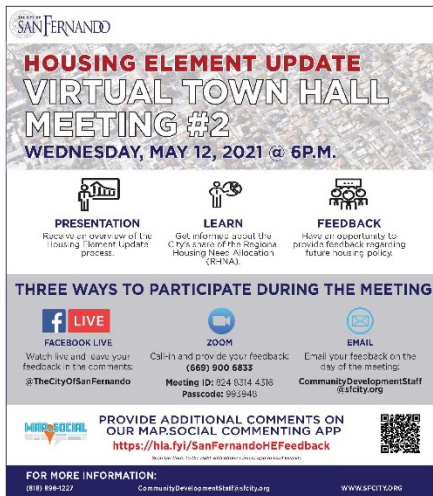
- Project Overview & Timeline
- RHNA Requirements
- Identification of Opportunity Sites
- Environmental Justice Policies
- CEQA Process

### Takeaways

- Multiple participants voiced concerns around the number of housing units the City needed to accommodate.
- Concerns about changing existing neighborhood by adding too much density
- Parking Concerns as a result of so many additional housing units

## TOWN HALL MEETING #2 (VIRTUAL)

Friday, May 12, 2021, from 6:30 to 8:00 p.m.



**HOUSING ELEMENT UPDATE  
VIRTUAL TOWN HALL  
MEETING #2**  
WEDNESDAY, MAY 12, 2021 @ 6 P.M.

**PRESENTATION**  
Receive an overview of the Housing Element Update process.

**LEARN**  
Get informed about the City's share of the Regional Housing Needs Allocation (RHNA).

**FEEDBACK**  
Have an opportunity to provide feedback regarding future housing policy.

**THREE WAYS TO PARTICIPATE DURING THE MEETING**

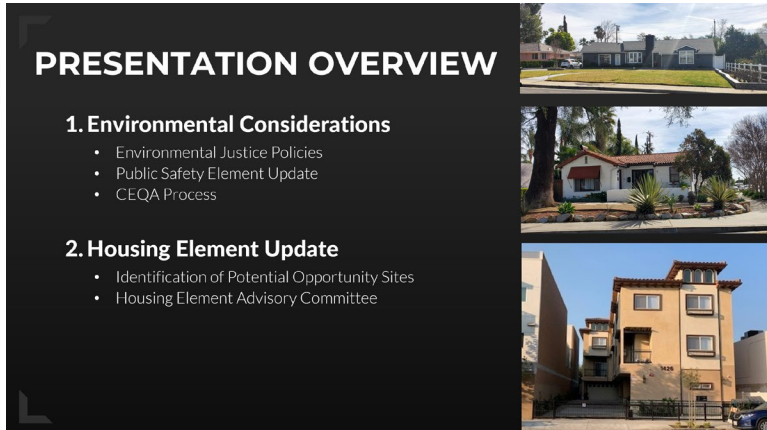
**FACEBOOK LIVE**  
Watch live and leave your feedback in the comments: @TheCityOfSanFernando

**ZOOM**  
Call-in and provide your feedback: (660) 900 6832  
Meeting ID: 824 0314 4316  
Passcode: 993346

**EMAIL**  
Email your feedback on the day of the meeting: CommunityDevelopmentStaff@city.org

**PROVIDE ADDITIONAL COMMENTS ON OUR MAP.SOCIAL COMMENTING APP**  
<https://hla.ty/SanFernandoHEFeedback>

**FOR MORE INFORMATION:**  
(818) 898-1227 | CommunityDevelopmentStaff@city.org | WWW.SFCITY.ORG



**PRESENTATION OVERVIEW**

**1. Environmental Considerations**

- Environmental Justice Policies
- Public Safety Element Update
- CEQA Process

**2. Housing Element Update**

- Identification of Potential Opportunity Sites
- Housing Element Advisory Committee

A second Virtual Town Hall meeting was held on Friday, May 12, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting continued the discussion on appropriate sites for future housing. A presentation was provided that focused on the approach and methodology to identify the potential housing sites. Several RHNA land use scenarios were discussed, and preliminary sites were identified. The community was then asked to provide feedback on these sites using map.social, where they could provide comments directly onto the online map. A summary of the Map.Social feedback is included in the following pages.

An explanation of Environmental Justice and policies to be incorporated into both the Housing Element and the Public Safety Element were also discussed during the meeting. As part of the presentation, participants were asked a series of questions relating to Environmental Justice to facilitate a discussion on what type of actions can or should be taken to address community concerns. Extensive feedback was gathered and incorporated into the Housing and Safety elements.

### Topics

- Environmental Justice Policies
- Public Safety Element
- CEQA Process
- Review of initial Opportunity Sites
- Housing Element Advisory Committee (TAC)

### Takeaways

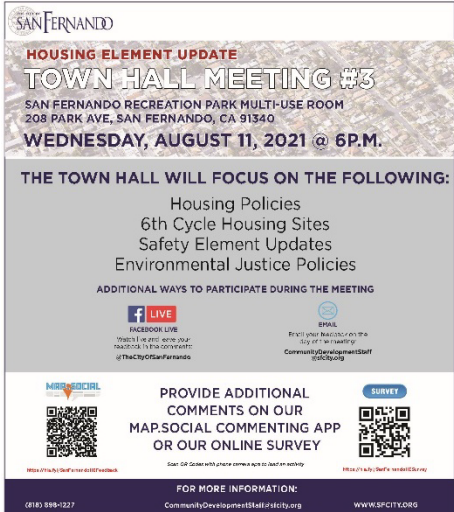
- Concern regarding the potential location of new housing along corridors and the environmental justice implications was expressed.
- Participants expressed a desire to not include the Swap Meet site in the opportunity sites inventory as it is a valuable cultural asset of the community.



## TOWN HALL MEETING #3 (IN-PERSON AND VIRTUAL)

August 11, 2021, from 6:30 to 8:00 p.m.  
San Fernando Recreation Park Multi-Use Room

A third Town Hall meeting was held in person at the San Fernando Recreation Park Multi-Use Room and was broadcasted on Facebook Live on August 11, 2021, from 6:30 – to 8:00 p.m. The discussion at the Town Hall meeting was focused on the preferred housing opportunity sites, which were identified based on the analysis of existing conditions and the feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comment on these sites and share additional feedback regarding the distribution of the identified sites.



**HOUSING ELEMENT UPDATE**  
**TOWN HALL MEETING #3**  
SAN FERNANDO RECREATION PARK MULTI-USE ROOM  
208 PARK AVE, SAN FERNANDO, CA 91340  
**WEDNESDAY, AUGUST 11, 2021 @ 6P.M.**

**THE TOWN HALL WILL FOCUS ON THE FOLLOWING:**

- Housing Policies
- 6th Cycle Housing Sites
- Safety Element Updates
- Environmental Justice Policies

**ADDITIONAL WAYS TO PARTICIPATE DURING THE MEETING**

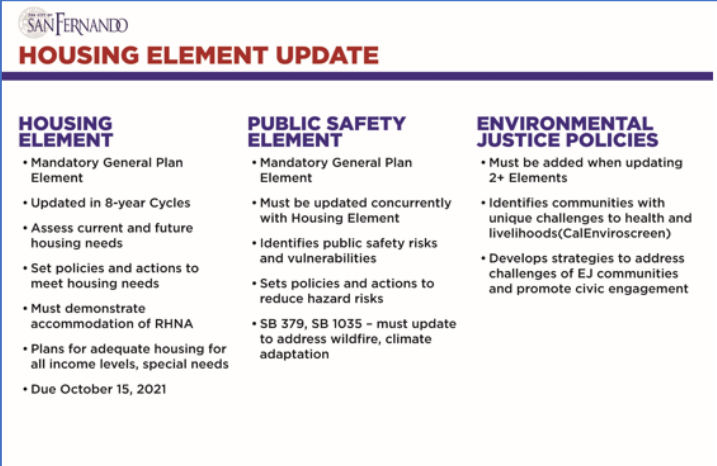
**FACEBOOK LIVE**  
Watch it all and share your thoughts. To the community @TheCityOfSanFernando

**EMAIL**  
Email your feedback to the City of San Fernando: CommunityDevelopment@sfcd.org

**PROVIDE ADDITIONAL COMMENTS ON OUR MAP, SOCIAL COMMENTING APP OR OUR ONLINE SURVEY**

**FOR MORE INFORMATION:**  
CommunityDevelopment@sfcd.org

**WWW.SFCITY.ORG**



**HOUSING ELEMENT UPDATE**

HOUSING ELEMENT	PUBLIC SAFETY ELEMENT	ENVIRONMENTAL JUSTICE POLICIES
<ul style="list-style-type: none"> <li>Mandatory General Plan Element</li> <li>Updated in 8-year Cycles</li> <li>Assess current and future housing needs</li> <li>Set policies and actions to meet housing needs</li> <li>Must demonstrate accommodation of RHNA</li> <li>Plans for adequate housing for all income levels, special needs</li> <li>Due October 15, 2021</li> </ul>	<ul style="list-style-type: none"> <li>Mandatory General Plan Element</li> <li>Must be updated concurrently with Housing Element</li> <li>Identifies public safety risks and vulnerabilities</li> <li>Sets policies and actions to reduce hazard risks</li> <li>SB 379, SB 1035 - must update to address wildfire, climate adaptation</li> </ul>	<ul style="list-style-type: none"> <li>Must be added when updating 2+ Elements</li> <li>Identifies communities with unique challenges to health and livelihoods (CalEnviroScreen)</li> <li>Develops strategies to address challenges of EJ communities and promote civic engagement</li> </ul>

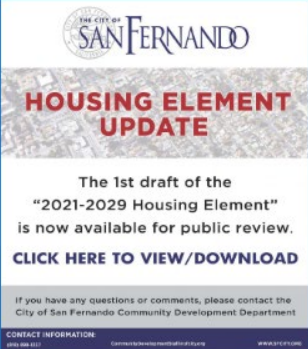
## Takeaways

- Final preferred opportunity sites were discussed, and the community again expressed concern regarding the RHNA allocation the City needed to accommodate.
- Generally, the public was supportive of the placement and distribution of the sites and the fact that they were not changing the character of the existing residential neighborhoods.

## HOUSING ELEMENT UPDATE WEBSITE

# HOUSING ELEMENT UPDATE

The Housing Element Update provides a unique opportunity for community members to get involved in the planning process to share their experience and knowledge of the City and offer input and direction to help shape the future of housing in San Fernando. In an effort to adequately prepare the policies and objectives, the City is requesting public feedback from the community.

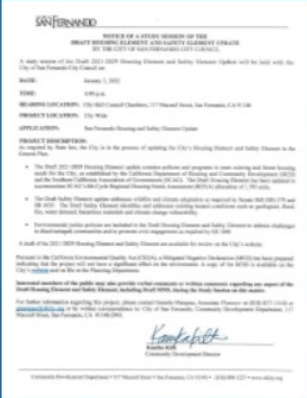


**HOUSING ELEMENT UPDATE**

The 1st draft of the  
"2021-2029 Housing Element"  
is now available for public review.

[CLICK HERE TO VIEW/DOWNLOAD](#)

If you have any questions or comments, please contact the City of San Fernando Community Development Department



### Sign up for updates!

Subscribe to get notifications about the Housing Element Update!

\* Email

First Name

Last Name

By submitting this form, you are consenting to receive marketing emails from: City of San Fernando, 117 Macneil Street, San Fernando, CA, 91340, US, <http://www.sfcity.org>. You can revoke your consent to receive emails at any time by using the [SafeUnsubscribe!](#) link, found at the bottom of every email. Emails are serviced by Constant Contact.

**Sign Up!**

[CLICK HERE TO VIEW THE DRAFT 2021-2029 HOUSING ELEMENT](#)


[CLICK HERE TO TAKE A COMMUNITY SURVEY](#)

[CLICK HERE TO MAP YOUR FEEDBACK](#)

The City maintains a Housing Element Update webpage on the City's website. All presentations and material shared at the meetings were made available for download the day after each Town Hall. The draft Housing Element was posted on the website two weeks prior to submittal to HCD for review. A mailing list was also established that residents could sign up to get notifications of upcoming meetings and study sessions. This webpage will be used after Housing Element certification and will serve as an information resource for all Housing Element implementations and the City's progress towards meeting the City's RHNA obligations.

## HOUSING SURVEY





THE CITY OF  
**SAN FERNANDO**

### Housing Element Update Survey

The City of San Fernando is in the process of updating the city's Housing Element of the General Plan. In an effort to adequately prepare the policies and objectives, the City is requesting public feedback from the community. The intent of the survey is to help City staff better understand the community's housing needs and priorities.

Please complete the following survey to provide us with your input. This survey should only take 4-5 minutes to complete.

Haga clic en el siguiente enlace para cargar la encuesta en español

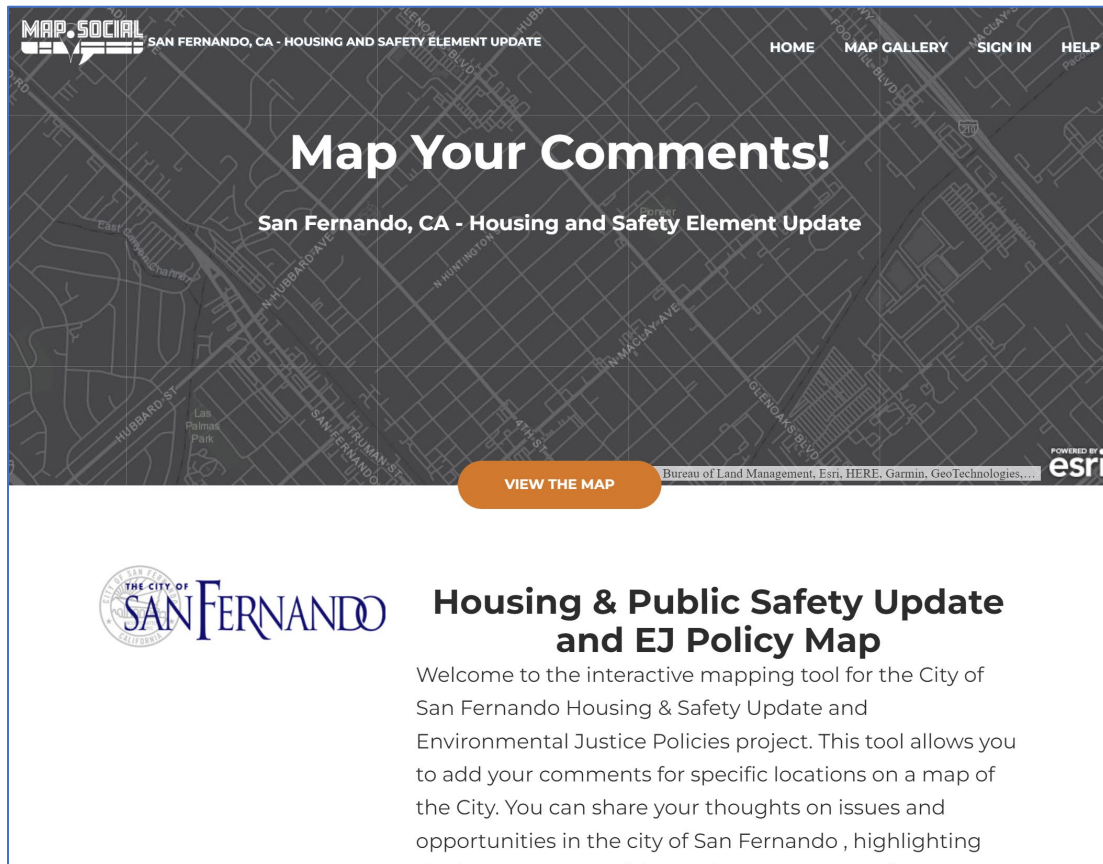
**[Encuesta](#)**

The San Fernando Housing Element Survey was made available throughout the planning process. The survey was used to gain insight into the community's housing needs and concerns and inform the policy and programs the City incorporated into the final document.

## MAP.SOCIAL

The public participation process for the San Fernando Housing Element used Map.Social, a web-based interactive mapping tool, to collect self-guided, location-specific input from residents and stakeholders. Participants were able to comment using location-based tools to identify good and bad locations for housing, potential housing sites, public safety element comments, and environmental justice comments. An “Other” category was also available.

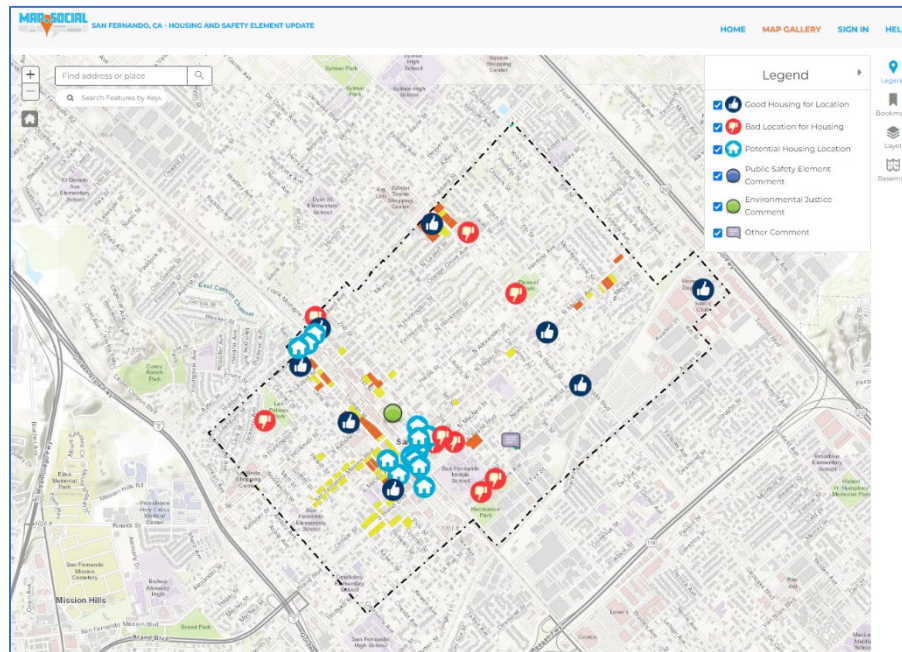
**Preliminary Potential Opportunity Sites** were included on Map.Social for comment. **Public Participation Session:** Map.Social was deployed from April 2021 through February 2022.





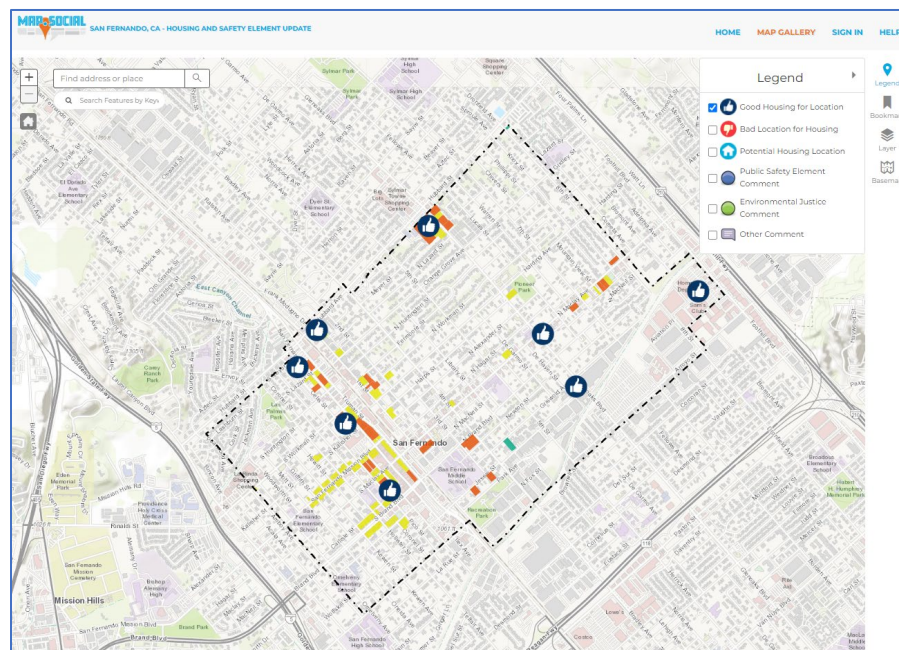
## ALL COMMENTS

During open public participation from April 2021 through February 2022, a total of 30 comments were added as points by Map.Social participants. The responses are detailed by category in the following pages.



## GOOD HOUSING LOCATIONS

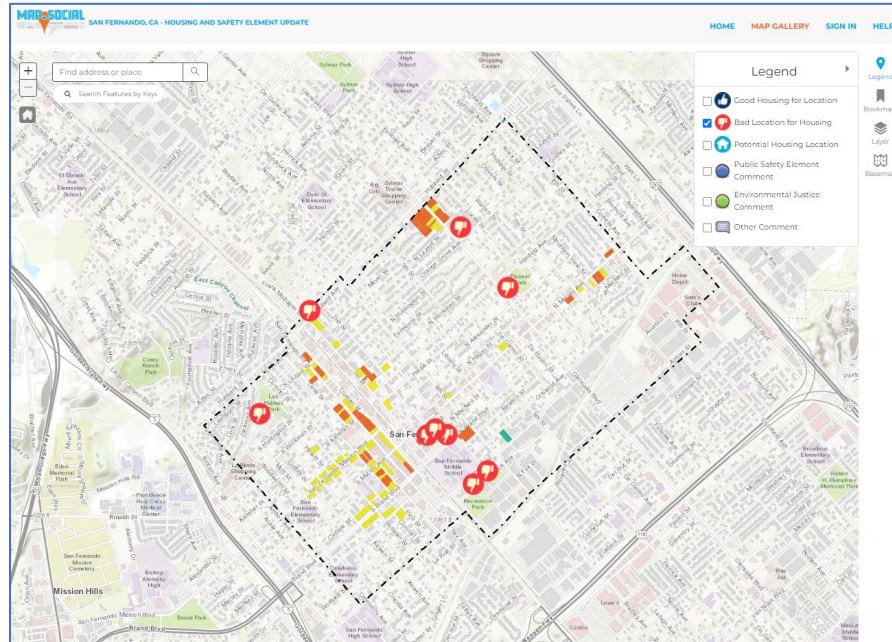
Participants submitted eight comments regarding “Good Housing Location.” Proposed sites along Truman Street and Glenoaks Boulevard were identified due to their being underdeveloped. Other locations identified as good for housing were primarily focused on mixed use opportunities.





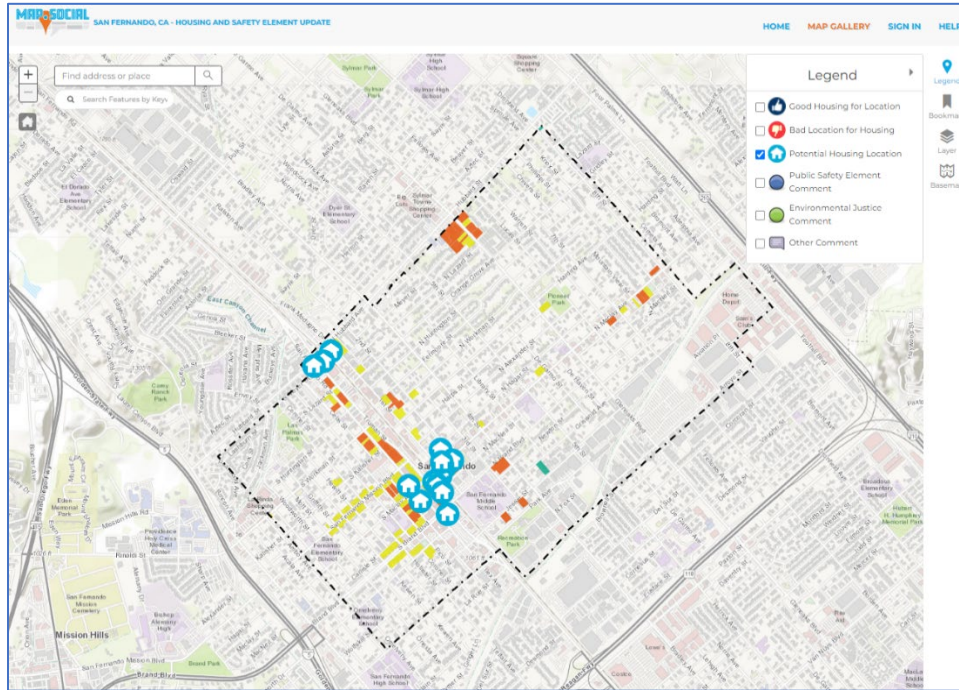
## BAD HOUSING LOCATIONS

Participants submitted nine comments regarding “Bad Location for Housing.” Participants primarily identified areas adjacent to San Fernando Middle School as bad housing locations, citing high displacement risk and parking as prime concerns.



## POTENTIAL HOUSING LOCATIONS

Of all comments, those tagged “Potential Housing Locations,” were the most common with 13 submitted. The majority of the participants identified the commercial corridor along Truman Street and Maclay Avenue as a potential housing location. Many discussed how housing should be supported above commercial buildings.



# 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 2013-2021 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 2021-2029 Housing Element. Table B-1 compares quantified objectives and accomplishments during the 2013-2021 planning period (through end of 2020). 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.

## CUMULATIVE IMPACTS ON ADDRESSING HOUSING FOR SPECIAL NEEDS

As a small city, San Fernando has limited resources to directly implement programs that benefit special needs groups. The City relies on collaborations with developers and public agencies such as the Los Angeles County Development Authority (LACDA). Several of the programs undertaken during the 2013-2021 planning period helped address housing needs for persons with special needs, including the disabled, seniors, and lower income households. These include:

- In 2014, building permits were issued for 28 very low and 4 low-income deed restricted units.
- Between 2015 and 2020, a total of 274 accessory units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low- and moderate-income affordability.
- The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters.
- As of February 2020, a total of 88 households are receiving Section 8 rental assistance through the Los Angeles County Development Authority (LACDA), including 45 standard housing vouchers; 38 project-

based vouchers; 2 continuum of care vouchers; and 3 Veterans Affairs Supportive Housing (VASH) vouchers. Housing Choice Vouchers benefit primarily extremely low-income households, seniors, and persons with disabilities. The City continues to work with Affordable Housing developers to refer prospective tenants to LACDA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on LACDA's list of registered units.

- The City website advertises a variety of housing services available to residents, including the LA County Housing Resource Center.

**Table B-1: Objectives vs. Accomplishments**

Income Category	New Construction (2014-2021)*		Rehabilitation (2014-2021 2012)**		Conservation (2014- 2021)***	
	Objective	Result	Objective	Result	Objective	Result
Extremely Low	27		0	0	0	
Very Low	28	28	2	0	73	73
Low	32	220	8	0	95	95
Moderate	35	58	5	0	4	4
Above Moderate	95	62	0	0	0	0
Total	217	368	15	0	172	172

Notes:\*Reflects 2014-2021 RHNA

\*\*Reflects single-family rehabilitation program through the exhaustion of residual Regional Development Agency (RDA) set-aside funds, if any (see Program 1).

\*\*\*Reflects preservation of very low, low and moderate income rental units identified in Table 21 of the 2013-2021 Housing Element.

**Table B-2: Evaluation of Program Accomplishments Under 2013-2021 Housing Element**

Housing Program	Program Objectives	Program Accomplishments
1. Residential Rehabilitation Program	Assist 20 households during the planning period, subject to available funding.	<p>Due to the dissolution of Redevelopment Agencies by the State, funding for this program has not been available.</p> <p><b>Continued Appropriateness:</b> The City's Housing Funds balance from residential loan repayments and refinancing is projected to grow from \$2 million. These funds may be used to re-initiate the Residential Rehabilitation Program. Therefore, it is being included in the 2021-2029 Housing Element.</p>
2. Neighborhood Preservation and Revitalization Program (CAPP)	Continue to implement CAPP within the designated Focus Areas.	<p>The City no longer implements the CAPP. The citywide code enforcement program includes the Focus Areas. The City also implements an active graffiti abatement program.</p> <p><b>Continued Appropriateness:</b> This program is no longer appropriate for the 2021-2029 Housing Element. It is replaced by the City's code enforcement and graffiti abatement programs.</p>
3. Housing Inspection Program	Complete inspections of approximately 200 units annually. Inspect ownership units upon re-sale.	<p>The City has also implemented a Pre-Sale Inspection program. The program requires sellers to submit an application and obtain the resulting report before they sell any residential property. The report includes City records related to the structure at the property and of any code violations as identified by a City inspection.</p> <p>In 2021, Building &amp; Safety conducted 75 inspections on Resale, with 69 retrofits completed.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>



4.. Lead Based Paint Awareness	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	The City continues to provide brochures to prospective building permit applicants in compliance with applicable lead-based paint abatement procedures. The City also continues to work with Pacoima Beautiful and the County of Los Angeles to identify funding for outreach and abatement. <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.
5. Facilitate Affordable and Special Needs Housing Development	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.	In 2014, building permits were issued for 28 very low and 4 low-income deed restricted units. In 2019, a fourplex issued building permits on San Fernando Rd has projected rents of \$1,700 for 2-bedroom units, within the range of affordability for lower income households. In addition, between 2015 and 2020, a total of 274 accessory dwelling units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low- and moderate-income affordability.  <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.
6. Conservation of Existing and Future Affordable Units	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.	The City continues to monitor existing deed restricted affordable units on an annual basis.  <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.

7. Monitor Residential Capacity	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.	<p>The City continues to monitor development in areas zoned for residential land uses on an annual basis and compares development sites to Housing Element land inventory, as well as a mix of housing types based on affordability level as specified in the RHNA. In December 2017, the City Council adopted a comprehensive update to the San Fernando Corridors Specific Plan, providing for up to 759 mixed use/multi-family units, compared to the 408-unit capacity identified within the Specific Plan in the City's 2013-2021 Housing Element. The San Fernando Corridors Specific Plan was awarded the 2018 Sustainability Award from SCAG.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
8. Removal of Governmental Constraints	Monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.	<p>The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to, provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>

<p>9. Housing Choice Voucher Assistance Program</p>	<p>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.</p>	<p>As of February 2020, a total of 88 households are receiving Section 8 rental assistance through HaCOLA, including 45 standard housing vouchers; 38 project-based vouchers; 2 continuum of care vouchers; and 3 VASH (veterans) vouchers. The City continues to work with Affordable Housing developers to refer prospective tenants to HaCOLA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on HaCOLA's list of registered units.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
<p>10. Fair Housing Program</p>	<p>Contract with the FHCSFV or another fair housing service provider; disseminate brochures; coordinate fair housing education with community events.</p>	<p>The City provides links on its website and a list of housing resources at the public counter to property owners and renters, including a brochure for the Housing Rights Center with offices in San Fernando Valley.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
<p>11. Homeownership Programs</p>	<p>Promote County homebuyer programs. Prepare and distribute bilingual program information through various communication channels. Advertise County programs at public counters and on the City's website.</p>	<p>The City website advertises a variety of housing services available to residents, including the LA County Housing Resource Center.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>

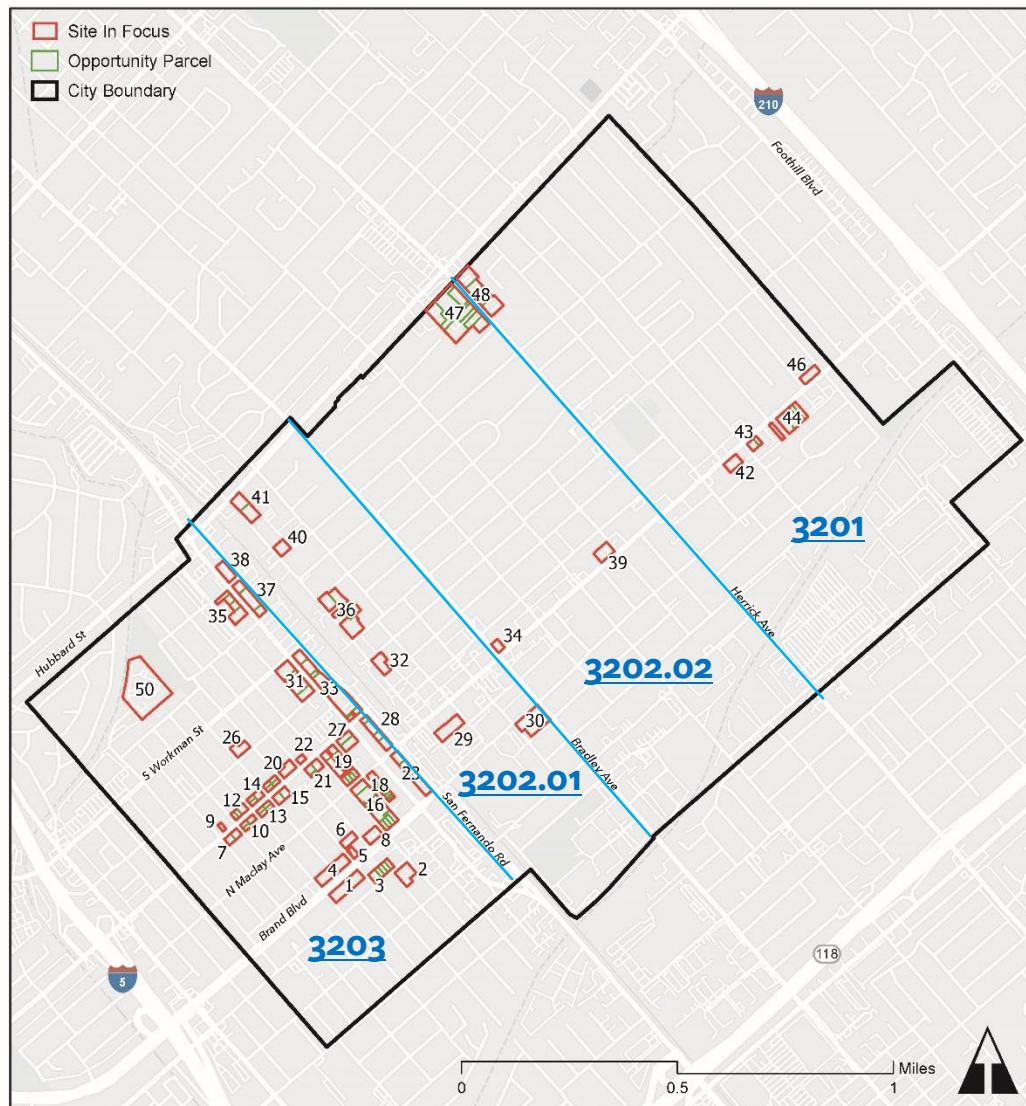
# APPENDIX C: OPPORTUNITY SITES INVENTORY

Figure C-1 provides the geographic location of the parcels within San Fernando. Table C-1 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel that is included in Table C-1 Opportunity Sites Table.

Figure C-1 – Opportunity Sites Map

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update - Key Map



**Table C-1 – San Fernando Housing Opportunity Sites Table**

Sheet	Assessor Parcel Number	Site Address/Intersection	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Density (DU/AC)	Infrastructure	Publicly-Owned	Identified in Last Two Planning Cycles	Income Category	Additional Net Future Units	Improvement Ratio	Existing FAR	Existing Site Coverage	Existing Lot Coverage (PCT)
1	2522012013	514 S BRAND BLVD SAN FERNANDO CA 91340	Residential - Two Units	0.16	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.45	0.26	2,480.03	37%
2	2522020019		Recreational - Clubs, Lodge-Halls, Fraternal Organizations	0.22	MCR	R-2	20	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	10	2.24	0.43	17,402.40	44%
3	2522013016		Commercial - Parking Lots (Commercial Use Properties)	0.16	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.01	0.99	-	0%
3	2522013015		Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.16	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.01	0.98	-	0%
3	2522013014	452 SAN FERNANDO LEE SAN FERNANDO CA 91340	Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.16	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.01	0.89	-	0%
3	2522013013		Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.16	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.01	0.88	-	0%
3	2522013012		Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.31	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	7	0.01	0.88	-	0%
4	2522012006	527 S BRAND BLVD SAN FERNANDO CA 91340	Residential - Single	0.16	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.92	0.22	2,284.82	33%
5	2522012003	462 S BRAND BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.20	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.81	0.54	4,475.17	52%
5	2522013002		Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.03	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	0.00	0.00	-	0%
6	2522009800		Frederick Vacant - Government - Government Parcel	0.46	CBD	C-1	35	YES - Current	YES - City-Owned	Not Used in Prior Housing Element	Moderate Income	12	0.00	0.00	-	0%
7	2521039008	660 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Auto, Recreation/EQPT, Construction EQPT, Sales & Service	0.23	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	1.24	0.22	2,370.23	24%
7	2521039009	670 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Store Combination	0.23	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	5	1.16	0.49	5,089.51	51%
8	2522013025	411 S BRAND BLVD SAN FERNANDO CA 91340	Miscellaneous - Utility, Commercial & Mutual Parking Plots Sale/Assess Pt	0.81	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	14	0.00	0.24	6,564.00	25%
9	2521030019	661 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Residential - Four Units (Auto Combination)	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	1.22	0.80	2,704.47	54%
10	2521028009	680 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Store Combination	0.17	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.52	0.32	3,186.16	42%
10	2521028024	1143 GRIFFITH ST SAN FERNANDO CA 91340	Residential - Single	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	1.27	0.36	2,802.81	57%
10	2521028010	676 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Residential - Two Units	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.50	0.31	2,086.66	41%
12	2521028001	689 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.23	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	2.08	0.20	2,778.80	28%
12	2521028022	675 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Office Buildings	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	1.43	0.31	1,736.92	35%
12	2521028023	1203 GRIFFITH ST SAN FERNANDO CA 91340	Residential - Four Units (Auto Combination)	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	1.95	0.60	2,527.07	51%
13	2521027009	559 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Auto, Recreation/EQPT, Construction EQPT, Sales & Service	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	1.12	0.23	2,635.74	53%
13	2521027008	1142 HEWITT ST SAN FERNANDO CA 91340	Residential - Single	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	0.25	0.14	1,497.27	30%
13	2521027011	558 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Store Combination	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	1.20	0.44	2,360.57	48%
13	2521027011	1143 HEWITT ST SAN FERNANDO CA 91340	Residential - Single	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	1.11	0.21	1,400.80	30%
14	2521024025	501 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.42	0.32	1,802.82	34%
14	2521024024	1207 HEWITT ST SAN FERNANDO CA 91340	Residential - Two Units	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.33	0.18	1,602.10	32%
14	2521024028	1200 HEWITT ST SAN FERNANDO CA 91340	Commercial - Stores	0.23	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.80	0.48	5,310.55	53%
15	2521028029	500 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.28	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	7	2.11	1.32	273.74	2%
15	2521028027	1141 HEWITT ST SAN FERNANDO CA 91340	Commercial - Stores	0.28	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	2.11	0.48	6,260.63	50%
16	2522004005	1080 CELUS ST SAN FERNANDO CA 91340	Commercial - Stores	0.83	BP-5	BP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	23	0.52	1.15	17,072.83	62%
16	2522004007	1003 PICO ST SAN FERNANDO CA 91340	Commercial - Stores	0.11	BP-5	BP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	1.19	0.51	2,464.16	49%
16	2522004003	308 S MACLAY AVE SAN FERNANDO CA 91340	Government - Government Parcel	0.46	BP-5	BP-5	50	YES - Current	YES - Federal-Owned	Not Used in Prior Housing Element	Moderate Income	16	0.00	0.00	5,590.46	28%
16	2522004006		Frederick Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.06	BP-5	BP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.00	1.00	-	0%



SiteID	Assessor Parcel Number	Site Address/Intersection	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Density (DU/AC)	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Income Category	Additional Net Future Units	Improvement Rate	Existing FAR	Existing Site Coverage	Existing Coverage (PCT)
16	252004004		Potentially Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.12	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.06	1.00	-	0%
16	252014005	313 S BRAND BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.15	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.07	0.26	2,216.80	33%
16	252014006	317 S BRAND BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.15	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	1.96	0.38	3,186.74	48%
16	252004004		Potentially Vacant - Government - Government Parcel	0.09	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Low Income	36	0.00	0.00	-	0%
16	252004005		Potentially Vacant - Government - Government Parcel	0.03	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	0	0.00	0.00	-	0%
16	252014000		Potentially Vacant - Commercial - Commercial	0.15	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	5	0.00	0.00	-	0%
16	252014001		Potentially Vacant - Government - Government Parcel	0.19	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	6	0.00	0.00	-	0%
17	252102001	591 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.92	0.45	2,548.37	51%
17	252102002	1208 HOLBERT ST SAN FERNANDO CA 91340	Commercial - Office Buildings	0.12	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	1.06	0.30	1,543.56	31%
17	252102002	1201 HEWITT ST SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	3.13	0.40	2,307.37	46%
17	252102001		Residential - Single	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	1.26	0.24	1,962.14	39%
17	252102001		Commercial - Stores	0.11	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.92	0.45	2,548.37	51%
17	252102002		Commercial - Office Buildings	0.12	COM	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	1.06	0.30	1,543.56	31%
18	252000001	1073 CELAS ST SAN FERNANDO CA 91340	Commercial - Office Buildings	0.13	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element - Non- Vacant	Moderate Income	4	0.95	0.96	5,456.28	97%
18	252000004		Commercial - Stores	0.13	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Prior Housing Element - Non- Vacant	Moderate Income	4	0.00	0.00	-	0%
18	252000009	1045 CELAS ST SAN FERNANDO CA 91340	Commercial - Stores	0.21	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	7	0.73	0.59	3,859.66	43%
18	252000000		Commercial - Commercial	0.11	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	2.34	0.10	564.25	13%
18	252000000		Potentially Vacant - Government - Government Parcel	0.06	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	2	0.00	0.00	164.28	6%
18	252000002		Potentially Vacant - Commercial - Commercial	0.05	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	1	0.00	0.00	-	0%
18	252000003		Potentially Vacant - Government - Government Parcel	0.06	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	2	0.00	0.00	-	0%
18	252000005		Potentially Vacant - Commercial - Parking Lots (Commercial Use Properties)	0.06	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	2	0.00	0.00	-	0%
18	252000001		Potentially Vacant - Government - Government Parcel	0.07	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	2	0.00	0.00	-	0%
19	2521031012	307 S MACLAY AVE SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.12	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Used in Prior Housing Element - Non- Vacant	Moderate Income	4	0.00	0.00	136.46	4%
19	2521031005	317 S MACLAY AVE SAN FERNANDO CA 91340	Commercial - Stores	0.14	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.54	0.56	2,899.71	48%
19	2521031013	301 S MACLAY AVE SAN FERNANDO CA 91340	Commercial - Banks Savings & Loan	0.15	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	5	1.50	2.06	5,005.37	88%
19	2521031006	313 S MACLAY AVE SAN FERNANDO CA 91340	Commercial - Stores	0.14	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.53	0.42	2,760.31	46%
19	2521031011	314 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.21	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	1.33	0.28	2,648.59	29%
19	2521031001		Potentially Vacant - Government - Government Parcel	0.54	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Low Income	19	0.00	0.00	-	0%
19	2521031002		Potentially Vacant - Government - Government Parcel	0.54	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Low Income	19	0.00	0.00	-	0%
19	2521031003		Potentially Vacant - Commercial - Service Stations	0.21	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	7	0.00	0.00	-	0%
20	252102001	455 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Recreational - Athletic & Amusement Facilities	0.52	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	12	1.31	0.41	11,000.50	49%
21	2521030010	411 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.23	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	0.63	0.52	6,125.88	64%
21	2521030037	401 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Office Buildings	0.30	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	7	0.43	0.61	5,074.56	39%
21	2521030014		Commercial - Commercial	0.07	CBD	C-1	35	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.00	0.00	386.02	13%

StPID	Assessor Parcel Number	Site Address/Intersection	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Density (DUA/G)	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Income Category	Additional Net Future Units	Improvement Ratio	Existing FAR	Existing Site Coverage	Existing Lot Coverage (PCT)
22	2621021027	415 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Parking/Lots (Commercial Use Property)	0.17	GBD	C-1	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.02	1.00	-	0%
23	2621001001	104 S MACLAY AVE SAN FERNANDO CA 91340	Commercial - Auto. Recreation/Eqpt., Construction/Eqpt., Sales & Service	0.34	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Used in Prior Housing Element - Non-Vacant	Moderate Income	12	0.41	0.47	6,860.87	47%
23	2621001002		Potentially Vacant - Government - Government Parcel	0.46	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	16	0.00	0.00	-	0%
23	2621001001		Potentially Vacant - Government - Government Parcel	0.69	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Low Income	25	0.00	0.00	-	0%
26	2621012005	1304 HOLLISTER ST SAN FERNANDO CA 91340	Institutional - Homes For Aged & Others	0.58	MCR	R-2	20	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	5	3.33	1.02	6,036.02	26%
27	2621032008	1140 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Stores	0.46	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	17	2.81	2.88	10,021.86	88%
27	2621032007	210 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial - Stores	0.34	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	12	0.43	0.61	9,120.78	61%
28	2621014004		Potentially Vacant - Government - Government Parcel	0.42	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	15	0.00	0.00	-	0%
28	2621014005		Potentially Vacant - Government - Government Parcel	0.15	SP-5	SP-5	50	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	5	0.00	0.00	-	0%
28	2621014009	1101 TRUMAN ST SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Restaurants, Cocktail Lounges	0.35	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	10	1.06	0.21	-	0%
28	2621014007	117 N MACLAY ST SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Stores	0.22	SP-5	SP-5	50	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	5	1.35	0.35	-	0%
29	2621002000	117 N MACLAY ST SAN FERNANDO CA 91340	Government - Government Parcel	1.19	SP-5	SP-5	50	YES - Current	YES - City-Owned	Not Used in Prior Housing Element	Low Income	44	0.00	0.00	16,504.11	32%
30	2621016006	300 N FERNANDO BLVD SAN FERNANDO CA 91340	Potentially Vacant - Government - Government Parcel	1.88	HCR	R-3	43	YES - Current	YES - County-Owned	Not Used in Prior Housing Element	Low Income	80	0.00	0.00	-	0%
31	2621016000	1200 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Auto. Recreation/Eqpt., Construction/Eqpt., Sales & Service	0.92	SP-5	SP-5	37	YES - Current	YES - City-Owned	Used in Prior Housing Element - Non-Vacant	Low Income	25	0.00	0.00	1,183.06	3%
31	2621016002	1214 SAN FERNANDO RD SAN FERNANDO CA 91340	Recreational - Athletic & Amusement Facilities	0.69	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Used in Prior Housing Element - Non-Vacant	Low Income	17	0.53	0.47	5,196.73	17%
31	2621018018	1200 SAN FERNANDO RD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Parking/Lots (Commercial Use Properties)	0.46	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	12	0.03	1.00	-	0%
31	2621018012		Vacant	0.06	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	1	0.09	1.00	-	0%
31	2621018011		Vacant	0.06	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	1	0.09	1.00	-	0%
31	2621018003		Vacant	0.11	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	3	0.00	0.00	-	0%
32	26210010016	1321 1 ST ST SAN FERNANDO CA 91340	Vacant	0.74	SP-5	SP-5	20	YES - Current	NO - Privately-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	9	0.00	0.00	-	0%
33	2621018001		Potentially Vacant - Government - Government Parcel	0.16	SP-5	SP-5	37	YES - Current	YES - City-Owned	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate Income	4	0.00	0.00	-	0%
33	2621017002		Potentially Vacant - Commercial - Commercial	0.03	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	0.00	0.00	-	0%
33	2621017008	1315 SAN FERNANDO RD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Commercial	0.11	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	3	0.00	0.00	-	0%
33	2621017022	1345 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Svc. Ships/Boats, TV, Radio, Print Shop	0.40	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	10	0.70	0.40	6,677.07	40%
33	2621032013	1203 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Stores	0.04	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	2.08	0.72	1,226.00	68%
33	2621032014	1201 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.10	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	2	0.50	0.20	1,025.06	30%
33	2621017023	1327 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.46	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	11	4.97	0.13	2,748.47	13%
33	2621017021	1245 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Store Corridors	0.69	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	27	1.05	0.36	12,311.49	29%
33	2621034011	1231 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Stores	1.53	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	42	0.72	0.29	22,074.80	35%
34	2621003002	403 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Office Buildings	0.32	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	8	1.70	0.52	4,073.18	30%
35	2621006003	1603 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Stores	0.23	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	1.28	0.50	5,281.86	53%
35	2621006009	1603 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Store Corridors	0.23	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	0.97	0.25	3,862.34	40%
35	2621006008	1603 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Stores	0.23	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	1.74	0.40	-	0%
35	2621006024	1603 SAN FERNANDO RD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Commercial	0.57	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	15	0.00	0.00	-	0%



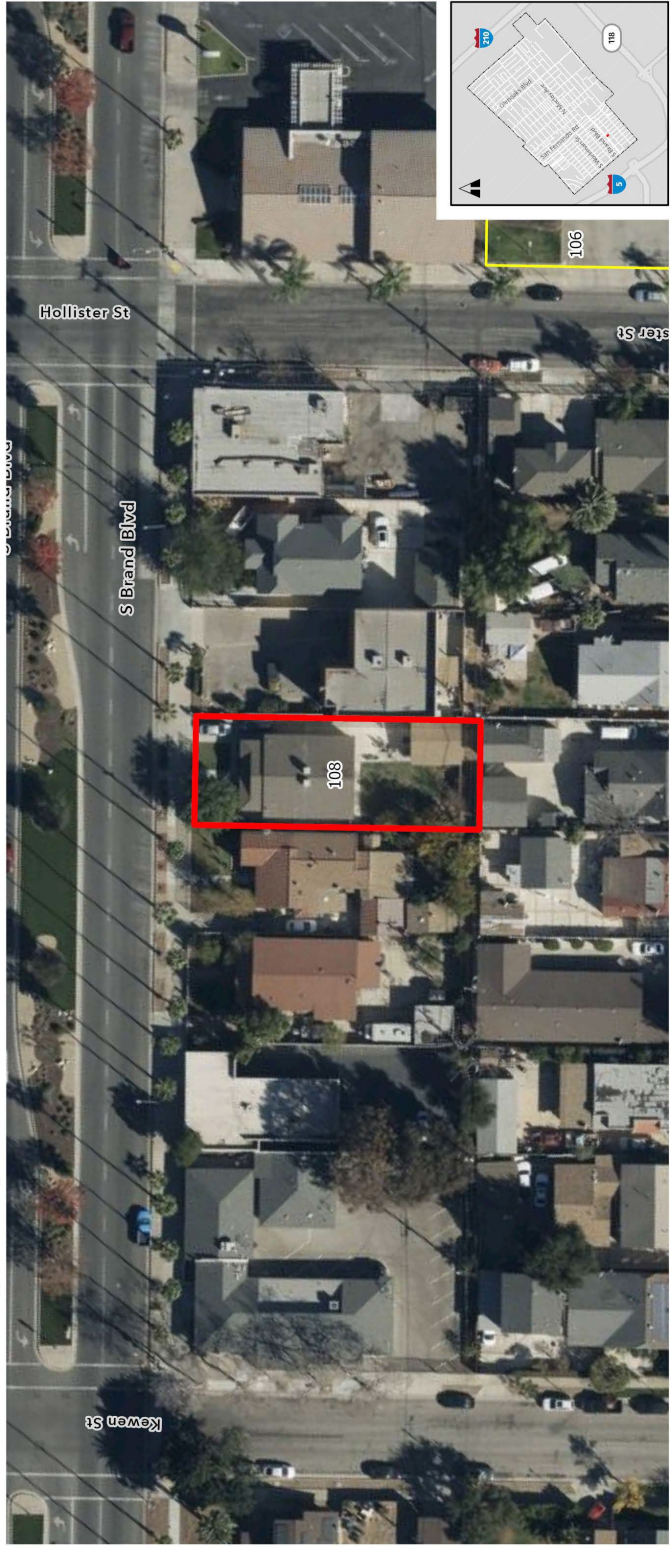
Field	Assessor Parcel Number	Site Address/Intersection	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Density (DUA/C)	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Income Category	Additional Net-Tenure Units	Improvement Ratio	Existing FAR	Existing Site Coverage	Existing Lot Coverage (PCT)
36	250101045	1621 1ST ST SAN FERNANDO CA 91340	Commercial - Office Buildings	0.83	SP-5	SP-5	26	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	8	0.07	0.43	12,057.44	41%
36	250101043	1611 1ST ST SAN FERNANDO CA 91340	Vacant	0.99	SP-5	SP-5	26	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	12	0.00	0.00	-	0%
36	250101041	1529 1ST ST SAN FERNANDO CA 91340	Industrial - Industrial	0.79	SP-5	SP-5	43	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	25	0.00	0.00	-	0%
36	250101042	1511 1ST ST SAN FERNANDO CA 91340	Vacant	0.81	SP-5	SP-5	43	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	18	0.00	0.32	792.32	3%
37	250103001	107 S HUNTINGTON ST SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.29	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	7	0.02	0.05	2,137.88	13%
37	250103013	1547 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Auto, Recreation/EQPT, Construction/EQPT, Sales & Service	0.34	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	9	0.07	0.13	2,833.84	13%
37	250103014	191 SAN FERNANDO RD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Parking/Lots (Commercial Use Properties)	0.75	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	21	0.02	0.01	280.83	1%
38	250104017	161 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial - Auto, Recreation/EQPT, Construction/EQPT, Sales & Service	0.99	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	10	0.14	0.37	10,300.26	25%
39	250103109	661 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Furniture/Stores/Commercial Use Properties	0.17	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	4	0.03	1.03	183.79	2%
40	250102023	1611 1ST ST SAN FERNANDO CA 91340	Industrial - Light Manufacturing, Warehouse, Industrial, Retail, Etc. P&Hs	0.53	SP-5	SP-5	26	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	5	0.62	0.84	14,888.30	63%
41	250102015	108 N HUBBARD AVE SAN FERNANDO CA 91340	Industrial - Lumber Yards	0.62	SP-5	SP-5	26	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	0	0.28	0.07	5,910.89	38%
41	250102018	2011 1ST ST SAN FERNANDO CA 91340	Industrial - Light Manufacturing, Warehouse, Industrial, Retail, Etc. P&Hs	0.88	SP-5	SP-5	26	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	9	0.82	0.80	15,188.89	65%
42	250101004	108 N MACLAY AVE SAN FERNANDO CA 91340	Industrial - Churches	0.90	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	16	0.35	0.24	7,394.23	28%
43	250103017	1030 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Stores	0.27	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	0.60	0.33	4,151.89	38%
43	250103018	1010 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Auto, Recreation/EQPT, Construction/EQPT, Sales & Service	0.13	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	1	0.58	0.38	2,005.59	34%
44	250103025	1030 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Commercial	0.25	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	5	0.31	0.29	3,017.55	27%
44	250103016	1110 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Office Buildings	0.29	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	0.43	0.08	1,995.55	15%
44	250103015	1164 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Stores	0.29	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	6	0.50	0.22	5,322.78	44%
44	250103012	1050 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.91	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	13	0.03	0.19	6,020.75	27%
44	250103023	1044 N MACLAY AVE SAN FERNANDO CA 91340	Industrial - Churches	0.88	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	18	0.46	0.17	5,245.55	19%
46	250101004	1170 N MACLAY AVE SAN FERNANDO CA 91340	Commercial - Office Buildings	0.59	SP-5	SP-5	37	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	14	1.04	0.25	10,144.39	43%
47	250101008	1560 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Professional Buildings	0.49	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	11	0.50	0.23	5,105.89	24%
47	250101023	2014 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.42	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	9	0.87	0.15	3,176.32	21%
47	250101022	1565 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.47	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	11	1.75	0.10	3,220.89	19%
47	250101043	2640 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Supermarkets	2.07	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	54	0.82	0.50	40,195.31	43%
47	250101024	2017 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Shopping Centers (Neighborhood community)	1.37	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	35	1.57	0.34	22,129.22	37%
47	250101020	2010 GLENDALES BLVD REAR SAN FERNANDO CA 91340	Commercial - Parking/Lots (Commercial Use Properties)	0.94	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	21	0.01	0.96	300.39	1%
47	250101042	2010 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Shopping Centers (Neighborhood community)	0.82	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	15	1.60	0.48	14,887.26	58%
48	250101014	2011 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.47	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	11	0.50	0.10	2,283.02	14%
48	250101015	2011 GLENDALES BLVD SAN FERNANDO CA 91340	Potentially Vacant - Commercial - Parking/Lots (Commercial Use Properties)	0.71	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	18	0.82	0.97	-	0%
48	250101024	1655 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.79	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	20	1.59	0.18	7,300.04	21%
48	250101013	2010 GLENDALES BLVD SAN FERNANDO CA 91340	Commercial - Restaurants, Cocktail Lounges	0.90	COM	C-2	36	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Low Income	21	1.10	0.43	16,999.53	59%
50	250101012	1511 N MACLAY AVE SAN FERNANDO CA 91340	Industrial - Churches	0.91	LDH	R-1	6	YES - Current	NO - Privately-Owned	Not Used in Prior Housing Element	Moderate Income	27	3.85	-	46,946.39	19%

## OPPORTUNITY SITES MAP BOOK

The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel.

**Note:** Sites 11, 14, 25, 45, and 49 have been removed from this map book.

# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 1**



City Boundary			Site In Focus			Opportunity Parcel			Income Category		
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units
108	2522-012-013	516 S BRAND BLVD	0.16	1996	No	Residential - Two Units	COM	C-1	C-1 Mixed Use Overlay	35	1
										Moderate Income	



San Fernando RHNA Housing Element Update **Site 2**

## OPPORTUNITY SITES

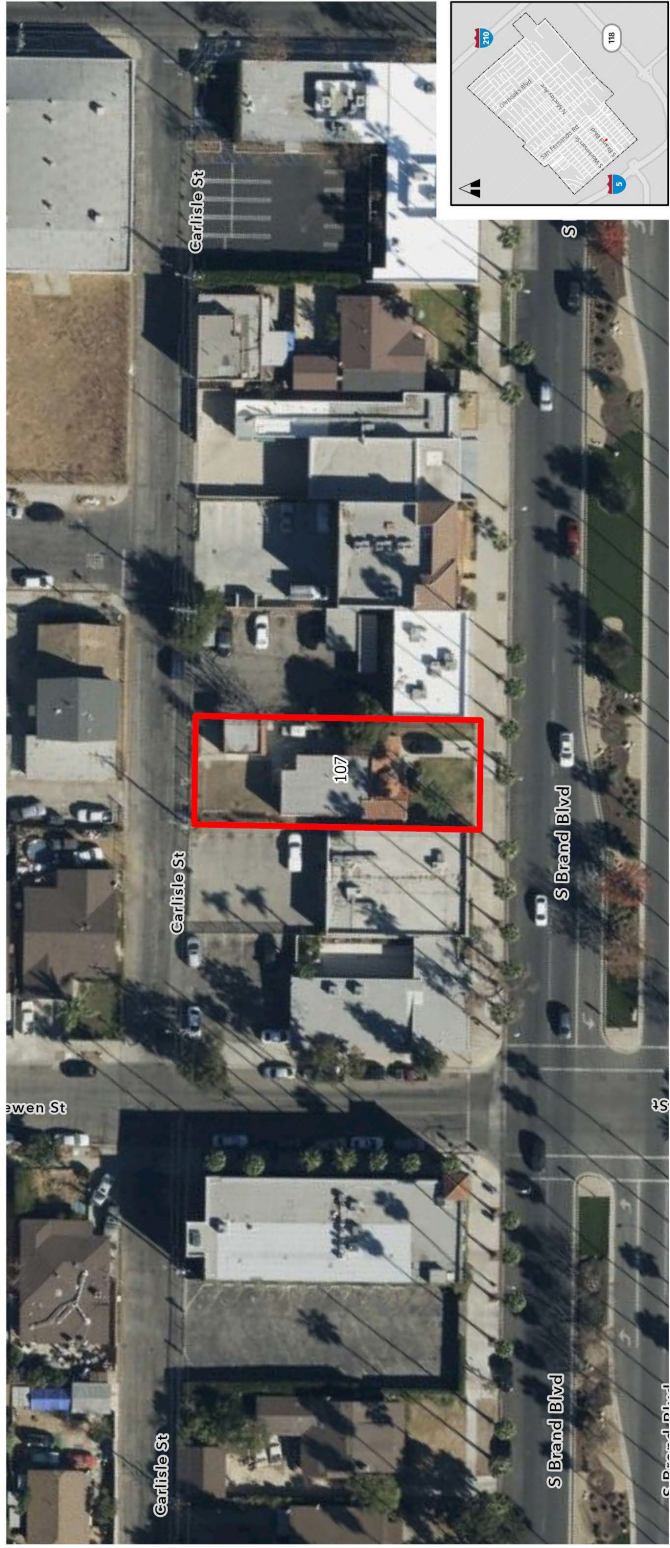
San Fernando RHNA Housing Element Update **Site 3**



Parcel ID	City Boundary	APN	Site Address	Site In Focus				Opportunity Parcel				Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
				Year Built	Vacant Type	Lot Acreage		Year Built	Vacant Type	Lot Acreage								
102		2522-013-016		1950	No	0.16		1950	Potentially Vacant	0.16		Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
103		2522-013-015		1950	Potentially Vacant	0.16		1950	Potentially Vacant	0.16		Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
104		2522-013-014	453 CHATSWORTH DR	1973	Potentially Vacant	0.16		1973	Potentially Vacant	0.16		Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
105		2522-013-013		1973	Potentially Vacant	0.16		1973	Potentially Vacant	0.16		Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
106		2522-013-012		1973	Potentially Vacant	0.31		1973	Potentially Vacant	0.31		Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	7	Moderate Income



**OPPORTUNITY SITES**  
 San Fernando RHNA Housing Element Update **Site 4**



City Boundary			Site In Focus			Opportunity Parcel			200 Feet			
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
107	2522-012-006	557 S BRAND BLVD	0.16	1932	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income

# OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 5**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code
100	2522-013-003	485 S BRAND BLVD	0.2	1945	No	Commercial - Stores	CBD	C-1	C-1 Mixed Use Overlay
101	2522-013-802		0.03		Potentially Vacant	Miscellaneous - Utility Commercial & Mutual: Pumping Plants State Assessed Pr	CBD	C-1	C-1 Mixed Use Overlay
								Proposed DUA	Additional Net Future Units
								35	4
								35	0
								Income Category	
								Moderate Income	
								Moderate Income	





City Boundary			Site In Focus			Opportunity Parcel			200 Feet				
City Boundary			Site In Focus			Opportunity Parcel			200 Feet				
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category	
99	2522-006-900		0.46		Potentially Vacant	Government - Government Parcel	CBD	C-1	C-1 Mixed Use Overlay	35	12	Moderate Income	



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 7**



City Boundary			Site In Focus		Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
92	2521-035-008	650 SAN FERNANDO MISSION BLVD	0.23	1963	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
93	2521-035-009	670 SAN FERNANDO MISSION BLVD	0.23	1990	No	Commercial - Store	COM	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income

San Fernando RHNA Housing Element Update **Site 8**



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 9**



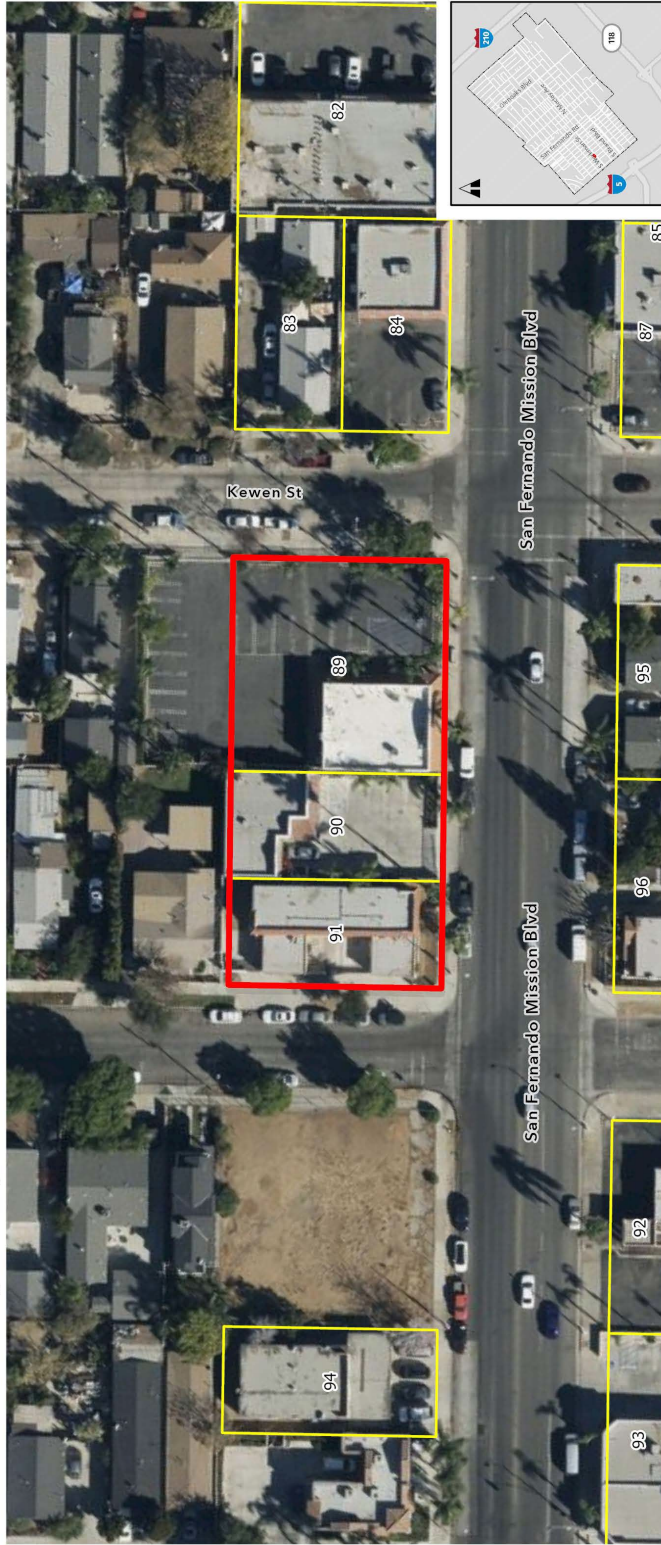
## San Fernando RHNA Housing Element Update **Site 10**



City Boundary			Site In Focus		Opportunity Parcel			200 Feet				
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zoning Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
95	2521-025-009	600 SAN FERNANDO MISSION BLVD	0.17	1924	No	Commercial - Store Combination	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
96	2521-025-010	616 SAN FERNANDO MISSION BLVD	0.11	1929	No	Residential - Two Units	COM	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income
97	2521-025-024	1143 GRIFFITH ST	0.11	1997	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income



# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 12**

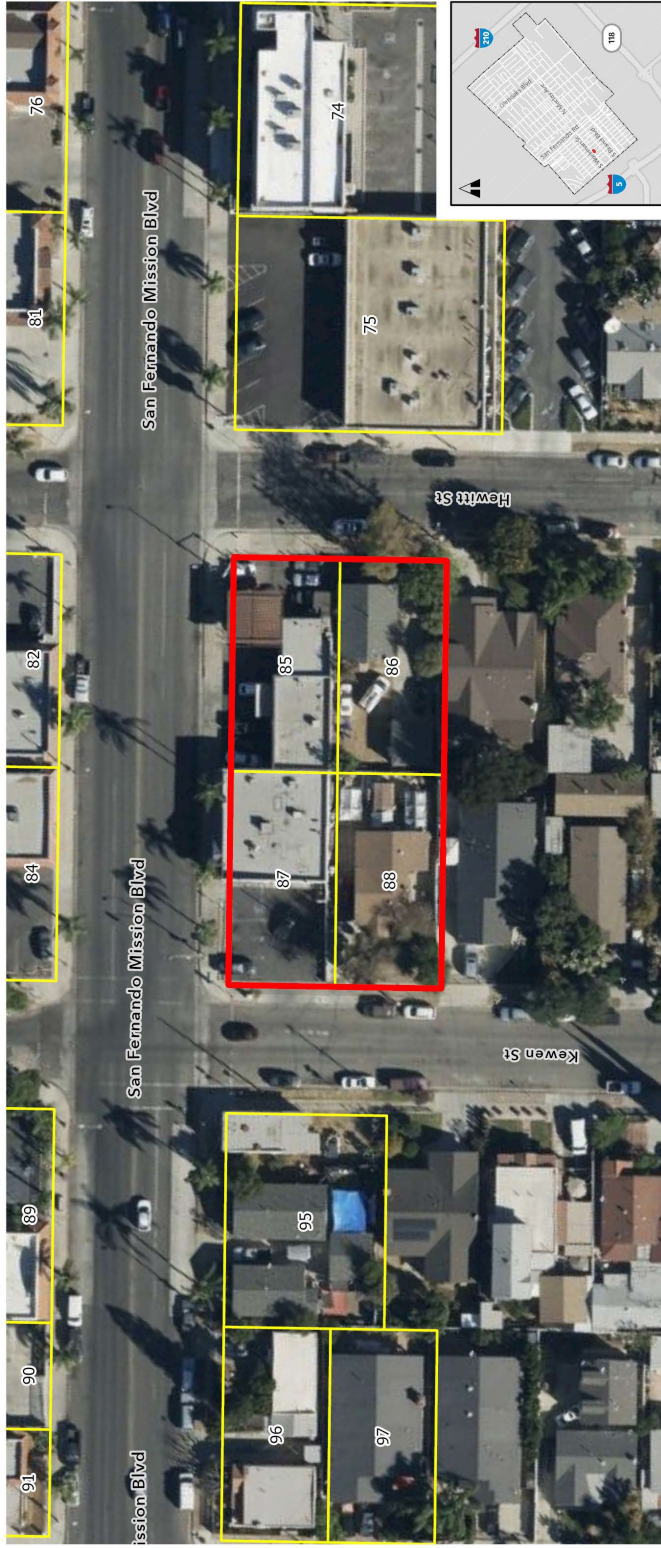


Parcel ID	City Boundary	APN	Site Address	Lot Acreage	Year Built	Opportunity Parcel		Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
						Site In Focus	Vacant Type							
89		2521-025-001	603 SAN FERNANDO MISSION BLVD	0.23	1976	No	No	Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
90		2521-025-022	615 SAN FERNANDO MISSION BLVD	0.11	1998	No	No	Commercial - Office Buildings	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
91		2521-025-023	1203 GRIFFITH ST	0.11	1979	No	No	Residential - Four Units (Any Combination)	COM	C-1	C-1 Mixed Use Overlay	35	0	Moderate Income



## OPPORTUNITY SITES

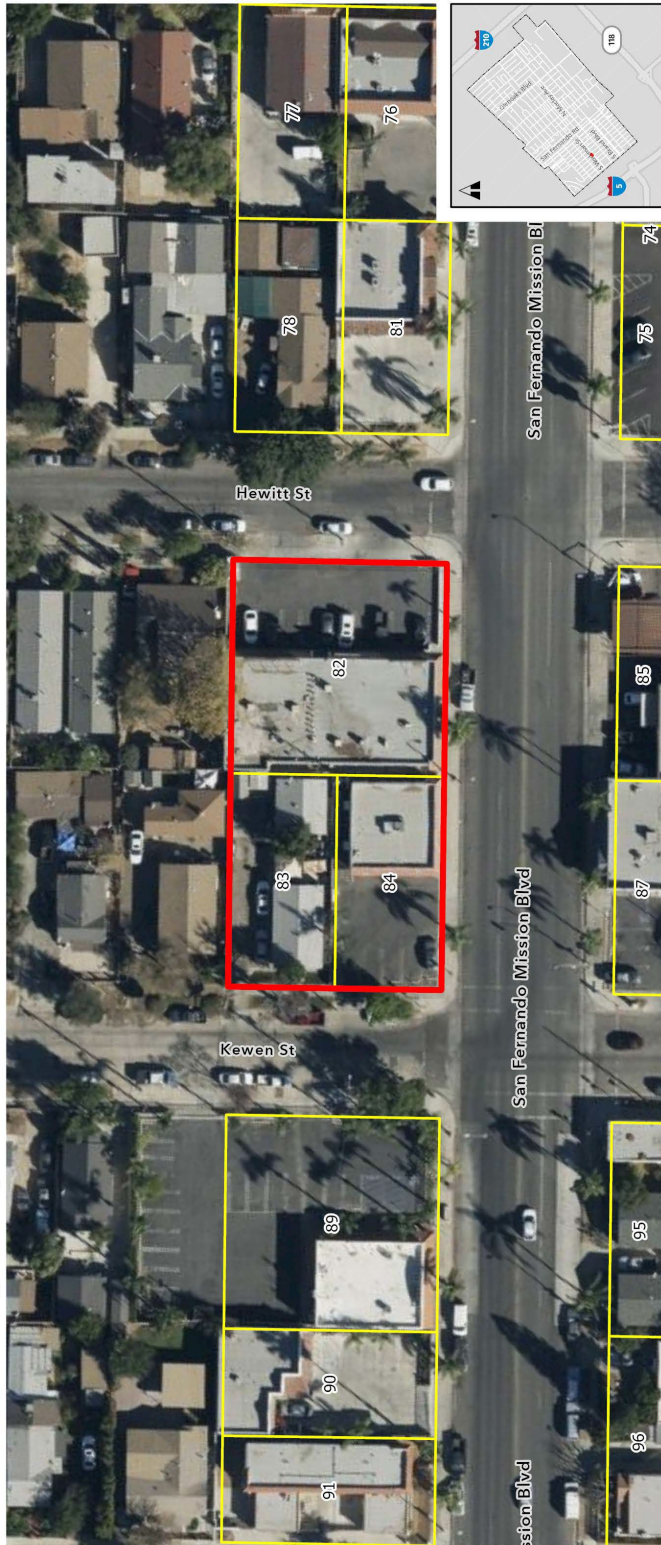
San Fernando RHNA Housing Element Update **Site 13**



City Boundary			Site In Focus		Opportunity Parcel		200 Feet						
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category	
85	2521-027-009	550 SAN FERNANDO MISSION BLVD	0.11	1961	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income	
86	2521-027-008	1142 HEWITT ST	0.11	1926	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income	
87	2521-027-010	568 SAN FERNANDO MISSION BLVD	0.11	1923	No	Commercial - Store Combination	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income	
88	2521-027-011	1143 KEWEN ST	0.11	1925	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income	

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 14**



City Boundary		Site In Focus		Opportunity Parcel									
Parcel ID		APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
82	83	2521-024-028	1200 HEWITT ST	0.23	1969	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
83	84	2521-024-024	1207 KEWEN ST	0.11	1923	No	Residential - Two Units	COM	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income
84		2521-024-025	561 SAN FERNANDO MISSION BLVD	0.11	1995	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income



## OPPORTUNITY SITES

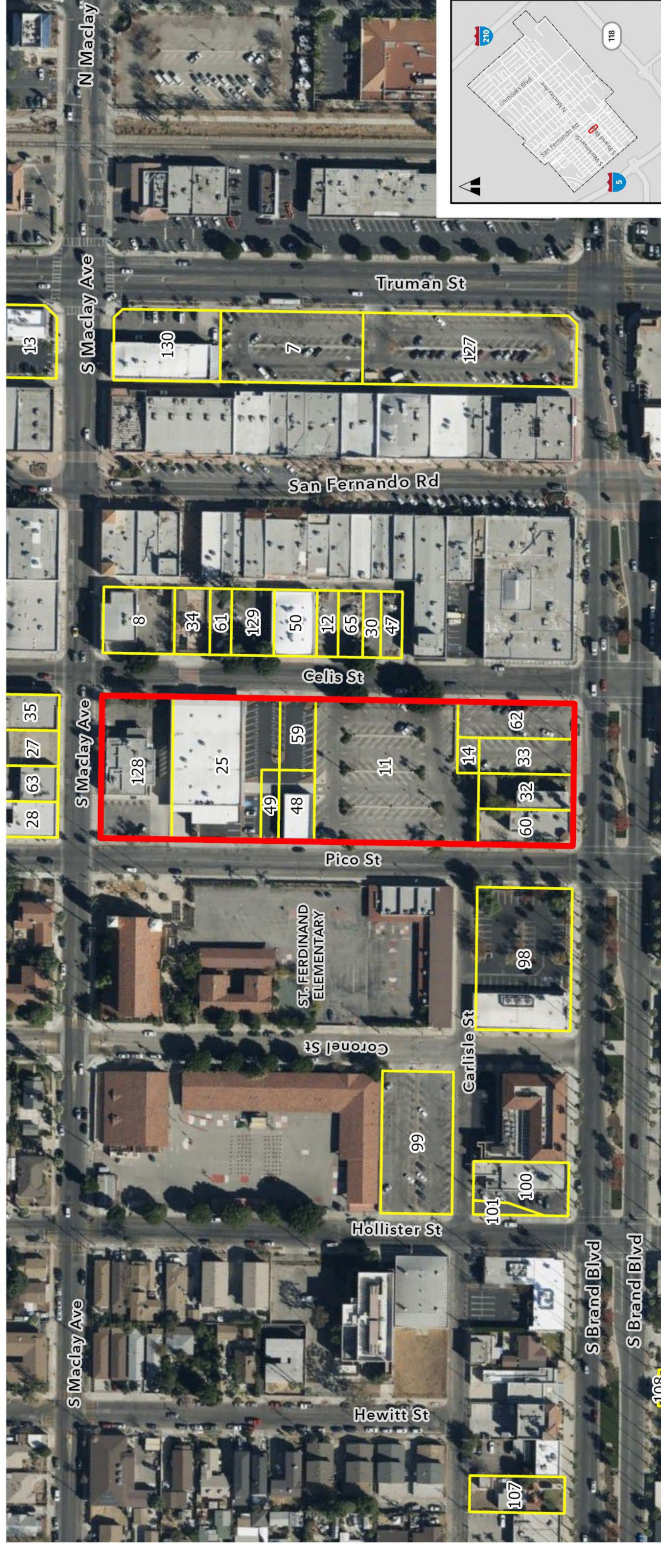
San Fernando RHNA Housing Element Update **Site 15**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code
74	2521-028-029	500 SAN FERNANDO MISSION BLVD	0.29	2015	No	Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay
75	2521-028-027	1141 HEWITT ST	0.29	1964	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay
								Proposed DUA	Additional Net Future Units
								35	7
								35	6
								Income Category	
								Moderate Income	
								Moderate Income	

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update Site 16

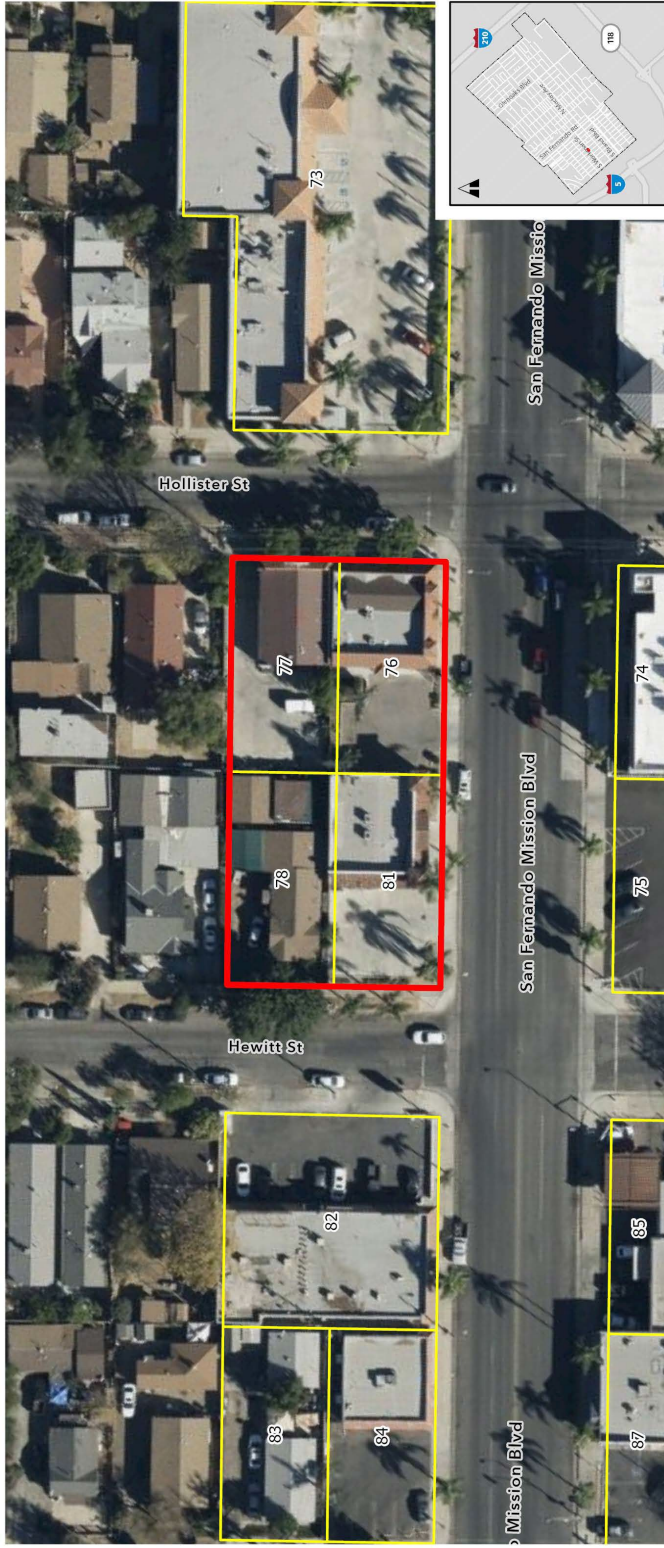


City Boundary			Site In Focus		Opportunity Parcel		600 Feet							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category		
11	2522-004-904		0.99		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	36	Low Income		
14	2522-004-905		0.03		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	0	Moderate Income		
25	2522-004-005	1030 CELIS ST	0.63	1949	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	23	Low Income		
32	2522-014-025	313 S BRAND BLVD	0.15	1939	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income		
33	2522-014-900		0.15		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income		
48	2522-004-007	1023 PICO ST	0.11	1956	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income		
49	2522-004-006		0.06	1949	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	1	Moderate Income		
59	2522-004-004		0.12	1949	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income		
60	2522-014-026	317 S BRAND BLVD	0.15	2000	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income		
62	2522-014-901		0.19		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income		
128	2522-004-903	308 S MACLAY AVE	0.46		No	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	16	Moderate Income		



# OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 17**

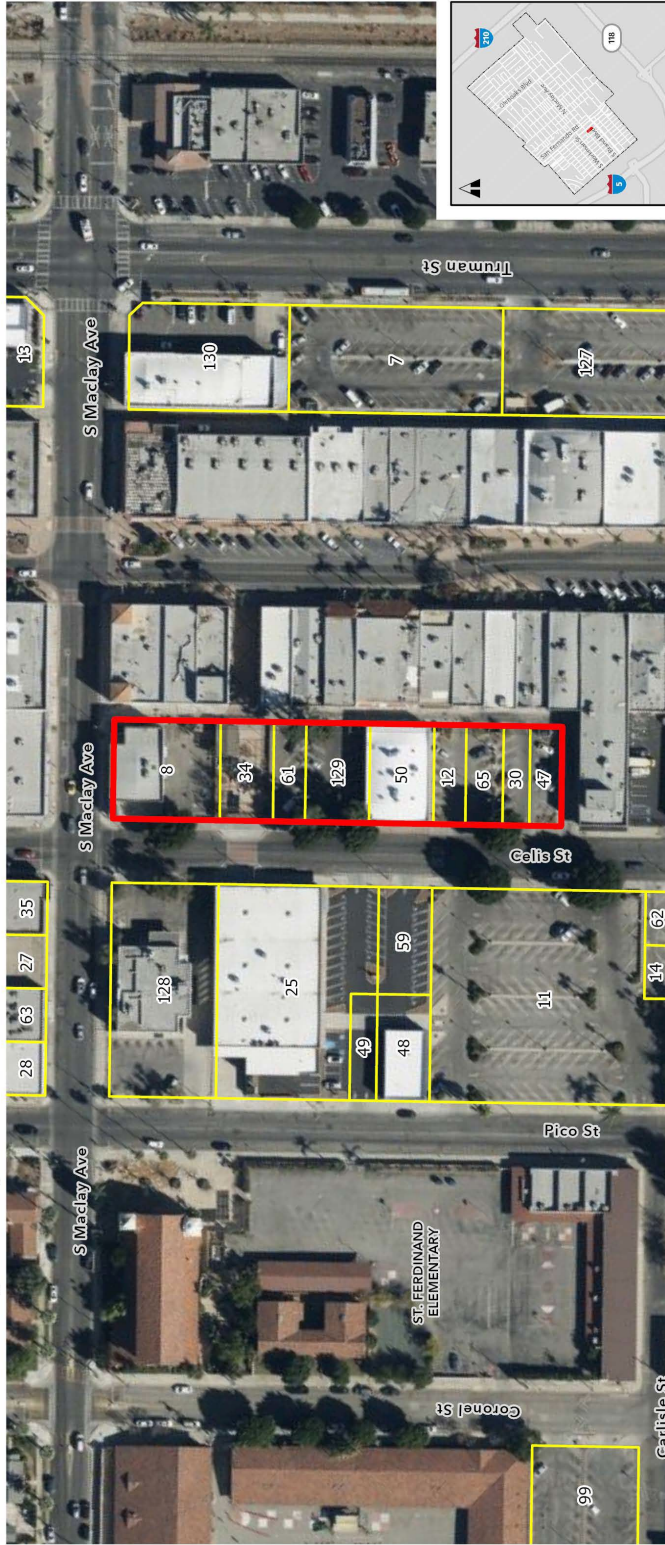


Parcel ID	APN	City Boundary		Site Address	Site In Focus		Opportunity Parcel		Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
		City Boundary	Site In Focus		Year Built	Vacant Type									
76	2521-023-001			501 SAN FERNANDO MISSION BLVD	1921	No			Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
77	2521-023-002			1206 HOLLISTER ST	1996	No			Commercial - Office Buildings	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
78	2521-023-021			1207 HEWITT ST	1938	No			Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
81	2521-023-022			1201 HEWITT ST	2002	No			Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 18**



City Boundary			Site In Focus		Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
8	2522-003-029	1045 CELIS ST	0.21	1961	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
12	2522-003-900		0.06		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
30	2522-003-902		0.05		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	1	Moderate Income
34	2522-003-030		0.11	2004	No	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
47	2522-003-903		0.06		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
50	2522-003-021	1023 CELIS ST	0.13	1946	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
61	2522-003-905		0.06		Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
65	2522-003-901		0.07		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
129	2522-003-904		0.13		No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 19**



Parcel ID	City Boundary	APN	Site Address	Site In Focus			Opportunity Parcel			Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
				Lot Acreage	Year Built	Vacant Type	Year Built	Vacant Type	Year Built							
10		2521-031-901		0.54		Potentially Vacant		Potentially Vacant		Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	19	Low Income
27		2521-031-012	307 S MACLAY AVE	0.12		No		No		Commercial - Professional Buildings	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
28		2521-031-005	317 S MACLAY AVE	0.14	1946	No		No		Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
29		2521-031-902		0.54		Potentially Vacant		Potentially Vacant		Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	19	Low Income
35		2521-031-013	301 S MACLAY AVE	0.15	1955	No		No		Commercial - Banks Savings & Loan	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
36		2521-031-903		0.21		Potentially Vacant		Potentially Vacant		Commercial - Service Stations	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
46		2521-031-011	314 SAN FERNANDO MISSION BLVD	0.21	1964	No		No		Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
63		2521-031-006	313 S MACLAY AVE	0.14	1946	No		No		Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income



San Fernando RHNA Housing Element Update **Site 20**

**OPPORTUNITY SITES**  
San Fernando RHNA Housing Element Update **Site 21**

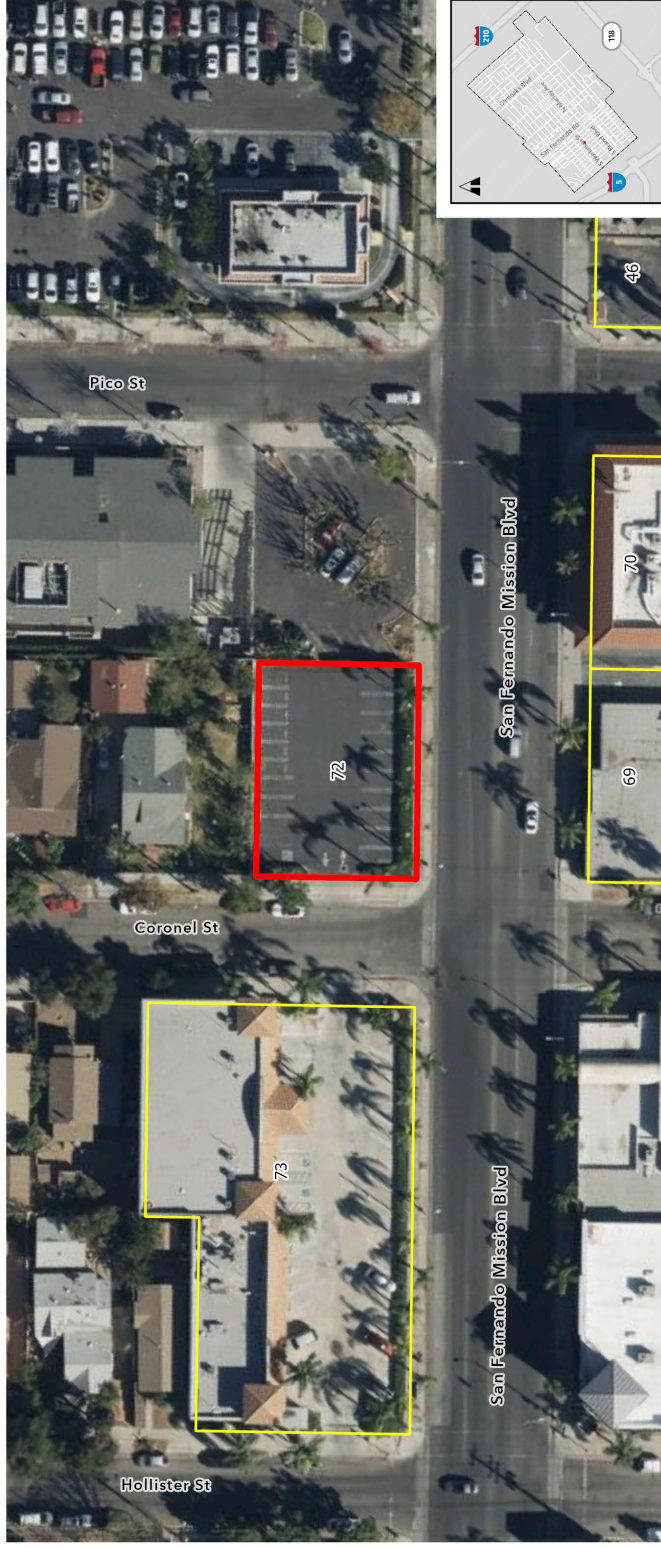


City Boundary			Site In Focus			Opportunity Parcel				
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA
69	2521-030-030	418 SAN FERNANDO MISSION BLVD	0.23	1957	No	Commercial - Professional Buildings	CBD	C-1	C-1 Mixed Use Overlay	35
70	2521-030-037	400 SAN FERNANDO MISSION BLVD	0.3	1971	No	Commercial - Office Buildings	CBD	C-1	C-1 Mixed Use Overlay	35
71	2521-030-024		0.07		No	Commercial - Commercial	CBD	C-1	C-1 Mixed Use Overlay	35
										Additional Net Future Units
										Income Category
										Moderate Income
										Moderate Income
										Moderate Income



# OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 22**



City Boundary		Site In Focus	Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA
72	2521-021-027	415 SAN FERNANDO MISSION BLVD	0.17	1964	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35
										Additional Net Future Units
										4
										Income Category
										Moderate Income



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 23**



Parcel ID	APN	City Boundary		Site In Focus		Opportunity Parcel		Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
		City Boundary	Site Address	Site Address	Lot Acreage	Year Built	Vacant Type							
7	2522-001-902				0.46		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	16	Moderate Income
127	2522-001-901				0.69		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	25	Low Income
130	2522-001-001		104 S MACLAY AVE		0.34	1938	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	12	Moderate Income

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 26**



City Boundary		Site In Focus		Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units
53	2521-012-025	1304 HOLLISTER ST	0.58	1975	No	Institutional - Homes For Aged & Others	MDR	R-2	R-2 Multiple Family Dwelling	20	5
										Income Category	
										Moderate Income	



# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 27**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code
9	2521-032-008	1140 SAN FERNANDO RD	0.46	1953	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay
26	2521-032-007	210 SAN FERNANDO MISSION BLVD	0.34	1951	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay
								Additional Net Future Units	Income Category
								17	Moderate Income
								12	Moderate Income

# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 28**



City Boundary			Site In Focus			Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category	
13	2521-034-009	1100 TRUMAN ST	0.35	2014	Potentially Vacant	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	10	Moderate Income	
31	2521-034-904		0.42		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	15	Moderate Income	
51	2521-034-905		0.15		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income	
64	2521-034-007	1120 TRUMAN ST	0.22	2014	Potentially Vacant	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income	



San Fernando RHNA Housing Element Update **Site 29**

City Boundary			Site In Focus		Opportunity Parcel	
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use
24	2519-002-900	117 N MACNEILL ST	1.19		No	Government - Government Parcel

200 Feet

100

50

0

Proposed Zoning Code	Current General Plan Land Use	Current Zone Code	Proposed DUA	Additional Net Future Units	Income Category
SP-5 - D Downtown Dist Res Overlay	SP-5	SP-5	50	44	Low Income



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 30**





# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 31**



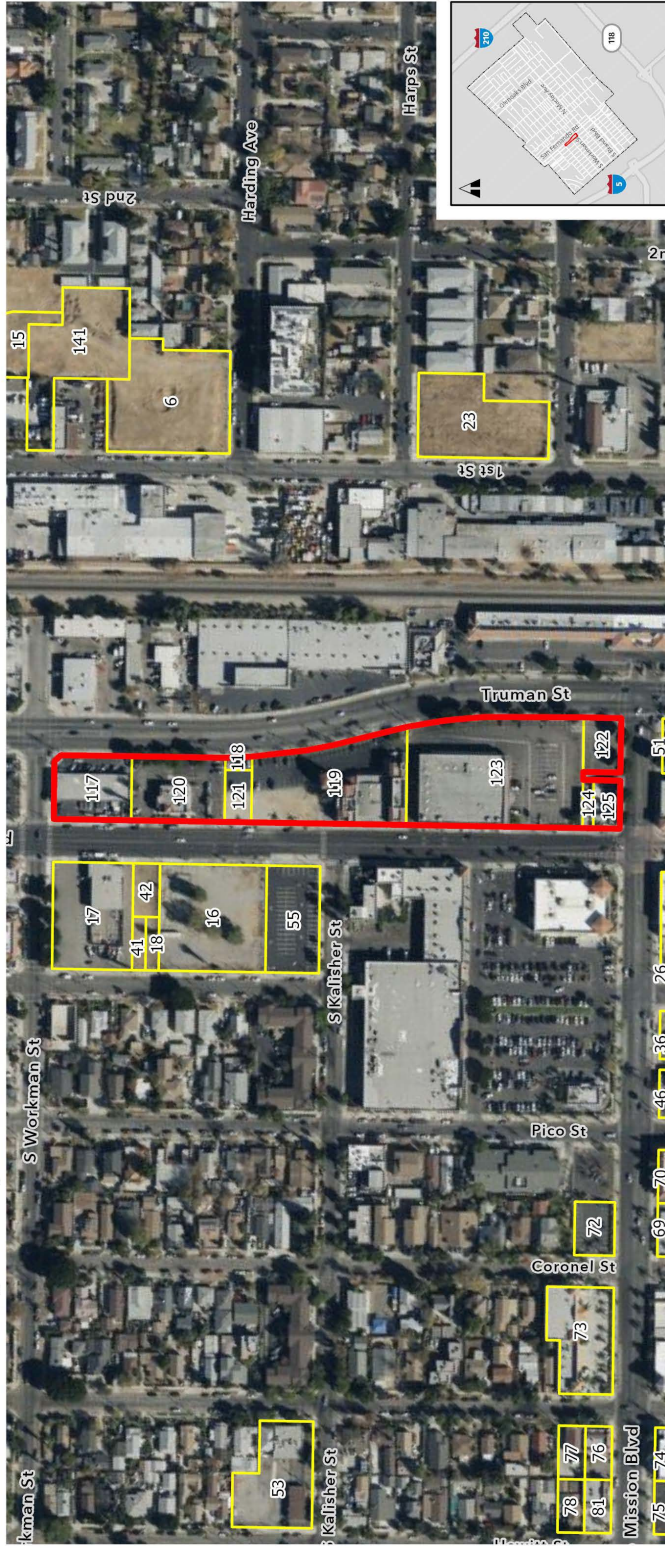
City Boundary			Site In Focus		Opportunity Parcel										400 Feet			
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category						
16	2521-016-900	1320 SAN FERNANDO RD	0.92		No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	25	Low Income						
17	2521-016-020	1334 SAN FERNANDO RD	0.69	1971	No	Recreational - Athletic & Amusement Facilities	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	17	Low Income						
18	2521-016-012		0.06	1948	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income						
41	2521-016-011		0.06	1948	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income						
42	2521-016-003		0.11		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	3	Moderate Income						
55	2521-016-018	1300 SAN FERNANDO RD	0.46	1964	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	12	Moderate Income						

San Fernando RHNA Housing Element Update **Site 32**



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 33**



Parcel ID	APN	City Boundary	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
117	2521-017-022		1345 SAN FERNANDO RD	0.4	1964	No	Commercial - Svc Ship Shps, Radio, TV, Refrig, Pnt	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	10	Moderate Income
118	2521-017-002			0.03		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	0	Moderate Income
119	2521-017-021		1245 SAN FERNANDO RD	0.99	1925	No	Commercial - Store Combination	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	27	Low Income
120	2521-017-023		1327 SAN FERNANDO RD	0.48	1988	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	11	Moderate Income
121	2521-017-008		1315 SAN FERNANDO RD	0.11		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	3	Moderate Income
122	2521-034-901			0.16		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	4	Moderate Income
123	2521-034-011		1231 SAN FERNANDO RD	1.53	1984	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	42	Low Income
124	2521-033-013		1203 SAN FERNANDO RD	0.04	1958	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	0	Moderate Income
125	2521-033-014		1201 SAN FERNANDO RD	0.1	1965	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	2	Moderate Income

**OPPORTUNITY SITES**  
 San Fernando RHNA Housing Element Update **Site 34**



City Boundary		Site In Focus		Opportunity Parcel							
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units
140	2518-008-022	403 N MACLAY AVE	0.32	1980	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - M McClay District	37	8
										Income Category	
										Moderate Income	

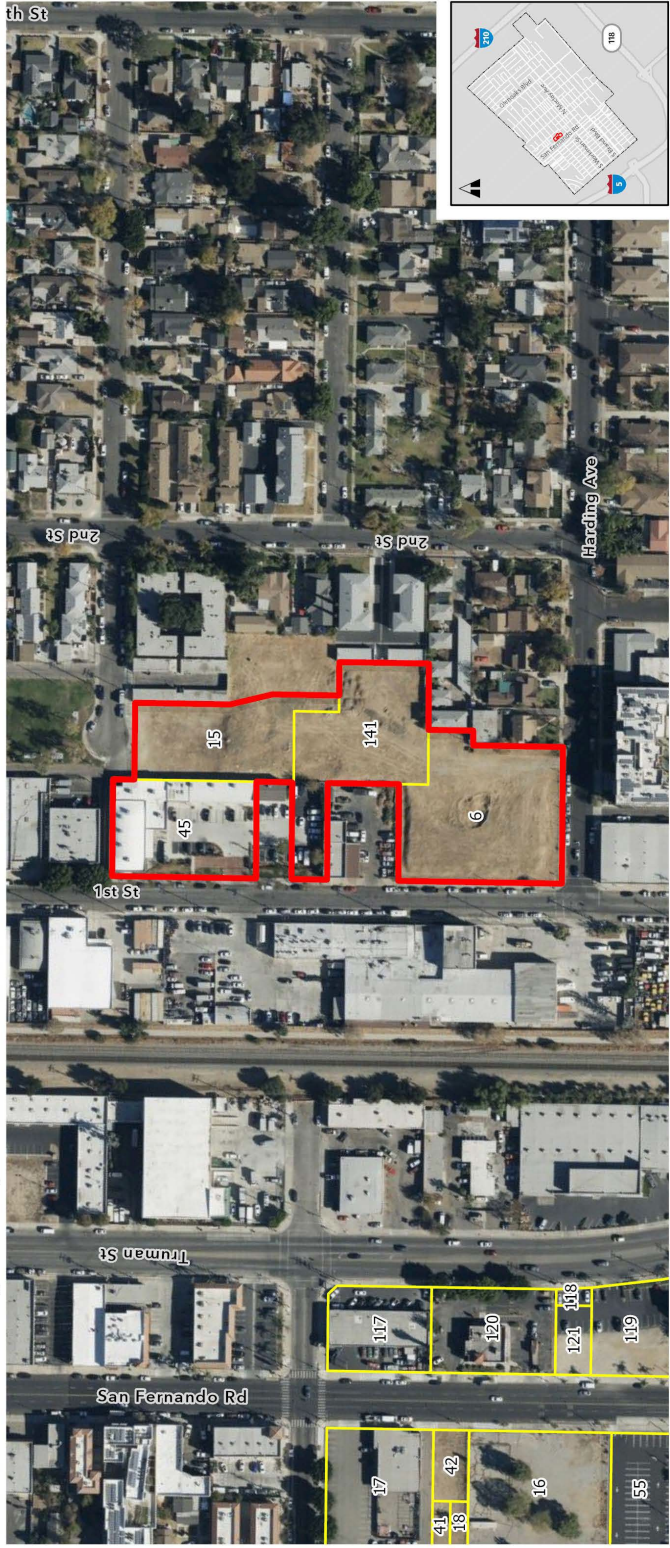


# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 35**



Parcel ID	City Boundary	APN	Site Address	Site In Focus			Opportunity Parcel			Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
				Year Built	Vacant Type	Lot Acreage	Year Built	Vacant Type	Lot Acreage							
110		2612-006-024	1522 SAN FERNANDO RD	0.57	Potentially Vacant					Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	15	Low Income
111		2612-006-028	1526 SAN FERNANDO RD	0.23	No	1971				Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
112		2612-006-029	1542 SAN FERNANDO RD	0.23	No	1953				Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	6	Moderate Income
113		2612-006-009	1550 SAN FERNANDO RD	0.23	No	1952				Commercial - Store Combination	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	6	Moderate Income

# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 36**



City Boundary			Site In Focus			Opportunity Parcel			600 Feet			
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
6	2520-011-043	1501 1ST ST	0.99		Potentially Vacant	Industrial - Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist	20	12	Moderate Income
15	2520-011-042	1501 1ST ST	0.61	1972	No	Industrial - Lgt Manuf Sm. EQPT; Manuf Sm/Ships Instr; Manuf; Print Ptns	SP-5	SP-5	SP-5 - GN General Neighborhood Dist	43	18	Low Income
45	2520-011-045	1621 1ST ST	0.63	1978	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - WF Workplace Flex Dist	20	7	Moderate Income
141	2520-011-041	1529 1ST ST	0.79		No	Industrial - Industrial	SP-5	SP-5	Residential Supporting SP-5 - GN General Neighborhood Dist	43	25	Low Income



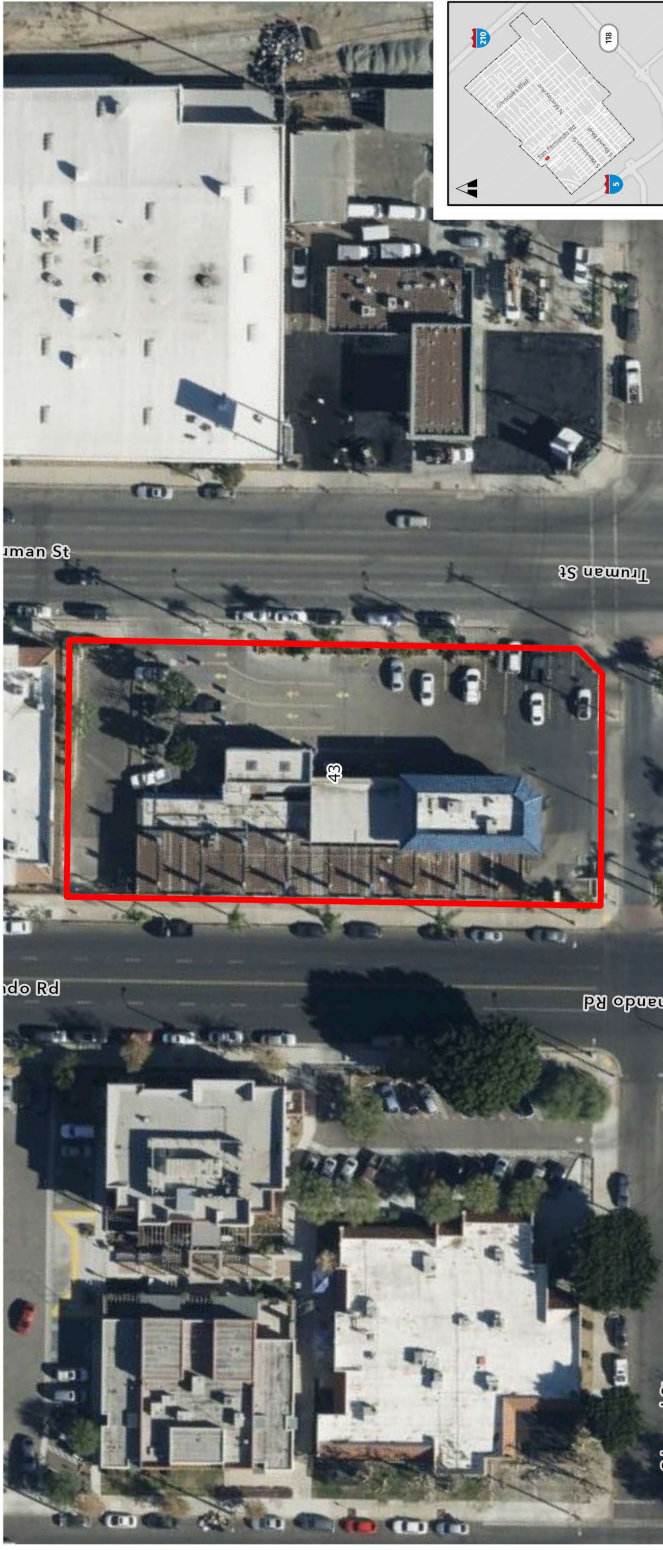
## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 37**



Parcel ID	City Boundary	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
114		2612-003-001	107 S HUNTINGTON ST	0.28	1952	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	7	Moderate Income
115		2612-003-014	1511 SAN FERNANDO RD	0.76	1970	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	21	Low Income
116		2612-003-013	1547 SAN FERNANDO RD	0.34	2000	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	9	Moderate Income

# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 38**



City Boundary		Site In Focus		Opportunity Parcel				
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code
43	2612-004-017	1601 SAN FERNANDO RD	0.69	1985	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5
						Proposed Zoning Code		SP-5 - MUC Mixed Use Corridor
						Proposed DUA		37
						Additional Net Future Units		18
						Income Category		Low Income



San Fernando RHNA Housing Element Update **Site 39**

# OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 40**



City Boundary		Site In Focus		Opportunity Parcel			
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use
22	2520-002-023	1901 1ST ST	0.53	1951	No	Industrial - Lgt Manuf Sm. EQP't, Manuf Sm. Shps Instr. Manuf, Pmt Plnts	SP-5
						SP-5 - WF Workplace Flex Dist Residential Supporting	SP-5
						Proposed Zoning Code	Proposed DUA
						SP-5 - WF Workplace Flex Dist Residential Supporting	20
							Additional Net Future Units
							5
							Income Category
							Moderate Income



# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 41**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code
5	2520-002-015	100 N HUBBARD AVE	0.62	1958	No	Industrial - Lumber Yards	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting
58	2520-002-016	2021 1ST ST	0.68	1958	No	Industrial - Lgt Mant Sm, EOPT, Manuf Sm, Ships Instr, Manuf, Pmt Plnts	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting
								Proposed DUA	Income Category
								20	Moderate Income
								20	Moderate Income
								Additional Net Future Units	
								8	
								9	

**OPPORTUNITY SITES**  
 San Fernando RHNA Housing Element Update **Site 42**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code	Proposed Zoning Code
131	2515-017-004	958 N MACLAY AVE	0.6	1946	No	Institutional - Churches	SP-5	SP-5	SP-5 - M McClay District
							Proposed DUA		Additional Net Future Units
							37		16
							Income Category		
							Low Income		



## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 43**



City Boundary			Site In Focus			Opportunity Parcel		
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Land Use	Current Zone Code
137	2515-028-018	1012 N MACLAY AVE	0.13	1947	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5
138	2515-028-017	1000 N MACLAY AVE	0.27	1980	No	Commercial - Stores	SP-5	SP-5
							Proposed DUA	Proposed Zoning Code
							37	SP-5 - M McClay District
							1	SP-5 - M McClay District
							6	SP-5 - M McClay District
								Income Category
								Moderate Income
								Moderate Income

## OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 44**



Parcel ID	City Boundary	APN	Site Address	Site In Focus				Opportunity Parcel				Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
				Year Built	Vacant Type	Lot Acreage		Year Built	Vacant Type	Lot Acreage								
132		2515-028-025	1036 N MACLAY AVE	1956	No	0.26		1956	No	0.26		Commercial - Commercial Buildings	SP-5	SP-5	SP-5 - M McClay District	37	5	Moderate Income
133		2515-030-012	1056 N MACLAY AVE	1956	No	0.51		1956	No	0.51		Commercial - Professional Buildings	SP-5	SP-5	SP-5 - M McClay District	37	13	Low Income
134		2515-030-016	1110 N MACLAY AVE	1925	No	0.29		1925	No	0.29		Commercial - Office Buildings	SP-5	SP-5	SP-5 - M McClay District	37	6	Moderate Income
135		2515-030-023	1064 N MACLAY AVE	1965	No	0.66		1965	No	0.66		Institutional - Churches	SP-5	SP-5	SP-5 - M McClay District	37	18	Low Income
136		2515-030-015	1104 N MACLAY AVE	1959	No	0.28		1959	No	0.28		Commercial - Stores	SP-5	SP-5	SP-5 - M McClay District	37	5	Moderate Income



# OPPORTUNITY SITES

San Fernando RHNA Housing Element Update **Site 46**



City Boundary		Site In Focus		Opportunity Parcel				
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code
67	2516-019-024	1173 N MACLAY AVE	0.59	1990	No	Commercial - Office Buildings	SP-5	SP-5
						Proposed Zoning Code	Proposed DUA	Additional Net Future Units
						SP-5 - M McClay District - Neighborhood Services Overlay	37	14
						Income Category		
						Low Income		

## OPPORTUNITY SITES

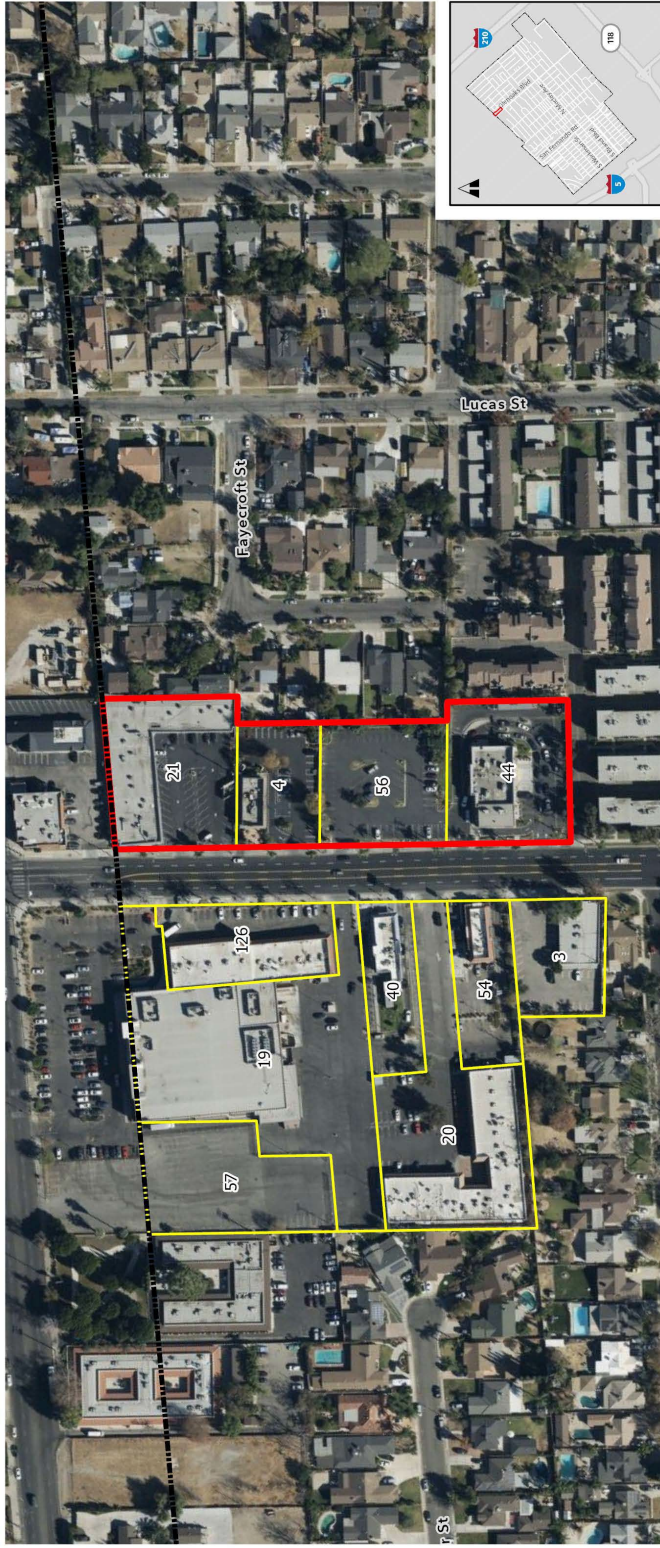
San Fernando RHNA Housing Element Update **Site 47**



Parcel ID	City Boundary	APN	Site Address	Lot Acreage	Year Built	Opportunity Parcel			Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
						Vacant Type	Vacant Type	Vacant Type							
3		2517-019-006	1980 GLENOAKS BLVD	0.48	1967	No	No	No	Commercial - Professional Buildings	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
19		2517-015-043	2040 GLENOAKS BLVD	2.07	1973	No	No	No	Commercial - Supermarkets	COM	C-2	C-2 Mixed Use Overlay	35	54	Low Income
20		2517-015-034	2002 GLENOAKS BLVD	1.37	1980	No	No	No	Commercial - Shopping Centers (Neighborhood, community)	COM	C-2	C-2 Mixed Use Overlay	35	35	Low Income
40		2517-015-033	2014 GLENOAKS BLVD	0.42	1978	No	No	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	9	Moderate Income
54		2517-015-032	1988 GLENOAKS BLVD	0.47	1978	No	No	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
57		2517-015-030	2010 GLENOAKS BLVD REAR	0.84	1972	No	No	No	Commercial - Parking Lots (Commercial Use Properties)	COM	C-2	C-2 Mixed Use Overlay	35	21	Low Income
126		2517-015-042	2010 GLENOAKS BLVD	0.62	1989	No	No	No	Commercial - Shopping Centers (Neighborhood, community)	COM	C-2	C-2 Mixed Use Overlay	35	15	Low Income



# **OPPORTUNITY SITES** San Fernando RHNA Housing Element Update **Site 48**



Parcel ID	City Boundary	APN	Site Address	Site In Focus			Opportunity Parcel			Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
				Lot Acreage	Year Built	Vacant Type										
4		2517-013-014	2021 GLENOAKS BLVD	0.47	1978	No				Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
21		2517-013-013	2029 GLENOAKS BLVD	0.88	1967	No				Commercial - Stores	COM	C-2	C-2 Mixed Use Overlay	35	21	Low Income
44		2517-014-054	1955 GLENOAKS BLVD	0.79	1988	No				Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	20	Low Income
56		2517-013-015	2001 GLENOAKS BLVD	0.71	1987	Potentially Vacant				Commercial - Parking Lots (Commercial Use Properties)	COM	C-2	C-2 Mixed Use Overlay	35	18	Low Income

**OPPORTUNITY SITES**  
 San Fernando RHNA Housing Element Update **Site 50**



City Boundary		Site In Focus		Opportunity Parcel					
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code
142	2612-015-012	1519 WOODWORTH ST	6.01		No	Institutional - Churches		R-1	R-1 Subdivision
								Proposed DUA	Additional Net Future Units
								6	27
								Income Category	
								Moderate Income	



# APPENDIX D: ACRONYM DICTIONARY

<b>AC</b>	Auto Commercial District
<b>ACS</b>	American Community Survey
<b>ADU</b>	Accessory Dwelling Unit
<b>AFFH</b>	Affirmatively Furthering Fair Housing
<b>JADU</b>	Junior Accessory Dwelling Units
<b>AFH</b>	Assessment of Fair Housing
<b>AMI</b>	Area Median Income
<b>CAPP</b>	California Arrearage Payment Program
<b>CBC</b>	City Building Code
<b>CDBG</b>	Community Development Block Grants
<b>CDC</b>	(Los Angeles County) Community Development Commission
<b>CHAS</b>	Comprehensive Housing Affordability Strategy
<b>CLIPPB</b>	Childhood Lead Poisoning Prevention Program
<b>CUP</b>	Conditional Use Permit
<b>DUA</b>	Dwelling Units per Acre
<b>FAR</b>	Floor Area Ratio
<b>FHC</b>	Fair Housing Council
<b>FHCSFV</b>	Fair Housing Council of San Fernando Valley
<b>GN</b>	General Neighborhood District allows for multi-family housing near Downtown and the Metrolink Station and to ensure that housing along the south side of 2 <sup>nd</sup> Street provides a transition to the low-rise, single-family residential neighborhoods to the north.
<b>HaCOLA</b>	Housing Authority of the County of Los Angeles
<b>HCD</b>	State Department of Housing and Community Development
<b>HMDA</b>	Home Mortgage Disclosure
<b>HOP</b>	Home Ownership Program

<b>HQS</b>	Housing Quality Standards
<b>HQTA</b>	High Quality Transit Area
<b>HUD</b>	US Department of Housing and Urban Development
<b>J LAHSA</b>	Los Angeles Homeless Services Authority
<b>LEAP</b>	Local Early Action Planning
<b>LEED</b>	Leadership in Energy and Environmental Design
<b>LIHTCs</b>	Low Income Housing Tax Credits
<b>LODES</b>	Longitudinal Employee-Household Dynamics
<b>M</b>	Maclay District
<b>MCC</b>	Mortgage Credit Certificate
<b>MSA</b>	Metropolitan Statistical Area
<b>MUC</b>	Mixed-Use Corridor District
<b>MWD</b>	Metropolitan Water District
<b>NLSLA</b>	Neighborhood Legal Services of Los Angeles County
<b>OEHHA</b>	California Office of Environmental Health Hazard Assessment
<b>RCAA</b>	Redwood Community Action Agency
<b>R/ECAPs</b>	Racially/Ethnically Concentrated Areas of Poverty
<b>RHNA</b>	Regional Housing Needs Allocation
<b>RPD</b>	Residential Planned Development
<b>RTP</b>	Regional Transportation Plan
<b>SCAG</b>	Southern California Association of Governments
<b>SCHFA</b>	Southern California Home Financing Authority
<b>SCS</b>	Sustainable Communities Strategy
<b>SRO</b>	Single Room Occupancy
<b>TAC</b>	Technical Advisory Committee
<b>TCAC</b>	California Tax Credit Allocation Committee
<b>SP-5</b>	Revised San Fernando Corridors Specific Plan adopted in December 2017
<b>WF</b>	Workplace Flex District
<b>VASH</b>	Veterans Affairs Supportive Housing