



Paramount General Plan

2021-2029 Housing Element

City of Paramount

December 12, 2022



City of Paramount

2021-2029 Housing Element Update



City of Paramount
Community Development Department
16400 Colorado Avenue
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December 12, 2022



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Introduction

Purpose

The 6th cycle (2021-2029) Housing Element provides the City of Paramount with a coordinated and comprehensive strategy for promoting within its borders the production of safe, decent, and affordable housing. On October 2019, the California Department of Housing and Community Development identified for the Southern California Association of Governments (SCAG) a regional housing need determination of 1,344,740 units among four income categories to distribute among its local governments. Table H-1 is Paramount's Regional Housing Need Assessment (RHNA) pursuant to the Final Allocation Plan adopted by SCAG's Regional Council on March 4, 2021 and approved by the Department of Housing and Community Development on March 22, 2021.

Table H-1: Total RHNA for Paramount (2021 – 2029)

Category	Final Allocation Plan
Total RHNA	364
Very-low income (<50% of AMI)	92
Low income (50-80% of AMI)	43
Moderate income (80-120% of AMI)	48
Above moderate income (>120% of AMI)	181

Community Context

The City of Paramount is located in the southeastern portion of Los Angeles County, approximately 16 miles southeast of downtown Los Angeles. Located in the Gateway Cities region, it is bordered by Compton and Lynwood on the west, South Gate and Downey on the north, Bellflower on the east, and Long Beach on the south. Paramount encompasses a total land area of 3,072 acres, or 4.8 square miles. Prior to incorporation in 1957, Paramount was made up of two small communities called Hynes and Clearwater. The City incorporated on January 30, 1957 under the general laws of the State of California and enjoys all the rights and privileges pertaining to "General Law" cities. It is governed by a five-member council and operates under a Council-Manager form of government. It is considered a "contract city" since it provides some of its municipal services through contracts with private entities or other governmental agencies.



Artist: Tracy Negrete



The City's overall operations include governance of the Paramount Housing Authority, Paramount Successor Agency, and the Paramount Public Financing Authority. The Los Angeles County Development Authority (LACDA) administers Paramount's federal grants assigned to Section 8 Housing Choice Vouchers and Public Housing. Its Planning Department is responsible for administering Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the Department of Housing and Urban Development (HUD), which are then allocated to programs and services of the Planning Department, Public Safety Department, and Public Works Department. The City contracted with MDG Associates, Inc. to prepare the 2017-2021 Consolidated Plan, AFH, and the five Annual Action Plans, including the 2021-2022 Action Plan. The Fair Housing Foundation is the provider of fair housing services, which includes handling fair housing inquiries, virtual workshops, counseling, and education. The Finance Department manages the Successor Agency. The Planning Department operates the Home Improvement Program, which provides financial assistance to Paramount residents for upgrading deteriorated properties and correcting code violations.

The 5th cycle (2014-2021) was the first cycle of the Housing Element to be carried out without the tools of redevelopment agencies to fund and finance affordable housing. The 2007 General Plan's direction for housing growth closely reflected the priorities of the redevelopment agency. This Housing Element updates the General Plan to broaden the available current and potential resources to increase affordable housing and housing for populations with special needs. Housing production in the State has not recovered from the levels seen just prior to the Great Recession (2007-2009). Data provided by the Construction Industry Research Board shows that in 2005, 208,972 units were constructed in California compared to just 117,892 units in 2018. When it

comes to the number of housing units per capita, California ranks 49th among all other states. The average cost to build a unit in California is \$480,000, a 17 percent increase since 2008. As of March 2021, data from the California Association of Realtors shows the median home price in Los Angeles County at \$667,000. At the conclusion of the 5th cycle in October 2021, the City permitted 132 units, exceeding the 105 units allocated for the 5th cycle.

Scope and Content of the Housing Element

This Housing Element covers the planning period of October 15, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock in Paramount; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

1. A statement of scope and purpose, a summary of community participation, and a description of the means by which consistency with the general plan will be achieved and maintained
2. A schedule of action and programs to develop and maintain adequate sites, to remove identified constraints for the construction and preservation of housing, and to identify financial and technical assistance to improve existing housing and promote Accessory Dwelling Units
3. An analysis of the City's demographic and housing characteristics and housing needs of specific populations
4. An assessment of fair housing issues, including an analysis of integration and segregation patterns and trends



5. An analysis of actual and potential market, governmental, and environmental constraints to meeting the RHNA
6. An evaluation of land, administrative, and financial resources available to meet RHNA
7. A review of past accomplishments under the previous Housing Element

Relation to, and Consistency with, Other General Plan Elements

The adoption of the Housing Element triggers an assessment of its contents against other general plan topics. The City's planning area does not include a sphere of influence (Gov. Code § 65302.10) nor is it located within fire hazard areas (Gov't Code 65302 and 65302.5). The Paramount General Plan was last updated in 2007. The City prepares a General Plan Annual Report, and its content includes the Annual Progress Report required by the Department of Housing and Community Development (HCD). The Planning Department prepared the Housing Element as part of a focused update to the General Plan, which includes drafting the first Environmental Justice Element, Zoning Text Amendments for a Housing Density Overlay, and an update of the Health and Safety Element to include climate adaptation and resiliency strategies (Gov. Code § 65583 subd. (c)(8)).

By statute, the Housing Element must strongly correlate to the topics and contents of the Environmental Justice Element and strongly correlate with the topics and contents of the Safety Element. To ensure internal consistency between the elements, the Housing Element identified sites and densities that are based on factors such as access to the transportation system; proximity to noise sources (primarily traffic and airport-related); and access and proximity to open space, commercial, and industrial uses; and topography. The Environmental Justice Element strengthens the development of safe and

sanitary housing in disadvantaged communities by promoting programs that protect residents from outdoor and indoor air and water pollution and by identifying housing sites outside of low resource areas (Gov. Code § 65302 subd. (h)). The Safety Element comprehensively accounts for Paramount's exposure to the risk of natural hazards, technological hazards, and climate hazards and makes recommendations to strengthen emergency preparedness, climate adaptation, and resiliency strategies (Gov't Code 65302(g)(4)).

Paramount is located along the Los Angeles River, approximately 10 miles north of the Pacific Ocean. Maps identify areas where flooding is a hazard (Gov. Code § 65302 subdivisions (d)(3) and (g)(2)(B), as is liquefaction. Maps also identify seismic hazards due to the presence of the Puente Hills blind thrust system, which lies underneath the city, as well as other nearby faults. Programs, goals, and policies of this element reflected each elements' prioritization of the needs of vulnerable populations, low-income areas, and disadvantaged communities in order to help forward equitable land use, transportation, housing strategies, and community engagement in areas exposed to high pollution burdens and climate hazards.



Artist: J. Gurantz



Public Participation

Government Code Section 65583(c)(7) requires that "The local government shall make a 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." Under State law, local governments must be diligent in soliciting participation from all segments of the community in this effort. The City identified key audiences and engagement methods to encourage participation from a broad cross-section of the Paramount community and in the region that represents diverse cultural groups, income levels, ages, and interests. **Appendix A** includes contents and materials, including summaries as well as comments, that formed the whole of the public participation process from which the Housing Element's programs were developed.

Engagement Tools and Methods

Due to the local and statewide COVID-19 emergency orders that prohibited in-person meetings and the State's authorization of public meetings to be held online, the public engagement process was experienced online and by video teleconferencing where social interaction can safely take place. When available, the City's homepage [<https://www.paramountcity.com/>] and Housing Element Update site [<https://www.paramountcity.com/community/planning-department/housing-element>] provided links to upcoming workshops, surveys, news, and background information. Community workshops, stakeholder interviews, focus groups, and other meetings with the public were facilitated using Zoom. Surveys, workshops, and important dates were advertised through the City's social media platforms—Facebook, Twitter, Instagram, and YouTube. Downloadable presentations and summaries of public comments from workshops and surveys were made available during study sessions and public hearings.

A Public Engagement Plan for the Housing Element identified the scope and purpose of engagement methods used by City staff to ensure inclusive and diverse perspectives were provided on housing issues and solutions. Each of the activities for the Housing Element update in **Table H-2** were marketed and advertised to the public and to community-based organizations and other organizations. Spanish language materials and translations were provided to advertise events and to give background information.

Fair Housing

Preparation of the Housing Element coincided with the City's preparation of the Annual Action Plan FY 2021-2022, which was adopted by the City Council on April 2021. Since both documents have fair housing as core topics, the Housing Element considered comments received from both projects. **Appendix A** contains a comprehensive account of the organizations and individuals whose comments serve as the foundation for fair housing and outreach pursuant to the requirements of AB 686 (Affirmatively Furthering Fair Housing). The Housing Element referenced as appropriate LACDA's Analysis of Impediments of Fair Housing Choice/AFH (2018) and the City of Paramount's Assessment of Fair Housing (2016) that were prepared in response to HUD's various policy shifts regarding affirmatively furthering fair housing rules.

Survey

The City launched an English and Spanish survey online to gather the public's perception on some challenging housing questions on where to place 364 units. The survey was advertised and promoted with multiple social media posts and direct flyer distribution) and was made available to the public from January 29, 2021 to June 2021.



Interviews and Focus Groups Meetings

City Council interviews were conducted during the second week of October 2020. Interviewees included Mayor Peggy Lemons, Vice Mayor Brenda Olmos, Councilmember Isabel Aguayo, Councilmember Laurie Guillen, and Councilmember Vilma Cuellar Stallings. All interviews were conducted via a digital platform due to restrictions associated with the COVID-19 pandemic. The comments are summarized below by topic areas. Focus group meetings were conducted during November 2020. Focus groups included the Paramount Community Emergency Response Team (CERT) members, Paramount commissions, local organization and advocacy groups, and a general focus group meeting. All focus group meetings were conducted digitally. Notes from the focus group meetings were recorded in real time on a digital “white board.” **Table H-3** identifies the individuals and organizations that participated. In these interviews and focus groups meetings, participants shared valuable local insight on the policy landscape for housing in Paramount regarding affordable housing, fair housing, neighborhood conditions, special needs populations, and potential locations for housing.

Community Workshops

On February 1 and 3, 2021, the City of Paramount, with assistance from the MIG consultant team, held two community workshops to present information and receive community input on the 2021-2029 Housing Element and new Environmental Justice Element, both components of the General Plan. Given restrictions on public gatherings imposed by the COVID-19 pandemic, both workshops were conducted using Zoom. The first workshop was conducted in English and the second in Spanish. The workshops provided residents with contextual information regarding the Housing Element update and the requirements for the Environmental Justice Element. The workshops also provided an opportunity for residents to participate in a discussion with City staff and consultants and express their ideas and concerns related to housing, pollution burdens, and health. Participants from both the English and Spanish workshops expressed diverse viewpoints when it comes to housing density, renters, ADU programs, overcrowding, housing choices, and cost of housing. Ideas mentioned during the workshops would likely require additional resources such as establishing a Housing Department in the City, right to counsel program, database to track rents citywide, and for the City to provide financial support for housing.

Table H-2: Community Engagement Events

Engagement Event	Dates
City Council interviews and stakeholder focus group	October 2020 and November 2020
Online survey (English and Spanish)	January 2021 to June 2021
#1 Community Workshop #1 (English)	February 1, 2020
#1 Community Workshop #1 (Spanish)	February 3, 2020
Study Session (City Council and Planning Commission)	May 18, 2021
Community Workshop #2 (Spanish)	June 17, 2021
Community Workshop #2 (English)	June 21, 2021



Study Sessions

Study sessions are formal public meetings with the Planning Commission and City Council, which have the responsibility for amending and/or adopting the Housing Element and associated environmental documents at public hearings. The public participated during these meetings, with the minutes published afterwards. During the May 18, 2021, joint study session of the City Council and the Planning Commission, discussion centered on repealing or modifying the Proposition FF density-cap ballot measure, pursuing new grants (the California Tax Credit Tax Allocation Committee), as well as enhanced implementation of its ADU and Density Bonus programs.

Public Hearings

Formal public hearings with the Planning Commission were held in February 2022. The City Council adopted the Housing Element at its March 1, 2022 public hearing.

**Table H-3: Focus Group Attendees**

Group	Attendees
Advocacy Groups and Service Providers	<ul style="list-style-type: none"> • Larry Jameson, Lifegate Church • Mike McKown, Paramount Care Foundation • Nicandro Nava, Fair Housing Foundation • Danaly Leon, Latinas Art Foundation • Becky Vanderzee, Kingdom Causes Bellflower • Ashley McKay, Kingdom Causes Bellflower • Gilbert Saldate, Gateway Cities Council of Governments
Community Emergency Response Team (CERT)	<ul style="list-style-type: none"> • Richard Griffin • Moses Huerta • Magdalena Guillen • Jaime Lopez • Margarita Osuna
Paramount City Commissions	<ul style="list-style-type: none"> • Charlene Landry, Parks and Recreation Commission • Marcie Garcia-Bridges, Public Safety Commission • Jaime Abrego, Planning Commission
General Focus Groups	<ul style="list-style-type: none"> • Elisa Trasoras, Paramount Women's Club • Alfredo Banuelos • Pam Chudilowsky • Gerald Cerda • Margarita Osuna • Sandy Jay • Gonzalo Salazar
Paramount Unified School District Focus Groups	<ul style="list-style-type: none"> • Scott Law • Kelly Anderson • Lourdes Aguayo • Topekia Jones • Ruben Frutos • Jessie Flores • Michelle Soto • Margaret Garcia • Amelia Nuñez



Community Profile/Needs Assessment

Population and Employment Trends

To best understand the types of housing needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Demographic characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand.

Current Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Paramount grew approximately 2.5 percent, from 54,098 to 55,461 residents. The Paramount growth rate was slightly less than in Los Angeles County as a whole (4.1 percent). The Southern California Association of Governments (SCAG) growth forecast predicts a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that Paramount's population will grow by nearly 3.7 percent, while countywide population is expected to increase by 14.8 percent.

In addition to population projections, several other demographic characteristics and trends can be used to anticipate future housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers.

Table H-5 shows the age groups of Paramount residents. In 2019, residents between 25 and 44

years old represented the largest age group (28.3 percent). Residents within the age groups zero to 14, and ages 45 to 64 years old, represented nearly a quarter of the population each. When compared with the Southern California region at large, Paramount has a larger share of its population that is younger than 18 (28.5 percent compared to 23.4 percent). Paramount's seniors (65 and above) make up nearly nine percent of the population, which is lower than the regional share of 13 percent. This younger demographic is also reflected in the median age; Paramount's median age is 30.9 years, compared with the County (36.2 years) and the state (36.3 years). The large population of children and young adults means that demand will likely continue to grow for larger family-sized units. When comparing the City of Paramount to neighboring cities such as Compton, Downey, or Lynwood, the median age remains fairly consistent, where the ages range between 30 and 35. The largest age groups are, once again, those between the ages 25 to 44.

**Table H-4: Population Growth and Projected Growth**

City/County	2010	2020	2045	% Change	
				2010-2020	2020-2045
Paramount	54,098	55,461	57,500	2.5%	3.7%
Los Angeles County	9,818,605	10,172,951	11,677,000	4.1%	14.8%

Source: CA DOF E-5 Population and Housing Estimates, SCAG Demographics & Growth Forecasts

Table H-5: Age

Age Range	2010		2019	
	Number	Percentage	Number	Percentage
0-14	14,567	26.9%	12,546	23.0%
15-24	9,660	17.8%	9,724	17.8%
25-44	16,504	30.5%	15,445	28.3%
45-64	9,987	18.4%	12,119	22.2%
65+	3,469	6.4%	4,679	8.6%
Total	54,187	100.0%	54,513	100.0%
Median Age	28.4		30.9	

Sources: US Census Bureau 2010 Census, American Community Survey 2010 5-year estimates and U.S. Census Bureau 2019 Census, 2015-2019 American Community Survey 5-Year Estimates

Race and Ethnicity

Table H-6 shows the racial/ethnic distribution of population in the City of Paramount. Hispanic or Latino (81 percent) residents make up the majority of the City's population, followed by Black or African American (8.8 percent), and White (5.5 percent). When compared with Los Angeles County at large, Paramount has a higher Hispanic or Latino percentage of residents (81 percent, compared to 48.5 percent), slightly higher Black or African

American percentage of residents (8.8 percent, compared to 7.8 percent in the County), but fewer White residents (5.5 percent compared to 26.2 percent in the County). Neighboring cities such as Compton, Downey, and Lynwood are very similar in terms of demographics, where majority of the population is Hispanic/Latino or Black/African American.

**Table H-6: Race and Ethnicity**

Race/Ethnicity (2019)	Paramount		Los Angeles County	
	Number	Percentage	Number	Percentage
White alone	3,004	5.5%	2,641,770	26.2%
Hispanic or Latino	44,144	81.0%	4,888,434	48.5%
Black or African American alone	4,804	8.8%	790,252	7.8%
American Indian and Alaskan Native alone	27	0.0%	20,831	0.2%
Asian alone	1,555	2.9%	1,454,769	14.4%
Native Hawaiian and Other Pacific Islander alone	370	0.7%	24,597	0.2%
Other (some other race alone or two or more races)	609	1.1%	260,917	2.6%
Total	54,513	100.0%	10,081,570	100.0%

Sources: US Census Bureau Census, American Community Survey 2014-2019 5-year estimates



Employment

Paramount has 24,511 workers living within its borders who work across 13 major industrial sectors. Table H-7 provides detailed employment information.

Many Paramount residents work in Education and Social Services, with a total of 4,944 employees (20.2%) working in these sectors.

Between 2010 and 2019, Paramount experienced an occupational increase in sectors related to Educational Services, Arts and Entertainment, and Retail Trade, while other sectors such as Manufacturing, Construction, and Transportation saw a decrease.

These trends are important to understand, as certain industries are generally associated with lower median earnings. In Paramount, educational services, or

higher health care and social assistance workers have a median income of \$30,693, and those in retail trade have a median income of \$21,151, representing a difference of over \$10,000.

The 10 largest employers in Paramount are outlined in Table H-8. Paramount's Unified School District, Weber Metals and Walmart are Paramount's largest employers.

Table H-7: Employment by Industry

Employment by Industry	2010		2019	
	Number	Percentage	Number	Percentage
Educational services, and health care and social assistance	3,507	16.0%	4,580	18.4%
Retail trade	2,566	11.7%	3,615	14.5%
Manufacturing	4,225	19.2%	3,364	13.5%
Professional, scientific, and management, and administrative and waste management services	1,944	8.9%	2,227	9%
Construction	2,011	9.2%	1,837	7.4%
Arts, entertainment, and recreation, and accommodation and food services	1,909	8.7%	2,788	11.2%
Finance and insurance, and real estate and rental and leasing	958	4.4%	1,066	4.3%
Other services, except public administration	1,016	4.6%	1,082	4.3%
Transportation and warehousing, and utilities	1,997	9.1%	1,932	7.8%
Public Administration	571	2.6%	672	2.7%
Wholesale Trade	898	4.1%	1,161	4.7%
Information	310	1.4%	413	1.7%
Agriculture, forestry, fishing and hunting, and mining	41	0.2%	138	0.6%

Sources: U.S. Census Bureau, 2006-2010 American Community Survey and 2015-2019 American Community Survey 5-Year Estimates

**Table H-8: Top 10 Employers (2020)**

Employer	Number of Employees
Paramount Unified School District	2,011
Weber Metals	667
Walmart Store #2210	402
Ittella/ Tattooed Chef, Inc	361
Carlton Forge Works	359
Ralphs Grocery Distribution Center	353
City of Paramount	302
Kindred Hospital/ Promise Hospital	291
M V Public Transportation	209
The Home Depot #1037	204

Source: 1.) City of Paramount Comprehensive Annual Financial Report, Fiscal Year 2020 (July 1, 2019 – June 30, 2020)

2.) City of Paramount Planning Department

Household Characteristics

Characteristics for Paramount households are summarized in Table H-9. The number of households in Paramount have increased by 2.5% (1,363 households) since 2010. Over the past two decades (2000-2020), there has been a total increase of 188 single-family residential units. This data suggests that there are many renter households living in single-family structures and points to the need for the City to encourage the diversification of future housing construction.

Income

According to the 2019 American Community Survey, the median household income for Paramount was \$55,670, which is lower than the County of Los Angeles median household income of \$68,044. Median household income differs significantly by tenure in Paramount; owner households earn more than double what renter households make. When compared to median household incomes to other

cities in the region such as Compton, Downey, and Lynwood, Paramount residents have lower median household incomes. Compton households have a median income of \$52,883, Downey households have a median income of \$75,878, and Lynwood households \$52,213.

Census data estimates that 13.4 percent of Paramount households live in poverty, as defined by federal guidelines. This proportion is lower than Los Angeles County, where 16 percent of residents live in poverty. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index, but do not vary geographically. In Paramount, certain populations are much more likely to be living in poverty. For example, 16.9 percent of Hispanic or Latino residents, 16.9 percent of Black or African American residents, and 17.8 percent of adult residents without a high school education are living in poverty.



Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, HUD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household

Table H-9: Household Characteristics by Tenure

Household Characteristic	Owner Households	Renter Households	All Households
Number of Households ¹	5,823 (41.0%)	8,384 (59.0%)	14,207
Median Household Income ¹	\$71,498	\$46,615	\$55,670
Household Income Categories²			
Extremely Low Income (0-30% AMI)	730 (13%)	2,520 (29%)	3,250 (23%)
Very Low Income (30-50% AMI)	775 (14%)	2,060 (24%)	2,835 (20%)
Low Income (50-80% AMI)	1,505 (27%)	2,085 (24%)	3,590 (25%)
Moderate Income (80-100% AMI)	895 (16%)	1,015 (12%)	1,910 (13%)
Above Moderate Income (100% + AMI)	1,675 (30%)	1,075 (12%)	2,750 (19%)
Total	5,585	8,755	14,340
Total Number of Projected Extremely Low-Income Households (RHNA) ²	N/A	N/A	92
Overpayment			
All Households Overpaying for Housing	1,745 (30%)	4,930 (59%)	6,684 (47%)
Lower Income Households Overpaying for Housing (*0-80%) ²	6,750 (55%)	10,380 (60%)	17,130 (58%)

Source: 1) U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Source: 2) U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017 ACS

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI

income adjusted for family size and tenure. As shown in Table H-9, in Paramount low-income households comprise the largest share of all households (25 percent), and extremely low-income households comprise the second largest category (23 percent). Income also differs by tenure; as indicated in Table H-9, more renter households are in the lower income



categories (0-80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, child care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Paramount, 47 percent of households are overpaying for housing. Lower income households have a higher rate of overpayment at 58 percent. Similar to Paramount, other neighboring cities experience levels of cost burden. In Compton, 49 percent of residents experience housing cost burden, or pay more than 30 percent of their income on housing costs. In Downey,

42 percent of households experience housing cost burden, and in Lynwood the number is 52 percent.

Extremely Low-Income (ELI) Households Needs

Households with incomes that are below 30 percent of the local area median income (AMI) are considered Extremely Low-Income, or “ELI,” as defined by HCD. Given that most federal and State housing assistance programs use income to determine eligibility to live in assisted housing, it is important to identify those residents who find themselves in the extremely low-income range, as these households are more likely to experience difficulties related to housing cost burden and overcrowding.

In Paramount, the race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (31.3 percent compared to 24.4 percent of total population). In the SCAG region, the highest share of extremely low-income households is also Black, non-Hispanic, where 37.1 percent of Black households are extremely low-income.

Table H-10: Extremely Low-Income (ELI) Households

	Paramount		Los Angeles County	
	Homeowners	Renters	Homeowners	Renters
Household Income <=30% Median Family Income				
Number of Households	770	2,650	129,340	471,000
Cost Burden (>30%)	450	1,995	97,570	384,595
Household has a least 1 of 4 Housing Problems	450	2,025	99,275	393,815



Table H-10 reports the number of extremely low-income households by tenure that experience cost burden and at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent). As seen in the table, the majority of households are renter occupied in Paramount and in Los Angeles County as a whole. The majority of housing challenges identified affect renters more than they do homeowners, despite both being extremely low income. A similar trend can be observed for the majority of Los Angeles County, where renters are again faced with several burdens related to housing cost burden and one of four housing problems.

Another vulnerable group identified using 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data is elderly households. Federal housing data defines a household to be considered an “elderly family household” if it consists of two persons with either or both age 62 or over. The City of Paramount has a total of 1,678 elderly households; of these, 575 households (or 34.3 percent) earn less than 30 percent of the surrounding area income.

Housing Stock Characteristics

Housing Stock

In 2020, the Department of Finance estimated there are 14,690 housing units in the city. Compared to 2010, the city's housing stock has increased by 119 units. Over the past two decades (since 2000), there was a net increase of 97 units, with single-family residential units having increased by 187 multi-family units having increased by 152, and mobile homes having decreased by 242 units.

Paramount was developed as a community of single-family dwelling homes and has primarily remained as such. Single-family detached units represent 45.5 percent of the City's housing stock, with single-family attached units representing 11.6 percent, multi-family units representing 35.2 percent, and mobile homes

and other housing filling out the remaining 7.7 percent. Census data indicates that 1.2 percent of owner units and 3.7 percent of rental units are vacant.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Paramount, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Paramount experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Code Enforcement Division of the Public Safety Department and the Building and Safety Division of the Planning Department, the City estimates that in 2020, approximately 275 housing units are in severe need of replacement or substantial rehabilitation due to housing conditions. The estimated number is based on structure year-built date and building-to-land value ratio based on Los Angeles County Assessor data (2020). The 275 units consist of residential buildings that are 80 years or older and have a 0.50 building-to-land value ratio or smaller. This ratio means the value of the structure is worth 50 percent or less than the value of the land.

The good condition of most housing in Paramount is primarily due to the City's relatively young housing stock. According to the American Community Survey, 33.9 percent of Paramount's housing stock was built in 1980 or later, and 16.7 percent was built in 1990 or later. Since the age of housing in Paramount is fairly new, the housing condition of these units is generally



good. Approximately 1 to 1.5 percent of Paramount's housing stock needs rehabilitation or replacement due to inadequate kitchen and/or plumbing facilities.

percent higher than the median price in September 2019. The median home price in Los Angeles County in September 2020 was \$710,000, nearly double the

Table H-11: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Single-Family Detached	N/A	N/A	6,693 (45.5%)
Single-Family Attached			1,706 (11.6%)
Multi-Family Units			5,178 (35.2%)
Mobile home, other units			1,133 (7.7%)
Average or median Household Size			3.89
Vacancy Rate			3.6%
Overcrowded Units	5,823	8,384	14,207
Units Needing Replacement/Rehabilitation	N/A	N/A	City contact
Housing Cost	\$417,750	\$1,388	N/A

Sources: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates, CoreLogic September 2020, and California Department of Finance E-5 Population and Housing Estimates

A higher percentage of renter-occupied housing units lack kitchen and/or plumbing facilities (1.6 percent) than owner-occupied housing units (1.1 percent). There is a small portion of the substandard housing stock that is not physically suitable for rehabilitation (275 units). Substandard housing that is dilapidated beyond repair is usually demolished. The City's ongoing program of rehabilitation, combined with the number of units demolished, has substantially reduced the number of substandard units within the City.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Paramount median home price in September 2020, based on information provided by CoreLogic, was \$417,750, which is 15.9

median price in Paramount.

According to the 2018 Census, 59 percent of Paramount households live in rental housing. Census data shows that the average rent in Paramount is \$1,388 per month, with most (39.6 percent) paying between \$1,500 and \$1,999 in rent. The real estate website Zumper.com reports an average of \$1,460 for one-bedroom units, \$1,850 for two-bedroom units, and \$2,825 for three-bedroom units in Paramount as of January 2021. Table H-12 shows that the HUD-determined fair market rents for Los Angeles fall within the range of the rents within Paramount. The rental rates in Paramount generally are less than the HUD-determined fair market rents, indicating that

**Table H-12: Fair Market Rents in Los Angeles County**

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

certain parts of Los Angeles County are potentially more expensive than local rents.

Special Housing Needs

Housing-element law requires local governments to include an analysis of housing needs for residents in

specific special needs groups and to address resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Table H-13: Special Needs Groups

Special Needs Category	Count	Percent
Persons with Disabilities ¹	4,308	7.9% of population
Hearing and Vision Difficulty	1,951	45.3% of Disability
Cognitive Difficulty	1,505	34.9% of Disability
Ambulatory Difficulty	2,436	56.5% of Disability
Self-Care Difficulty	1,191	27.6% of Disability
Independent Living Difficulty	1,851	43.0% of Disability
Persons with Developmental Disabilities ²	543	1% of residents
Elderly (65+ years) ¹	1,752	3.2% of residents
	8,658 households	18.2% of households
	1,406 owner occupied housing units	
	700 renter occupied housing units	
Large Households (5+ members) ¹	3,798 households	26.3% of households
Farmworkers ¹	94 persons	0.38% of labor force
Female Headed Households ¹	3,417 households	23.6% households
People Experiencing Homelessness ³	85	N/A

Sources: 1. US Census Bureau, American Community Survey 2014-2018 5-year estimates; 2. California Department of Developmental Services, 2020; DDS consumer count by CA ZIP Codes 90723; 3. 2020 Greater Los Angeles Homeless Count Report



Persons with Disabilities, Including Persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

There are 4,308 residents with a disability in Paramount, representing 7.9 percent of residents. The most common disability type is independent living difficulty (4.3 percent), followed by ambulatory difficulty (3.8 percent), cognitive difficulty (3.5 percent), vision difficulty (1.8 percent), self-care difficulty (1.8 percent), and hearing difficulty (1.4 percent). The majority of residents with a disability are 75 years or older (53 percent), followed by those 65 to 74 years (30.2 percent). The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.4 percent of Paramount's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Paramount, 37.2 percent of the population with a disability is employed, compared to 71.4 percent of the non-disabled population.

Many factors limit the supply of housing available to households of persons with disabilities. In addition to the need for housing that is accessible or ADA-compliant, housing affordability is a key limitation, as many persons with disabilities live on disability incomes or fixed income. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. Many developmentally disabled persons can live and work independently within a conventional housing

environment but may require a group living environment. 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 adult.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The South-Central Los Angeles Regional Center serves residents in Paramount. The center is a private, nonprofit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support that regional centers provide include information and referral; assessment and diagnosis; counseling; individualized planning and service coordination; resource development; advocacy; family support; and placement of out-of-home care. In Paramount, 543 persons are reported as consumers of the services provided at the local Regional Center. This includes 223 persons 18 years and older and 320 persons under 18 years old receiving services from DDS. The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider. Licensed residential care facilities are also located in Paramount.

For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. The City's Zoning Ordinance provides reasonable accommodation procedures to support fair housing opportunities to persons with disabilities.



Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 682 households headed by elderly residents, representing 4.8 percent of total households in Paramount. The majority of households headed by elderly residents are non-family households and live alone. Elderly residents occupy 24.1 percent of all owner households and 8.3 percent of all renter households. A total of 12.1 percent of seniors over 65 years old are living in poverty in Paramount.

Many Paramount seniors reside in conventional single-family homes. Beyond conventional housing, however, Paramount also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing and maintaining existing senior housing. The City has also worked towards removing constraints to support the development of senior housing. These efforts have included allowing senior citizen housing at 70 dwelling units per acre. The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low-income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Paramount. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. The Paramount Senior Center at the Paramount Community Center provides an array of educational, social, and recreational activities to persons 60 years

and older. The center also provides food bank distribution and home-delivered meals for home-bound seniors.

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. There are 3,798 large households in Paramount, representing 26.3 percent of all households. A larger percentage of owner households (10.7 percent) are large (5+ members) as compared to rental households (16.1 percent).

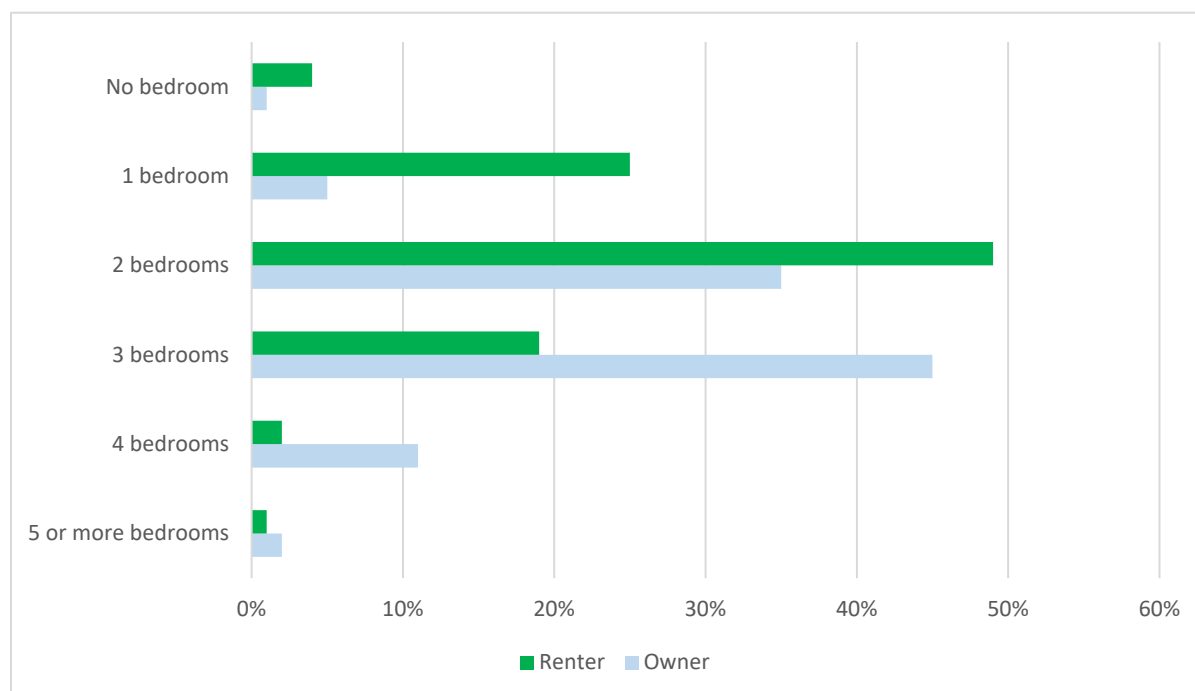
The majority of housing in Paramount has two or fewer bedrooms (64 percent). Approximately one-third of housing has three bedrooms, six percent has four bedrooms, and one percent has five or more bedrooms. Significantly, more owner-occupied housing has three or more bedrooms, as indicated in Figure H-1. However, 22 percent of rental housing has three or more bedrooms. Given that the population of large households within Paramount is less than the existing housing stock for large units, existing supply may be adequate to support this group. However, support services may be necessary to address existing overcrowding due to an inability to afford larger unit sizes.

LACDA implements the Housing Choice Voucher/Section 8 rental assistance on behalf of Paramount. Housing choice vouchers are provided to approximately 600 households in Paramount earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary

Chart H-1: Tenure by Bedrooms



Source: US Census Bureau, American Community Survey 2014-2018 5-year estimates

housing. Farmworkers are typically categorized into permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work an average of less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do farm work and do not return to their permanent residence within the same day.

According to the U.S. Department of Agriculture, there are 3,266 total farmworkers in the County of Los Angeles, declining from 3,825 farmworkers in 2012. Census data shows there are 94 residents who may work as farmworkers in Paramount, representing only 0.38 percent of the local labor force. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Paramount. However, urban agriculture exists within electrical utility corridors. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farmworker housing need

can be met through general affordable housing programs.

Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State Housing and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.



Female-headed Households

Single-parent households require special consideration and assistance because of the greater need for daycare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 3,417 female-headed family households in Paramount, representing 23.6 percent of households. A total of 886 female-headed family households lives in poverty.

Providing housing opportunities for families in Paramount is a challenging task. The primary need for female-headed households is for more affordable housing and supportive services, including childcare. LACDA implements the Housing Choice Voucher/Section 8 rental assistance program. Housing choice vouchers are provided to approximately 600 households in Paramount earning low or very low incomes.

People Experiencing Homelessness

Homelessness continues to be a regional and national issue. The City of Paramount is part of the county-wide Los Angeles Continuum of Care (LACoC) system which provides assistance to homeless persons at every level of need and assists in the move from homelessness to permanent housing. The continuum of care begins with an assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The LACoC services and facilities available for the homeless in Paramount are coordinated by the Los Angeles Homeless Services Authority (LAHSA).

Because of the transient nature of homelessness, gauging an estimate of the number of homeless persons is difficult. One source of information on homelessness is the Greater Los Angeles Homeless Count Report. For the Homeless Count of 2022, there was a total of 180 homeless individuals in Paramount, all of whom were unsheltered. This is the highest count since 2016. Homelessness has fluctuated in Paramount; the 2016 count identified 50 individuals, 2017 count identified 110, 2018 count identified 83, the 2019 count identified 105 homeless individuals, and the 2020 count identified 85 homeless individuals.

According to the 2022 homeless count data, of the 180 homeless individuals, 75 (41.6%) unsheltered persons were counted in proximity to the Los Angeles River. The Los Angeles River, and as well as the right-of-way portions of the I-710 and I-105 freeways, provide favorable and secluded locations for makeshift shelters and encampments. Additionally, the Los Angeles River has general safety and health risks with little or no access to basic facilities, security, and resources, including limited access to bathrooms, running water, or lighting. In many places, people scale down concrete walls to access the river channel.

The City of Paramount is not the direct recipient of federal or state funds targeted to homeless individuals and families. However, the City of Paramount supported homeless and other special needs activities through community grants administered by the Community Services Department. Each year, the City allocates approximately \$70,000 of General funds to support community-based nonprofits – many of which focus their work on addressing homelessness and providing services to special needs populations.

During the 2020-2021 Program Year, the City of Paramount awarded a contract to Family Promise of South Bay using CDBG-CV (COVID) funds totaling \$155,925 to provide emergency shelter and supportive services for Paramount residents who have become homeless or are at-risk homelessness.



In June of 2022, the City reallocated an additional \$97,313.06 of CDBG-CV funds to continue its partnership with Family Promise of South Bay to continue providing homeless prevention services to Paramount residents. The COVID-19 pandemic resulted in significant business closures and other disruptions that put Paramount residents at risk of losing their housing. To address this situation that emerged, the Paramount City Council approved the Emergency Rental and Mortgage Assistance Grant Programs to aid its residents economically impacted during the COVID-19 pandemic and address evictions and rent increases within the City.

To help low-income individuals and families avoid becoming homeless, the City provided funding for short-term rental, utility, and mortgage assistance to prevent eviction for residents experiencing housing insecurity. As a result of these efforts, the City was able to assist 33 households through the end of the program year.

To address the needs of homeless families, families with children, veterans and their families, the City provided funding for the Family Promise of South Bay's homeless prevention program to help families achieve stability by connecting them to the appropriate resources based on their needs.

This program provides tailored counseling and case management services to families experiencing homelessness or at risk of homelessness. When paired with financial counseling, career coaching, and other available case management services, Paramount's non-profit partners make certain that individuals and families have the tools necessary to succeed.

In accordance with the LACoC, Paramount's Public Safety Department (along with a dedicated "homeless liaison"), and the Homeless Outreach Program Integrated Care System (HOPICS), provide outreach services that offer the opportunity for homeless individuals to find permanent housing. The HOPICS offers a wide range of resources related to behavioral health, housing, re-entry for those who have been incarcerated, and other supportive services. The

organization operates an emergency access center for individuals and families who are homeless or are at risk of becoming homeless; providing resources that aid in long-term stability.

The City of Paramount has also partnered up with the City of Bellflower and the nonprofit organization, People Assisting the Homeless (PATH), in developing the "Plan to Prevent and Combat Homelessness." This is an action plan that aims to identify priorities in addressing issues related to homelessness in both cities due to the similarity in regional nature and funding.



Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Paramount is serviced by Southern California Edison (SCE), which is responsible for renewable energy production in the form of wind and solar farms. Paramount has implemented zoning regulations that require the generation of solar energy from new residential development, at a minimum average of one kilowatt per house. The City also encourages ride share opportunities to reduce energy consumption. Paramount is also a member of the Clean Power Alliance, a Joint Power Authority (JPA), which is an electricity provider that brings clean, renewable power to Southern California.

SCE offers a variety of energy conservation services as part of its Energy Savings Assistance Fund. The energy assistance fund helps those who qualify by income manage their electricity bills. This program primarily benefits low-income households, seniors, disabled, and non-English speaking residents. Another program, the Residential Multifamily Energy Efficiency Rebate Program, provides incentives for property owners to create energy efficient improvements through lighting, HVAC, and insulation. SCE also offers a number of rebate programs, making energy efficient kits available to residents at no cost.

At-Risk Housing Analyses

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), no assisted housing developments in Paramount are at risk of losing their affordability status.



Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's council of governments. HCD, in conjunction with SCAG, determines a projected housing need for the region covered by SCAG. This share, known as the Regional Housing Needs Assessment (RHNA), is 1,341,834 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Paramount has a RHNA of 364 housing units to accommodate in the housing element period from 2021 through 2029. The income distribution is as shown in Table H-14.

Table H-14: Regional Housing Needs Assessment 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	92	25.1%
Low	>50-80%	43	11.9%
Moderate	>80-120%	48	13.3%
Above Moderate	120%+	181	49.7%
Total	--	364	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.



Constraints on Housing Production

This chapter identifies and analyzes actual or potential constraints upon the maintenance, improvement, or development of housing for all income levels, for persons with disabilities. Government Code section 65583, subdivisions (a)(5), (a)(4), (c)(1), and section 65583.2, subdivision (c). The five-member City Council of Paramount has had an active role in securing affordable housing in the city for a range of income levels and special population needs. As the governing body of the Paramount Housing Authority and the former Paramount Redevelopment Agency, it assists developers with funding and financing of new affordable housing. It retains its role in housing as the governing board for the Successor Agency providing Low- and Moderate-Income Housing funds.

Paramount's RHNA allocation was 105 units during the 5th cycle period ending October 2021, and the RHNA allocation for the 6th Cycle (October 2021 to October 2029) is 364 housing units. During 2020, the Planning Division reviewed and approved 35 applications for a total of 45 housing units, including 33 accessory dwelling units (ADUs). The Building and Safety Division reviewed plans and issued permits for 13 new homes, including 12 ADUs. The General Plan was last comprehensively updated in 2007.

Nongovernmental Constraints

The availability and cost of housing is strongly influenced by market factors. A local government has little or no control over environmental constraints. A general assessment of constraints includes a description of existing actions that the city has undertaken to either offset development costs or assist in reducing the effects of environmental constraints that are unique to the city.

A. Development Costs

- B. Environmental and Public Health
- C. Requests to develop housing at densities below maximum allowed in the zone
- D. Length of time between receiving approval for a housing development and submittal of an application for building permits
- E. Local Efforts to Remove Nongovernmental Constraints.

Housing prices in Southern California soared to record highs during the COVID-19 pandemic. Southern California home prices in March 2021 rose double digits for the eighth straight month. The six-county region's median home price increased 14.5% from a year earlier to a record \$630,000 according to data released in late 2021 by real estate firm DQNews. The number of houses, condos, and townhomes that sold rose 32.2%. The runup on home prices extends nationwide. Since then, mortgage rates have tumbled, and people are looking for more space. Millennials have replaced baby boomers as the largest market for homes. The health of the housing market as reflected in home prices and sheer demand would ensure private investments. However, it also renders government financing or any other household financial support even more limited in affecting affordability.

Development Costs

Market-driven constraints or the economic factors that drive private housing development are land costs, construction costs, and availability of financing. The portions of the development costs that are nongovernmental constraints refer to the market-driven costs associated with housing developments: hard costs (construction and labor), soft cost (financing, fees, tax, title, and insurance), and land costs. According to the UC Berkeley Turner Center for Housing Innovation, hard construction costs (materials and labor) represented 63% percent of the



total cost of producing a new residential building in California (2008-2018). Soft costs, such as legal fees, insurance, professional fees, and development fees are 19% of the total development cost followed by land costs and conversion costs (18%). The average cost per unit in California is \$480,000, a 17 percent increase since 2008. The increases are driven by construction costs, which already accounts for the largest share of development costs. Factors influencing the cost of affordable housing are no different from market-rate construction. However, affordable housing developments face increased complexity in financing affordable projects and the need to manage multiple funding sources and meet their respective requirements. Development costs are sometimes broken down into components known as the Five L's as provided by the UCLA Lewis Center Regional Policy Studies:

- Lumber: materials required for construction of a new building, including not just lumber but concrete, steel, windows, flooring, HVAC, electrical, drywall, etc.
- Labor: wages and salaries paid to the people who build the projects
- Lending: interest paid on debt and returns on investment owed to project investors
- Laws: rules and regulations that increase costs, such as onsite affordability requirements, impact fees, and minimum parking requirements
- Land: the value of the property itself, whether it is currently vacant or used for another purpose and intended for redevelopment

When assessing the financial feasibility of a new development, developers must first estimate the cost of project approvals (entitlement), design and other soft costs, financing, construction, and profit margin before land costs. Local governments that impose higher fees and affordability requirements can lead to less new housing, especially when the additional

costs cannot be added to rents or sale prices and thus are “baked into” the price of the land.

Land Costs

After developers estimate the value of the potential development, based either on projected rents or sale prices, the gap between those two values is what they can afford to pay for the land, known as the “residual land value”. When residual land value falls below the land’s value based on its present use (e.g., a strip mall or surface parking lot), or if it simply falls below what the current owner is willing to accept, new development — residential or otherwise — is unlikely to occur. Land costs include acquisition and the cost of holding land throughout the development process. Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller. Cost considerations include the cost of the land per square foot determined by the current market as well as the intended use, the number of proposed units, or density of development permitted on the site. Local governments can significantly affect land costs of a housing development by increasing the supply of land for residential uses, or increasing the number of units that can be built.

Labor and Construction Costs

The Turner Center for Housing Innovation at the University of California, Berkeley states that the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000. Since hard construction costs comprise more than 60 percent of total development costs, that may be an important reason developers hesitate to pull building permits to construct housing. Between 2008 and 2018, the core components of a building—wood, plastics, and composites costs—rose by 110 percent after accounting for inflation, and finishes costs rose by 65 percent. These components are global commodities and prices move in line with unpredictable geopolitical situations.



- Metals costs include metal framing, joists, decking, stairs, and railings, among others.
- Concrete costs cover concrete forming and accessories, concrete reinforcing, cast-in-place concrete, precast concrete, cast decks and underlayment, mass concrete, and concrete cutting and boring.
- Finishes costs consist of plaster and gypsum board, tiling, ceilings, flooring, wall finishes, painting, and coating, among others.
- Wood, plastics, and composites costs include rough carpentry, finish carpentry, architectural woodwork, structural plastics and composites, and plastic fabrications such as railings and paneling.

The cost and availability of workers ranks as the top concern of housing developers affiliated with the National Association of Home Builders, outranking prices of building materials. The total number of units included in each year's permitted projects increased 430% between 2009 and 2018, but the number of construction workers has only expanded by 32%. Construction work is a skilled trade, and housing construction work is deemed an essential business activity. Contractors note a shortage of workers with more multifamily construction experience. Prevailing wage requirements that are sometimes associated with streamlining legislation can cost an average of \$30 more per square foot.

One of the recommendations for governments to reduce construction cost and address labor shortages is to encourage industrialized construction; that is, off-site construction or manufacturing of building components, which is then transported and assembled at the building site. This process saves as much as 20% on the cost of building a three- or four-story wood-frame multifamily development and shortens the construction timeline by between 40 and 50%.

Financing Cost

Developers finance housing projects with a mix of equity and debt. Equity pays for early development activities like land acquisition and project entitlements. This source of financing come from developers themselves and investors such as pension funds and high net worth individuals. Because equity bears greater risk than debt — if a project doesn't meet its financial targets, the losses are taken from equity — equity investors expect a relatively high return on investment, perhaps 10% per year or more. Debt comes in later, usually once a project has secured city approval and is ready to be built, and once 100% of the equity has been funded. Because debt is lower risk, it commands a lower interest rate, today often 6% or less. Within reasonable limits, the city's development review process can work with the developers by timing fees that reduce financing costs ("carrying costs") by minimizing the equity share of project funding and maximizing the debt share.

Mortgage Lending

Barriers to access and use of government-backed financing such as discrimination based on the applicant's race/ethnicity or an area's race/ethnicity composition are fundamental non-governmental constraints. Planned housing growth and investments seek to maintain affordability through strategies that hold down housing cost at no more than 35% of total household income regardless of race/ethnicity. Paramount is 81.5% Latino of mostly Mexican national origin. Demand from Latinos drive the housing market in the region. C.A.R. Traditional Housing Affordability Index reports that for Los Angeles County, 38% of White and just 19% Latino of households could buy a median-priced home in 2020. Obtaining funding is significantly affected by the applicant's race/ethnic identity in the Los Angeles market: 19.3% of Latinos and 24.4% Blacks had their applications for conventional home mortgages denied compared to 14.3% of White applicants. Discriminatory practices show up as depressed home prices, sending a distorted picture of the housing need and ability to meet demand.



Environmental and Public Health Constraints

The Housing Element's Sites Inventory Analysis and related programs recommends rezoning of infill sites that include existing natural hazards or sites located adjacent to pollution sources. New developments may encounter added cost as well as reduced potential density pursuant to the Housing Accountability Act (HAA) due to mitigations or compliance with newer, more stringent construction codes that protect public health and safety. The city is entirely urbanized and one of the park-poor jurisdictions in the county. New development would have to avoid non-infill sites such as parks, natural open spaces, and special habitat areas. These hazards are concerned with quality-of-life issues such as public health and safety along with natural hazards that could negatively influence housing developers, investors, and potential residents. Ministerial review or the California Environmental Quality Act (CEQA) streamlining options may not be feasible on many sites as a result.

Paramount's pollution problems arise from its transportation corridors. It borders three freeways, and the Union Pacific Railroad cuts across the heart of the city. Air quality filters are recommended to reduce exposure to air pollutants such as diesel, PM_{2.5}, and NO_x for developments within a 500-foot buffer along these freeway routes and qualifying major arterials. The AQMD Rule 2305 (adopted May 2021) identifies eight warehouse sites to be monitored as indirect sources of toxic air contaminants due to the volume of trucking involved. AQMD recommends a 1,000-foot buffer from warehouses that accommodate more than 100 trucks per day. Noise from transportation corridors including the railroad are also a potential constraint unless noise attenuation is incorporated into construction and the railroad observes quiet zone regulations. Proposed housing developments have been delayed due to the existence of neighboring polluting industries. Rather than penalize new housing, the

city has been actively shrinking the footprint where polluting industries can locate.

Paramount is at the western edge of the Puente Hills blind-thrust fault, and according to the State Hazard Mitigation Plan Potential Earthquake Scenario, an earthquake here will produce its deadliest scenario for any Southern California fault. The US Army Corps of Engineers (US ACE) has been fortifying the Whittier Narrows Dam after its assessment showed that the "dam is almost certain to fail under normal operations within a time frame from immediately to within a few years without intervention." US ACE further advises that a high-risk of failure applies to the Los Angeles/Rio Hondo Rivers levee (east bank) that protects an area between the Union Pacific rail right-of-way and the Los Angeles River¹. The Los Angeles County Department of Public Works shows that the city lies in the path of three modeled dam inundation areas for Whittier-Narrows, Hansen Dam, and Sepulveda Dam. Heatwaves and extreme precipitation and drought as the result of climate change increase the adverse health effects of air pollution and further stresses on the power infrastructure and water supply.

The US Environmental Protection Agency's databases that track sources of pollutants, chemicals, toxic release, greenhouse gas, and hazardous waste include 493 regulated facilities at the geographic center of the city. Among these include facilities that release major air pollutants (6), toxic pollutants (21), reported hazardous waste activities (269), and one Superfund site (AAD Paramount). Highly elevated levels of hexavalent chromium were detected in the industrialized sections of Paramount, prompting a multi-year air monitoring program by the South Coast Air Quality Management District that the City of Paramount assumed responsibility for in 2021. Five out of 11 census tracts of the city are ranked at the top 5% statewide in pollution burden—the

¹ Los Angeles River/Rio Hondo Diversion 1 Levee System Final Periodic Inspection Report No. 1, 2013.



overconcentration of pollutants and the adverse environmental conditions caused by pollution.

Entitlement Approval to Building Permit

Nongovernmental constraints can include the length of time between when a developer receives approval for a housing development and later when the developer submits an application for building permits. A delay submitting the application can hinder the construction of RHNA housing. Developers may delay submitting for building permit application because of regulatory uncertainty as is often the case with the triennial updates of the California Building Code, economic recessions, or the lengthy process of annexation to a community facility district. In these cases, the jurisdiction may provide a 'hold harmless' option for the developer to submit a building permit application while final actions on entitlements are pending.

When developers do not proceed in a timely manner there are negative consequences for the jurisdiction since only issued building permits can be used to evaluate a jurisdiction's progress towards meeting its RHNA goal. This nongovernmental constraint often stems from speculative entitlements made by more investor-driven developers. Entitlement approvals tend to magnify a property's value by making them "shovel-ready" through securing approval of the environmental document, vesting of subdivision maps, fees and public improvements, and setting development standards (floor area or units) that allow the highest density possible for the site. With construction costs high and return-on-investment in markets like Gateway Cities not guaranteed, the jurisdiction may not receive an application for a building permit until years after approval of the entitlement or beyond the RHNA planning period. Jurisdictions are also negatively affected in other ways by speculative activity since developers do not have to pay impact fees, construct mitigations, or make other improvements unless and until it obtains building permits and a certificate of occupancy.

Requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2

The Housing Resources chapter contains the analysis required by Section 65583.2 subdivision (c) to determine which sites are suitable for residential development, specifically, housing for lower-income households and a variety of other types of housing, including multifamily rental housing, factory-built housing, emergency shelters, and transitional housing. A minimum and maximum density are identified for each site and the Program 9 (Zoning Amendments) under the Housing Plan describes the rezoning that the City would undertake in the next three years. So far, developers have not submitted applications for housing with units less than a site's housing capacity. The total housing unit capacity on a site is based on the minimum density. A housing development that did propose below the minimum density would require approval of an amendment to the zoning code or general plan. However, if there are no other available sufficient sites to accommodate its unmet RHNA, then other sufficient sites to accommodate the remaining unmet RHNA will need to be identified and made available. Regardless, a jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

Under limited circumstances, the statute does allow a jurisdiction the option to require the applicant to assist the jurisdiction in meeting these provisions. The HCD's guidance on the No Net Law states, "Types of assistance required could include help with the identification of additional sites for potential rezones or community outreach." The agency cautions that burdensome requirements may make a development project financially infeasible and could, in effect, constitute a denial of the project or may violate the Housing Accountability Act.



Local Efforts to Remove Nongovernmental Constraints

This analysis looks at local efforts to remove nongovernmental constraints that influence market actors such as developers, potential homebuyers, and renters which can limit a jurisdiction's ability to meet its RHNA by income category. Paramount's constraints are mostly constitutional in nature; that is, as a general law city, its ability to raise revenues, construct housing, or regulate market decisions are extremely constrained. It relies on programs that incentivizes market actors to promote housing activity.

Paramount Housing Authority

The Paramount Housing Authority (PHA) partners with private developers to mitigate some of the risk and cost of private development in an effort to increase housing production. PHA is a separate entity from the City of Paramount. The Paramount City Council serves as its board, and City management operates the agency. It has set aside more than \$1.1 million from the Low-to-Moderate Income Housing fund to support three active projects. The fund assisted developers with property purchase and development and subsidized low-income units at a senior housing project.

Financial Government Assistance

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. A fluctuation in interest rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. As of 2020, while interest rates were low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates. In February of 2016, California's Legislative Analyst's Office (LAO) estimated that new construction to address a shortfall of 1.7 million housing units would cost at least \$250 billion in public subsidies.

Four state agencies contribute to the state's basic housing efforts by applying their financial resources to support affordable housing: the HCD, the California Housing Finance Agency, the California Tax Credit Allocation Committee (Tax Committee), and the California Debt Limit Allocation Committee (Debt Limit Committee).

State, county, and the federal government along with private organizations have financial assistance programs for agencies, jurisdictions, and developers. Currently active as of 2021 are the following programs that are specifically designed to finance affordable housing. There are additional financial sources not mentioned in the list such as COVID-19 specific federal housing programs or for special needs housing, residential care, or housing for targeted populations:

- **AHSC.** Administered by the Strategic Growth Council and implemented by HCD's Affordable Housing and Sustainable Communities (AHSC) Program funds land use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas (GHG) emissions. It includes new construction, acquisition, and substantial rehabilitation, including preservation of affordable housing at risk, or conversion of one or more nonresidential structures to residential dwelling units.
- **CalHome.** This program provides grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
- **CDBG.** Community Development Block Grants fund housing activities, public works, community facilities, public service projects serving lower-income people, and planning and evaluation studies related to any eligible activity. It includes single- and multi-family rehabilitation, rental housing acquisition, or homeownership



assistance, and activities that support new housing construction.

- **CDLAC.** California Debt Limit Allocation Committee was created to set and allocate California's annual debt ceiling and administer the State's tax-exempt bond program to issue the debt. CDLAC's programs are used to finance affordable housing developments for low-income Californians, build solid waste disposal and waste recycling facilities, and to finance industrial development projects. The Qualified Residential Rental Project Program helps spur affordable housing production by assisting developers of multifamily rental housing units with the acquisition and construction of new units, or the purchase and rehabilitation of existing units. The Single-Family First-Time Homebuyer Program helps homebuyers of single-family homes, condominiums, or townhouses use mortgage credit certificates to reduce their federal tax liability by applying the credit to their net tax due. State and local governmental agencies and joint powers authorities can issue both tax-exempt mortgage revenue bonds (MRBs) or mortgage credit certificates (MCCs) to assist first-time homebuyers when they purchase a home.
- **GSAF.** The Golden State Acquisition Fund (GSAF) is a \$93 million flexible, low-cost financing program aimed at supporting the creation and preservation of affordable housing throughout the State of California. Financing is available for rental housing and homeownership opportunities in urban and rural communities. GSAF was established with \$23 million in seed funding from the California Department of Housing and Community Development. These funds are leveraged with additional capital from the seven-community development financial institutions that serve as originating lenders.
- **HOME.** The HOME Investment Partnership Program assists cities, counties, and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing

for lower-income renters or owners. HOME funds are available as grants and loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.

- **Homekey.** Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
- **HHC.** Housing for a Healthy California provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans.
- **IIG.** Infill Infrastructure Grant Program is grant assistance, available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. A Capital Improvement Project must be an integral part of, or necessary for the development of, either a Qualifying Infill Project or housing designated within a Qualifying Infill Area. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, and acquisition of infrastructure.
- **LHTF.** Local Housing Trust Fund Program. Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds match local housing trust funds as down payment assistance to first-time homebuyers.



- **LIHTC.** Low-Income Housing Tax Credit allocates federal and state tax credits to developers of affordable rental housing for low-income Californians.
 - **MHP.** The Multifamily Housing Program (MHP) makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
 - **MHSA.** Mental Health Services Act, No Place Like Home Program dedicates bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The purpose is to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.
 - **MPRROP.** Mobilehome Park Rehabilitation and Resident Ownership Program makes short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.
 - **NHTFP.** National Housing Trust Fund Program assists in new construction of permanent housing for extremely low-income households. It is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI) households, with incomes of 30 percent of area median or less.
 - **PLHA.** Permanent Local Housing Allocation (PLHA) provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock; increase the supply of housing for households at or below 60% of area median income; increase assistance to affordable owner-occupied workforce housing; assist persons experiencing or at risk of homelessness; facilitate housing affordability, particularly for lower- and moderate-income households; promote projects and programs to meet the local government's unmet share of regional housing needs allocation; and ensure geographic equity in the distribution of the funds.
 - **PDLP.** The Predevelopment Loan Program provides predevelopment capital to finance the start of low-income housing projects, including projects to construct, rehabilitate, convert, or preserve assisted housing, including manufactured housing and mobilehome parks. Eligible costs include but are not limited to site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation.
 - **TOD.** Transit-Oriented Development (TOD) Housing Program offer low-interest loans available as gap financing for rental housing developments near transit that include affordable units.
 - **VHHP.** Veterans Housing and Homelessness Prevention Program makes long-term loans for the development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies.
- Tax-Increment Financing**
- Assets of the former Redevelopment Agency accrued for almost 40 years and supported the Low and Moderate Income Housing Fund and countless



residents continue to benefit from its past housing program. Various tax increment financing tools, promoting use of local tax increment financing tools such as Enhanced Infrastructure Financing Districts (EIFDs), include Community Revitalization and Investment Authorities (CRIAs), Affordable Housing Authorities (AHAs), Infrastructure and Financing Revitalization Districts (IFRDs) and Neighborhood Infill Finance and Transit Improvements (NIFTI) districts.

Federal Grants

The Los Angeles County Development Authority administers federal grants assigned to Section 8 Housing Choice Vouchers and Public Housing. The Planning Department is responsible for administering Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from HUD, which are allocated to programs and services of the Planning Department, Public Safety Department, and Public Works Department. The 2021-2022 Action Plan allocates the total of \$1,066,504 CDBG and HOME funds. The Paramount Finance Department manages the Successor Agency for the Paramount Redevelopment Agency. The Planning Department administers the Home Improvement Program which provides financial assistance to Paramount residents for upgrading deteriorated properties and correcting code violations. Four residential projects were completed in 2020 at a total project construction expenditure of \$117,300.

Grants are available to alleviate housing hardships resulting from the COVID-19 pandemic. Homeowners and tenants receive support from the CDBG in the form of Emergency Mortgage Assistance Grant Program (EMAG) and Emergency Rental Assistance Grant Program (ERAG). EMAG sets the maximum amount of assistance to \$1,000 per month for two consecutive months. The grant is paid directly to the mortgage company, or utility company, and does not need to be paid back. ERAG pays rental and/or utility payments made on behalf of an income-eligible applicant, up to \$1,000 per month for a period of up to two consecutive months.



Governmental Constraints

The section analyzes the actual and potential governmental constraints on housing production for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. All the city's zoning and land use regulations evaluated are from the written text of the Paramount Municipal Code (Title 15 Buildings and Construction, Title 16 Subdivisions and Other Divisions of Land, and Title 17 Zoning), General Plan, specific plans, and publicly available information regarding housing developments in the city.

- A. Locally adopted ordinances that directly impact the cost and supply of housing
- B. Zoning for a variety of housing types
- C. Permits and procedures
- D. Land use controls
- E. Fees and exactions
- F. On and off-site improvement requirements
- G. Building codes and their enforcement
- H. Constraints for people with disabilities

Section 65940.1 Available Information

The City's website is referred to for the majority of the information provided and evaluated in this section. Section 65940.1 requires that the city publish online all of the following:

- A current schedule of fees, exactions, and affordability requirements imposed by that city, county, or special district, including any dependent special districts, as defined in Section 56032.5, of the city or county applicable to a proposed housing development project. The city shall present the information in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each

parcel and the fees that apply to each new water and sewer utility connection.

- The current and five previous annual fee reports or the current and five previous annual financial reports.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.
- All zoning regulations adopted by the City that specify the zoning, design, and development standards that apply to each parcel.

The City has made all of the current information listed above available on its website consistent with Section 65940.1.

A Locally Adopted Ordinance that Directly Impacts the Cost and Supply of Housing

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of housing.

Proposition FF

On November 8, 1988, city voters approved Proposition FF, and its provisions are incorporated in Chapter 17.20 of the Zoning Code. Proposition FF established a citywide maximum density of 22 dwelling units per acre for all residential developments and 70 dwelling units per acre for senior citizen housing development as defined in California Civil Code Section 51.3: a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units. Any reference to high density housing in the General Plan of the City of Paramount is intended to apply only to senior citizen housing development. The maximum density of 22 dwelling units per acre also applies to Special Housing Opportunities (SHO), a designation not found in the current General Plan. The proposition requires that developer make a preliminary submittal of the application prior to formal requests for general plan



amendments, zoning amendments, or subdivision map approval.

As of 2021, the City considered the provisions of Proposition FF inapplicable by operation of law and no longer applies a 22 dwelling units per acre maximum citywide. As such, Program 8 of the Housing Plan will require the Clearwater East Specific Plan and the North Paramount Gateway Specific Plan to include mixed-use or residential land use categories with a minimum residential density of 30 dwelling units per acre. The North Paramount Gateway Specific Plan was finalized in October 2021 and includes two multiple-family zones (medium and high density) and two mixed use zones (medium and high density) that allow a maximum of 30 (medium density) and 40 (high density) dwelling units per acre. The associated Environmental Impact Report (EIR) is expected to be completed by late 2023. Program 8 of the Housing Plan calls for adoption of the North Paramount Gateway Specific Plan once the EIR is completed. With the Paramount Gateway Specific Plan consisting of zones with maximum residential densities higher than 22 dwelling units per acre is indicative that the Proposition FF is no longer a constraint to implementing higher densities under regulatory plans.

Zoning for a Variety of Housing Types

The zoning code and zoning map identifies three residential zones (R-1, R-2, and R-M) and three specific plans, the Clearwater East Specific Plan, the Clearwater North, and the Howe/Orizaba Specific Plans, where housing is allowed. (Clearwater North and Howe/Orizaba will be combined to create the North Paramount Gateway Specific Plan.) Housing is also allowed in some Planned Development with Performance Standards (PD-PS) zones. The zoning map provides the geographical location and boundaries of these zones. Residential dwellings are defined in the zoning code to broadly include a variety of housing: house, apartment, motel, hotel, or other type of residential dwelling subject to the State Housing Law (Part 1.5 commencing with Section 17910 of Division 13) and a manufactured home,

mobile-home, and multi-unit manufactured housing as defined in the Mobile-Home Manufactured Housing Act of 1980 (Part 2 commencing with Section 18000 of Division 13). The zoning code retains archaic terms such as boardinghouse, lodging house, rest home, convalescent home, guest home, or home for the aged, all of which are defined as a type of group housing for specific populations and criteria.

Pursuant to Section 17.44.020 of the Municipal Code, uses not listed in the zones are expressly prohibited. Specifically, these limitations on land use are stated as follows, “no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is specifically permitted in the zone in which such building or land is located.”

Multifamily Rental Housing

The General Plan sets aside 53.3% of land in Paramount for residential use, with slightly over half of that share (28.5%) designated Multiple-Family Residential. The R-M, Multiple Family Residential Variable Density Zone is the implementing zoning district for Multiple-Family Residential; its purpose states that “in part, assists in the implementation of the residential land use and housing element of the general plan.” The General Plan was last updated in 2007, and it identifies two Area Plans for residential growth: the Clearwater North and Howe/Orizaba Area Plans and Somerset Ranch Area Plan. Due to the dissolution of the Redevelopment Agency in 2012, housing plans in these areas were disrupted.

Multifamily units either for ownership or for rent are permitted in the R-2 and R-M zones; residentially zoned PD-PS zones; in the Medium density residential areas and High-density residential areas of the Clearwater North and Howe/Orizaba specific plans; and the Clearwater East Specific Plan.

The R-M zoning standards allow for generous building and lot dimension to accommodate housing of up to 22 dwelling units per acre. It also contains provisions that protect rental units from condominium conversions and from infill developments that have

**Table H-15: Housing by Zoning District**

Housing Type	R-1	R-2	R-M	Specific Plans or Other Zones
Multifamily Dwelling	X	P	P	P
Emergency Shelters	X	X	X	P in M-1
Low Barrier Navigation Centers	X	X	X	X
Housing for Agricultural Employees (permanent and seasonal)	Where residential is allowed			
Supportive Housing	Where residential is allowed			
Transitional Housing	Where residential is allowed			
Single-Room Occupancy Units			X	
Manufactured homes	Where residential is allowed			
Mobile Home Parks	Where residential is allowed			
Accessory Dwelling Units	Where residential is allowed			

Notes: P= Permitted, C= Conditional, X= Prohibited

R-2 and R-M development is reviewed by the Paramount Development Review Board.

substandard lots which apply for a density bonus up to the maximum allowed in the zone. The R-M zone contains provisions for a density bonus based on demonstrated hardship (Section 17.16.090) and as approved by the Planning Commission. Eligibility criteria for the bonus apply for applicants who have been property owners since 1988 of lots that have 76 feet or less of street frontage adjacent to properties developed with at least two dwelling units in buildings no more than 15 years old. Condominium conversions of apartments which do not meet current zone standards for R-M (Multiple-Family Residential) development are subject to Section 17.44.160, and the conversion must be approved by the Planning Commission and the City Council. This section includes standards concerning the addition of appliance, noise insulation, security system, and air conditioning. Projects which contain less than three dwelling units are not eligible for conversion.

Housing for Agricultural Employees (permanent and seasonal)

Aside for a small amount of landscape nurseries in utility rights-of-way, there are no agricultural lands in the City. According to U.S. Census American Community Survey 2014-2018, 70 were full-time farmworkers and 90 were employed in the agricultural sector, out of a total of 24,511 workers. Paramount has workers living within its borders who work across 13 major industrial sectors. The average annual salary of agricultural worker is \$32,000, which is significantly lower than the average annual salary of \$48,000 for workers in all employment sector. There is no data that suggests that non-permanent housing with rural amenities is suitable for agricultural employees residing in a metropolitan jurisdiction. The City's programs funds increase affordable housing opportunities for lower-income households, particularly in low-wage industries.



Emergency Shelters and Low Barrier Navigation Centers

State legislation requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits. Emergency shelters are permitted by right, without the need for a discretionary action, within a designated geographic area of the M-1 zone located at 6301-6439 Alondra Boulevard (Paramount Business Center), a 17-acre industrial business park between Dominguez High School and the Los Angeles River. The area has a mix of medium- to large-sized buildings that could transition to reuse as homeless shelters. Typical parcel sizes range from 0.12 to 6.0 acres. The area has sufficient capacity for at least one year-round shelter to accommodate the 85 unsheltered homeless persons identified in the City during the 2020 Point-In-Time Homeless Count. The location is in a heavily urbanized area bordering the City of Long Beach and City of Compton and is served by Metro bus lines on Alondra Boulevard, several parks, and large employment centers.

The development and management standards for emergency shelters in the Zoning Ordinance (Section 17.32.020) are not considered overly restrictive since they were drafted to be consistent with State law. Specific provisions for emergency shelters in Paramount include:

- The facility must comply with applicable State and local standards and requirements.
- No emergency shelter shall be located within 300 feet of another emergency shelter that is or would be located on a separate lot or parcel.
- The facility must adhere to Federal, State, and local licensing as required for any program incidental to the operation of an emergency shelter.
- The facility must comply with applicable State and local housing, building, and fire code requirements.
- The facility shall maintain onsite security during all hours when the shelter is open. A security plan shall be required, maintained in perpetuity, and be made available for review by all relevant government agencies and departments. A security plan shall include provisions to address the separation of male/female sleeping areas and any family areas within the emergency shelter.
- The facility shall demonstrably provide exterior lighting on pedestrian pathways, along the periphery of the building and facility, and upon parking lot areas on the property. Lighting shall reflect away from residential areas and public streets. Lighting shall provide a minimum intensity of three foot-candles at ground level.
- The facility shall provide secure areas for personal property.
- Kitchen/Dining Room. Each facility shall provide common kitchen and dining room area for the preparation of meals as adequate for the number of residents serviced.
- Each facility shall provide bathroom with lavatory, toilet, and showers adequate for the number of residents serviced. A minimum of one toilet for every eight beds per gender shall be provided. A minimum of one shower for every eight beds per gender shall be provided. A private shower and toilet facility shall be provided for each area designated for use by individual families.
- The facility's capacity shall be evaluated based upon the design and layout of the building and the appropriate building code and fire code.
- The maximum term of staying at an emergency shelter is six months in a consecutive 12-month period. Shorter stays



are encouraged to facilitate the transition into permanent housing.

- The emergency shelter shall provide onsite vehicular parking at a minimum rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity. The precise number of vehicular parking spaces required will be determined based on the operating characteristics of the specific proposal. Note these standards do not require more parking for emergency shelters than other permitted uses within this zone.
- A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall designate a staff liaison to coordinate with government officials, local residents, and local businesses regarding the operation of the emergency shelter. Such plan shall be submitted to and approved by the Planning Department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The plan shall remain active throughout the life of the emergency shelter.
- All trash and recycling storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
- An adequate-sized indoor client intake area of no less than 10 square feet per bed shall be provided.
- A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open and/or occupied by clients.
- Any queuing areas shall be on site, in covered areas, away from public sidewalks,

and shall not extend into parking and landscape areas.

- Loitering and/or congregating by homeless persons at the subject property during the operating and nonoperating hours of the facility shall be prohibited.
- Durable metal bicycle racks and other bicycle storage facilities shall be provided in permanent locations to meet the needs of the service capacity and staff.

The City does not operate its own emergency shelters; however, it cooperates with the Los Angeles Homeless Services Authority (LAHSA), which provides financial support to local services in efforts to house and assist the homeless. The availability of land that can accommodate shelters for the 85 unsheltered homeless persons identified in the City during the 2020 Point-In-Time Homeless Count. Assembly Bill 101 (AB 101) requires that Low-Barrier Navigation Centers be allowed as a by-right use in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses. There are no mixed-use zones and no non-residential zones that permit multifamily residential.

Transitional and Supportive Housing

Transitional housing and supportive housing are terms defined in the zoning code as residential uses and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. AB 2162 requires that supportive housing be a by-right use in all zones where multifamily and mixed uses are permitted. Additional elements of AB 2162 include the following:

- Requires a developer to submit a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services as provided.



- Prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- States that provisions of AB 2162 shall not be construed to do either of the following: (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

Single Room Occupancy

In accordance with state law, cities must identify adequate sites, appropriate zoning, development standards, and a permitting process to facilitate the development of Single Room Occupancy (SRO) housing. The City of Paramount Zoning Ordinance provides zoning and development standards that facilitate the siting and development of SROs. Zoning regulations identifying the adequate sites, appropriate zoning, development standards, and a permitting process to facilitate the development of SRO housing pursuant to its Housing Plan programs, as well as Consolidated Action Plan.

Manufactured Homes and Mobile Home Parks

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured homes are subject to special construction standards established in the Floodplain Management Regulations requiring floodproof construction, anchoring that resists flotation, and that locate floors above the base flood elevation.

Paramount has 17 mobile home park sites totalling 1,418 spaces per HCD's Codes and Standards Automated System (CASAS). Its Municipal Code protects mobile home parks as a source of affordable housing. Mobile homes are permitted in the R-1

(Single-Family Residential) zone and are subject to the same development standards as conventional single-family residential dwellings. Chapter 15.24 of the Paramount Municipal Code establishes regulations that ensure mobile homes retain their residential purpose while prohibiting attempts to remove wheels or otherwise affix the dwelling to the ground with a permanent foundation. Chapter 17.64 addresses the shortage of spaces for the location of mobile home parks. The ordinance requires Planning Commission approval for a change to long-term tenancy of mobile home park spaces or a sale of individual spaces and to further provide standards for the location, design, and development of such mobile home parks.

Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In June 2021, the City Council adopted Ordinance No. 1151, an amendment to the zoning code that incorporates ADU regulations that comply with state law. The ordinance set a maximum size of ADUs at 1,000 square feet and maximum of height of 16 feet. The ordinance replaced noncompliant provisions of the existing ADU regulations, which allowed ADUs only on lots developed with an existing single-family dwelling unit in the R-1 zone.

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. Amendments to the Housing



Accountability Act (HAA) have supplanted a jurisdiction's processing and permit procedures for a housing development. The city is required to use objective standards and conform to a 30-day/60-day limit established for jurisdiction to deem a project consistent with these objective standards.

Under the HAA, a housing development cannot be denied or reduced in density, inclusive of conditions of approvals that have the same effect, unless the jurisdiction finds that the project would have a specific, adverse impact upon the public health or safety. Jurisdictions are required to apply only objective standards and zoning criteria which are consistent with the general plan and criteria to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project. Understanding of the HAA's effect on local processes reflects the information presented by the HCD's Housing Accountability Act Technical Assistance Advisory (Government Code Section 65589.5) released on September 2020. SB 330 suspends certain restrictions on the development of new housing until January 1, 2025 and requires jurisdictions to adhere to the following provisions:

- **Preliminary Applications.** This new development application available through the city website is required by state law to collect specific site and project information in order to determine the zoning, design, subdivision, and fee requirements that shall apply to a housing development project. If the applicant submits a complete development application within 180 days of submitting a preliminary application, then the zoning, design, subdivision, and fee requirements in effect at the time the preliminary application was submitted shall remain in effect for the remainder of the entitlement and permitting process.
- **Replace and Protect Existing Housing.** No housing development project on a site where any existing residential units would be

demolished, including any "protected" units as described below, may be approved unless the replacement project includes at least as many residential units as the existing residential building.

- **Zoning Actions.** The city is prohibited from taking any legislative action, including by voter initiative, that would reduce the zoned capacity of housing development below what was allowable as of January 1, 2018, including but not limited to: reducing the maximum allowable height, density, or floor area ratio (FAR), imposing new or increased open space, lot size, setback or maximum lot coverage requirements; adopting or enforcing any moratorium or cap on housing approvals.
- **Objective Design.** The city may not apply new design standards that were adopted on or after January 1, 2020 unless these design standards meet the definition of objective standards provided in state law.
- **CEQA.** The required timeframe to approve or disapprove a housing development project is limited to 90 days after certification of an EIR for a housing development project.
- **Limit Public Hearings.** The city cannot hold more than five public hearings on a housing development project that complies with all applicable zoning standards and is not seeking any exceptions or rezoning or other legislative actions.

The Zoning Code and existing procedures do not contradict the provisions of the HAA. The Zoning Code largely reflects that of other jurisdictions where timelines and procedures set forth in the Permit Streamlining Act, HAA, and California Environmental Quality Act (CEQA) are referenced.



Article 34 – Voter Approval of “Low Rent Housing Project”

Article 34 of the California Constitution requires local voter approval of housing projects that are intended for low-income people and that receive funding or assistance from the federal, state, or local government. Due to this law, public housing agencies tend to scrutinize affordable housing developments that propose a low-income rental project where more than 49% of units are set-aside for low-income persons.

Review Process

Applicants for housing developments are required to complete and obtain approval of a Development Review Application from either a Residential Review Board or Development Review Board prior to issuance of a building permit. There is no conditional use permit or any other discretionary approval required for housing developments permitted in its zone. The Development Review Application reviews housing by right, as no public hearing is required and applications that conform to zoning and general plan are not subject to the California Environmental Quality Act. The city jointly processes all required project entitlements and the environmental review. This means elimination of redundant public hearings and facilitates environmental review based on a single project description.

The Development Review Board composed of ex officio Planning Commissioners reviews and approves Development Review Applications in the R-2 and R-M zones. The Planning Director and the Chief Building Official are non-voting advisory members of the Development Review Board. Board meetings are not public hearings allowing a 72-hour public review period. However, by practice, the City disseminates agendas 72 hours in advance to a meeting. Approval or conditional approval of the application requires the following findings of fact:

- A. That the development will not be detrimental to the character of the zone in which it is proposed to construct the building, the peculiar suitability of the zone for particular

uses and the character of buildings already erected in the district and will conserve property values and promote the direction of building development according to the zoning plan of the City.

- B. That the application for the building permit indicates the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and are reasonably efficient and satisfactory.
- C. That the exterior architectural appeal, design and functional plan of the proposed structure will, when erected, not be either so at variance with the exterior architectural appeal, design and functional plan of the structures already constructed or in the course of construction in the zone in question and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood, so far as:
 - a. Setbacks; Building height; Vehicular parking, and vehicular and pedestrian ingress and egress; Location of services; Walls; Landscaping; or Gross floor area.
- D. That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and an orderly development of the same.

The required findings ensure that a project complies with applicable zoning standards. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. It also allows the City to process all required project entitlements and any discretionary approvals simultaneously, which supports a more streamlined approval approach.



Additional relief for housing developments incorporate variances that are administratively processed. The Planning Director may grant variances of 10% for front yard, side yard, and rear yard setback requirements and for dwelling unit size requirements relating to attached additions, remodeling, or rehabilitating existing developed dwelling units in all residential zones.



exempting such projects from environmental review

Table H-16: Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time	Approval Body
Development Review Application	60 days	Residential Review Board/Development Review Board
Development Review Application w/ Minor Variance	1-2 weeks	Planning Director
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
Zone Change	90-120 days	Planning Commission/ City Council
General Plan Amendment	90-120 days	Planning Commission/ City Council
Final Subdivision Map	6-8 months	Planning Commission/ City Council
Tentative Subdivision Maps	60-90 days	Planning Commission/ City Council
Parcel Maps	60-90 days	City Council
Negative Declaration	3-4 months	Planning Commission
Environmental Impact Report	6-8 months	Planning Commission/ City Council

Source: City of Paramount, 2021.

Specific Plans

The Clearwater East Specific Plan states: “Nondiscretionary approval of housing projects is permitted for projects in compliance with the adopted and certified Paramount Housing Element.” Such projects are subject to review by the Planning Director for compliance with City of Paramount development standards, as provided by the Clearwater East Specific Plan. In the Clearwater North and Howe/Orizaba Specific Plans, permitted by right are apartment and condominium dwellings and a planned residential district of single- or multi-family dwellings with one or more dwellings on the same lot.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process,

under CEQA. Paramount is one of the 289 jurisdictions that have made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2020) and therefore are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 10% affordability. The city reports that no SB 35 application has been submitted. SB 35 will automatically sunset on January 1, 2026.

Land Use Controls

Conventionally, development and design standards limit the buildable envelope and impose architectural design requirements that add cost to building housing. Achieving density would be more difficult to achieve if the standards affect any one of the



component properties such as lot area, floor area, and number of units.

General Plan

Proposition FF limits residential development intensities to 22 units per acre. The Clearwater North and Howe/Orizaba Area Plans and Somerset Ranch Area Plan are identified in the Land Use Element for residential growth. The General Plan was last updated in 2007, and both the zoning and general plan have become inconsistent with regards to housing policy, land use designations, and zoning districts over time.

share of the regional housing need for each income level as identified in the housing element of the general plan. "Appropriate standards" means densities and requirements with respect to minimum floor areas, building setbacks, rear and side yards, parking, the percentage of a lot that may be occupied by a structure, amenities, and other requirements imposed on residential lots pursuant to the zoning authority.

Table H-17: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts
Single-Family Residential	8 units/ acre	R-1 Single Family
Multiple-Family Residential	22 units/ acre	R-2 Medium Density Residential (if min. lot size is 7,500 sq. ft.)
Somerset Ranch Area Plan	22 units/ acre	Variable
Clearwater North and Howe/Orizaba Area Plans	22 units/ acre	Variable

Source: City of Paramount, General Plan, 2007.

Zoning and Development Standards

Housing development standards are contained in the Zoning Code. The Zoning Code also incorporates the provisions of Clearwater East Specific Plan and the Clearwater North and Howe/Orizaba Specific Plans. Table H-18 identifies the essential development standards that may be constraints to achieving the density assigned for a housing site: lot coverage, height, unit size requirements, open space requirements, and floor area ratio.

State Housing Element Law identifies actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's

**Table H-18: Residential Zoning and Specific Plan Development Standards**

Development Standard	R-1	R-2	R-M	Clearwater East	Clearwater North and Howe/Orizaba Specific Plans
Floor Area Maximum	None	None	None	4:1; 50% residential if mixed-use	None
Lot Coverage	None	None	None	None	Single lot: 10- 15-25% 2 adjacent lots: 25-35% 3 adjacent lots: 35-50%
Density (units per acre)	None	None	Up to 22 units per acre	Min. 20 up to max. 22	MDR: 35 HDR: 75
Density (unit per lot area)	1/7,500 sf	1/3,750 sf	Legal lot on record	None	None
Setbacks (feet)					
Front	20	20	15	10	Front 15 + 5 at second story
Street side	15	15		10	10
Sides (each)	5	5	Variable up to 15	10	5
Rear	15	10	Variable up to 15	0	15-20
Height Limit (ft.)	25	25	30	45	25 ft, 35 ft w/ tuck under
Minimum Unit Size (sq. ft.)					
1 bedroom	800	800	850; 1,300 sf for single family		750
2 bedroom	1,000	1,000	1,000		
3 bedroom	1,250 + 2 bath	1,250 + 2 bath	1,250		
4 bedroom	1,500	1,500	1,250 + 160 sf per each add'l bdrm over 3		
Outdoor Area (Common)			50 sq. ft.		
Note: Does not include ADUs					



Design Standards

Design review is not a separate process from the Development Review Application and is reviewed concurrently with the entire contents of the application. In the R-1 and R-2 zones, the following design standards are identified.

R-1 and R-2 zones:

- A. Architectural and Design Elements. All proposed developments shall incorporate to the maximum extent possible the following architectural and design elements:
 1. Multi-level roof lines.
 2. Covered individual entries for each unit.
 3. Front doors shall be solid, with peepholes, and shall include metal door jambs.
 4. Varying building setbacks of at least three feet.
 5. Exterior trim, including, but not limited to, wood siding, brick, stone, slumpstone, or other decorative treatments.
 6. Varied exterior building materials and textures, including details such as doors, windows, palladium windows, balconies, porches, arches, columns, hand rails and other decorative treatments, and architectural details.
 7. Architectural quality fire resistant roofing material, siding material, entry doors, windows, and garage doors. Asphalt composition shingles do not constitute architectural quality roofing material. Colors and materials shall be subject to the approval of the Planning Director.
 8. Concrete areas shall incorporate a stamped or stained pattern throughout the parking and circulation areas, as well as at the vehicular entrance.

9. Each unit shall include washer and dryer hook-ups and provision for air conditioning.
10. Each unit shall have at least two exits.

The R-M zone has similar requirements except that 9 and 10 are not included and contain the following provisions instead.

9. Developments shall incorporate an entry kiosk for pedestrian access into the project as well as a mechanism for emergency access.
10. Roofing.
 - a. New Construction. Architectural quality fire resistant roofing material. Asphalt composition shingles do not constitute architectural quality roofing material. Colors and materials shall be subject to the approval of the Planning Director.
 - b. Reroofing. A 25-year dimensional high profile thick butt asphalt composition shingle with built-up ridgeline is the minimum for reroofing. Color and material shall be subject to approval of the Planning Director.
11. Tarps.
 - a. Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon, or acetate are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways.

These are objective design standards and are not additional impositions that would restrict the buildable envelope that would limit the number of units or housing capacity on a site or proposed development.



Each and every design element are enumerated as appropriate as well as specifically identified.

Open Space

In the R-M zone, developers are given a menu of amenities to choose from to fulfill open space requirements in addition to the minimum common and private outdoor area identified in Table H-19. These areas are to be made available to all residents of the development. Amenities must be maintained in good working order for the life of the development. Provision of a greater number of these amenities is dependent on the size and nature of the proposed development and are encouraged for larger developments.

Listed below are the menu of amenities:

11. Water element (if substantial, may count for three required amenities).
12. Outdoor sculpture.
13. Other amenities as approved by the Planning Director.

Off-street Parking Spaces

Table H-20 lists minimum off-street parking spaces and parking space development standards for residential uses allowed for each zone. Garages and carport requirements are viewed as constraints. These standards are not as onerous as found in numerous adjacent jurisdictions; however, these standards do not anticipate for ones required by higher-density mixed-use and transit-oriented developments.

Table H-19: Amenities

Minimum Lot Size	Number of Amenities Required
Over 36,000 sq. ft.	5
18,000 to 36,000 sq. ft.	4
0 to 17,999 sq. ft.	3

Source: City of Paramount.

1. Children's lawn play area, including play equipment.
2. Barbecues.
3. Spa or jacuzzi.
4. Swimming pool.
5. Covered common patio or patios.
6. Community rooms.
7. Tennis courts.
8. Weight or exercise rooms.
9. Fireplaces in units either wood burning or gas.
10. Security systems, including knox boxes.

**Table H-20: Off-street Parking Development Standards**

General Plan Land Use Designations	Density
R-1	Two per unit both of which must be covered via carport or garage
R-2	Two per unit one of which must be covered via carport or garage
R-M	Two covered spaces per unit plus guest parking space at one-quarter space per unit
Rest homes, nursing and convalescent homes	One parking for each four beds
Rooming houses and boarding houses	One parking space for each sleeping room
Off-street parking space	180 square feet and a 9-foot-width
Compact automobile parking spaces	Max. 7.5 feet in width or 15 feet in depth not exceed 35% of the required number of parking
Clearwater East Specific Plan	
Efficiency/studio	1.5 per unit for resident parking and 0.15 per unit for guest parking
One, two, or three bedroom units	2 per unit for resident parking and 0.2 per unit for guest parking
Senior housing	0.8 per unit for resident parking and 0.3 per unit for guest parking
Live/work units	2 per unit for resident parking and 0.15 per unit for guest parking
Clearwater North And Howe/Orizaba Specific Plans	1 Bedroom 1.5 Spaces 2 Bedroom 2.0 Spaces 3 Bedroom 2.5 Spaces

Source: City of Paramount Zoning Ordinance and Clearwater East Specific Plan

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. Table H-21 identifies the planning and development fees that are current as of July 1, 2019. The analysis concludes that fee amounts known from public sources are less of a constraint than in other jurisdictions. However, when the user fee study is released, revisions to the Municipal Code and the fee schedule are warranted to ensure housing builders are provided certainty about project costs throughout the development and construction process. The user fee study will seek to update the fee schedule by

disclosing all fees and exactions upfront as is now required by the HAA. This list does not comprehensively account for the application and development fees and exactions identified in the Municipal Code. Some fees provided in Table H-21 lists the amount established in Chapter 17.56 that identifies filing fees for applications that require Planning Commission approval based on the first lot or acre.

Application fees are approximately \$1,065 for a multifamily housing development with a zone change (Development Review Application and Zone Change). This is less expensive than fees in comparable jurisdictions.

**Table H-21: Planning Application Fees**

Fee Category	Fee Amount
Planning and Application Fees	
Development Review Application	\$465 (Two or less residential units exempt) or 800.00 for the first lot or acre.
Zone Change (R-1 zone)	\$500* or \$150
Zone Change	\$1,150*
Zone Variance	\$1,150* or \$500.00 for the first lot or acre.
Conditional Use Permit	\$850* or \$800.00 for the first lot or acre.
Unclassified Use Permit	\$850* or \$500.00 for the first lot or acre.
General Plan Amendment	\$1,150 or \$800.00 for the first lot or acre.
Zoning Ordinance Text Amendment	\$1,150
Subdivision	
Certificate of Compliance	\$426.00
Lot Line Adjustment	Call for price and info.
Tentative Tract/ Parcel Map	\$425 Up to five parcels. \$5 each additional parcel over five.
Final Parcel Maps	\$325 Up to four parcels. \$20 each additional parcel over four.
Final Tract Maps	\$625 Up to 19 parcels. \$20 each additional parcel over 19.
Certificate of Compliance	\$100 Plus checking fee of \$325.
Condo Conversion	\$1,150
Merger	\$425
Environmental (CEQA)	
Developer pays for the preparation of the environmental document for City review.	

Source: City of Paramount

The same housing development applications in neighboring Compton would be charged \$13,000 (Zone Change and multi-family architectural review) and \$4,546 in Bellflower (CEQA exempt Development Review and Zone Change). Some jurisdictions rely on development fees to fund government operations and capital improvement projects. In Paramount, revenues from application and development fees contribute less than a percent to the city's budget.

The City's first user fee study is being prepared and information from that study will help establish reasonable user fees that also continue to promote streamlined and efficient review and permitting.

Subdivision applications generally indicate that the project is an investment by the developer on a site's transformation, and these fees ensure that the



physical infrastructure needed to support this transformation is there for the long-term.

Park Fees for New Residential Units

Under Section 16.24.060, the subdivider or developer shall pay a fee for park or recreational purposes on a building permit for a new residential dwelling unit in an R-M (Multiple-Family Residential) zone or a PD-PS (Planned Development with Performance Standards) zone for multiple-family dwellings. Funds are used exclusively for developing new or rehabilitating existing neighborhood or community park or recreational facilities. The interest earned on the accumulated in-lieu fees are used for the same purposes. Fees are calculated based on the general standard of two acres of park and recreation land for each 1,000 residents. The total amount that can be charged is the product of the average number of persons per unit, the general standard, and total cost of land and park development per acre.

Sewer Reconstruction Fund

This fee is charged at time of issuance of a building permit, and the charge is based on the anticipated additional peak flow created by the new construction, or change of use, at the rate of \$0.20 per gallon per day of additional peak flow less any credit. A default rate for dwellings is 600 gallons per day per dwelling unit.

Water Capital Improvement Charges

Applicants for water service connection are charged to establish service installation and to pay the applicable capital improvement charge to the Water Division of the Public Works Department. The capital improvement charge is based upon the Fire Department requirements for fire flow and duration and is computed on the per acre charge.

Art in Public Places

Under Chapter 17.112 of the Municipal Code, private residential building developments of five or more new dwelling units must devote an amount not less than one percent of building development costs for acquisition and installation of freely accessible art on

the development site or the adjacent right-of-way within one-fourth mile.

At the discretion of the developer and/or owner, and in lieu of installing public art at the project site, an in-lieu contribution is placed into the Public Art Development Fund account for acquisition and placement of public art throughout the City in publicly accessible locations. The Clearwater East Specific Plan requires a mandatory one percent (1%) of construction cost assessment be contributed to the general “Art in Public Places” fund of the City of Paramount by the developer of projects within the Specific Plan area.

The Building and Safety Division issues building permits and provides information to the public, contractors, and architects on building-related issues. See Table H-22 for construction permit fees. In 2020, building inspectors conducted 7,158 inspections, and the Building and Safety Division issued 399 permits with a total valuation of \$5,100,300.

Hypothetical Development Fees Calculation

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

Table H-4.23 identifies the fees that would be collected for a new, 1,757 square foot single-family house. Development fees typically make up approximately 1.8 to 2.2 percent of a home purchase price.

**Table H-22: Construction Permit Fees**

Fee Category	Fee Basis
Building Permit	Based on valuation.
Plan Check Fee	85% of permit fee.
Electrical Permit	\$2.04/ outlet or fixture + \$19.63 issuance fee
Plumbing Permit	\$17.07/ fixture + \$19.63 issuance fee
Mechanical Permit	Per item fixture count + \$19.63 issuance fee
Grading Permit	Based on Cubic Yards
Sewer/ Septic Permit	\$47.79/ connection + \$19.63 issuance fee
School District	\$2.97/ sq. ft.

Source: City of Paramount

Table H-23: Fee in Overall Development Cost for a Typical Residential Development

Fee Type	Permit Fees Costs per	
	Single-Family Unit ⁽¹⁾	Multi-Family Unit ⁽¹⁾
Building Permit	\$2,875	\$1,964
Plan Check Fee	\$2,444	\$1,669
Master Plan Fee	\$600	\$410
Storm Drain Fee	\$300	\$300
Public Art Fee	\$2,768	\$1,890
Water Capital Fee	\$1,200	\$800
Park Development Fee	\$1,250	\$750
Sewer Construction Fee	\$46	\$46
School Fee	\$5,212	\$3,560
Total Fees	\$16,695	\$11,492

Source: City of Paramount

Note: 1) Single-Family unit calculations are based on 1,757 sq. ft. of living area while Multi-Family Unit calculations are based on 1,200 sq. ft. of living area. Median sale price for a single-family home in Paramount in 2022 is \$557,500.



On-/Off-Site Improvements

Housing developments may be conditioned to construct off-site improvements or agree to dedicate a portion of the property site to accommodate planned right-of-way improvements. Their effective impact on the housing development reduces the site's housing capacity by shrinking the buildable envelope.

Construction of onsite connections to utility services, easements and other encumbrances on the property or implementation of a jurisdiction's National Pollutant Discharge Elimination System (NPDES) permit requirements can be potential constraints but are less consequential as they preserve existing lot sites and development standards. Chapter 16.16 lists required onsite/off-site improvements that must be constructed prior to the approval of the final tract or parcel map. The subdivider/developer is generally responsible for covering the full cost of these improvements within their projects and prohibited from passing on the cost to residents.

- Highways, streets, street lighting and street trees. Roadways are to be improved with full width grading, cement concrete curbs and gutters, full width roadway paving, drainage facilities, street signs, and trees in the parkway.
- Sidewalks. Concrete sidewalks between 4 to 5 feet wide.
- Protection of property. Require such structures to be installed as are necessary for the proper functioning and maintenance of the improvements required to remove a flood or geological hazard.
- Walls adjacent to highways. Five-foot masonry wall along the property line continuous to the highway.
- Drainage facilities, fencing of watercourse or drainage facility, underground utilities, sanitary sewers.

- Underground utility district. Requires placing poles, overhead wires, and associated overhead structures underground.

Another method by which a development can contribute to on- and off-site improvements is through assessment districts as authorized by the State. City of Paramount Landscape and Maintenance Assessment District No. 81-1 affects 29 parcels and consists of maintaining the landscaping within the public rights-of-way at the entranceway to the Orange Avenue Redevelopment Project. Maintenance includes but is not limited to watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of dead growth, maintenance of irrigation facilities, and other necessary work.

Onsite improvements typically include driveways, parking areas, drainage, and amenities such as landscaping, fencing, and open space.

Codes and Enforcement

Paramount implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California. No amendments have been made that diminish the ability of new housing to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. The city has no local ability to waive the provisions of the state building codes. However, a mechanism within the building code allows for an appeal process to challenge interpretations of the building code requirements. The City enforces building code on a complaint basis.



As part of the Public Safety Department, the Code Enforcement Division is comprised of trained officers responsible for administering Paramount Municipal Codes that relate to residential and business property maintenance standards, health and safety hazards, zoning, land use, and business licensing. The Code Enforcement Division also administers building and health and safety standards related to environmental protection and neighborhood preservation. The Code Enforcement Division works in close cooperation with all city departments and the City Prosecutor to educate the public and gain voluntary compliance. Example of code violations types include:

- Building and safety
- Health and safety
- Fire
- Plumbing
- Electrical
- Mechanical
- Zoning
- Land use
- Business licenses
- Maintenance

Code Enforcement ensures that properties throughout the city are maintained in conformance with zoning and property maintenance codes to preserve a safe and attractive living and working environment. For purposes of code enforcement, in most cases, violations can be divided into two types: 1) those that result in a substandard condition of a property and 2) those that are property maintenance violations of the Municipal Code. The most common violations include:

- Storage of wrecked, inoperable and/or abandoned vehicles on private property
- Overgrown vegetation
- Dead landscaping
- Unpermitted alterations to a dwelling or structure without permits
- Unpermitted interior alterations to a dwelling or structure (electrical, plumbing, mechanical, building)

- Garage conversions without permits
- Outside storage or junk, debris, trash in front, side, or rear yards visible from public view or neighboring properties
- Trash cans stored in public view
- Overflowing trash containers or dumpsters
- Major auto repair on residential property
- Conducting a business without a business license
- Unpermitted or illegal signs
- Commercial vehicles parked on residential property

The City's HOME and CDBG grants funds the Home Improvement Program and code enforcement to assist low- and moderate-income homeowners with critical home repairs and general property improvements. Focus areas for enforcement are Low-Moderate Areas and Slum and Blight Areas. CDBG funds were used in 2019-2020 to inspect 360 residential units through the City's Code Enforcement Program.

Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The Zoning Code incorporates reasonable accommodations in housing under Section 17.44.190. This review process applies to an individual with a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having any such an impairment, or anyone who has a record of having such an impairment. Reasonable accommodation request forms are available from the Planning Department. The requests must demonstrate a clear nexus with a disability and an



application should provide the contact information of the individual requesting the accommodation, property owner contact information, an illustrative drawing showing the proposed accommodation if applicable, and why the accommodation is needed. Requests are reviewed by the Planning Director and may also be referred to the Development Review Board if appropriate. The Director will make a decision within 30 days of a complete application submittal. The required findings for approval are as follows:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
3. Whether the requested accommodation would impose an undue financial or administrative burden on the City; and
4. Whether the requested accommodation would require a fundamental alteration in the nature of the City's land use and zoning.

Appeals can be made within 30 days of receiving the written decision. The City's reasonable accommodation application and approval process is standard and not considered a barrier to accessing housing for persons with disabilities.

A residential care facility is any family home, group care facility, or similar facility licensed by a federal, state, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of an individual. Under State Lanterman Developmental Disabilities Services Act (known as the Lanterman Act) the use of property for the care of six or fewer disabled persons is to be classified as a residential use under zoning. More specifically, a state-authorized, certified, or licensed family care home,

foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

Licensed Residential Care Facilities serving six or fewer persons are permitted in the R-1, R-2, and R-M zones. A conditional use permit (CUP) is required in the R-1, R-2, and R-M zones for 24-hour foster care home, foster family daycare, and homes for the aged and rest homes regardless of whether they serve six or fewer or seven or more persons. The Zoning Code largely does not place any additional restrictions or management requirements for these uses. The Code includes a definition for "family" that includes a group of not more than five persons who are not related by blood or marriage. This definition places a limit on the number of non-related people allowed to live together, which can act as a constraint on housing for persons with disabilities. Program 9 is included in the Housing Element to remove these limits from the definition of a family.

A CUP process through discretionary findings and public hearing may present a constraint on housing for persons with disabilities. To address this possible constraint, the housing element includes a program to evaluate single-family zones allowing residential care facilities for seven or more persons, establish a ministerial permit process and ensure residential care facilities for seven or more persons are only subject to those restrictions that apply to other residential uses of the same type in the same zone.



Affirmatively Furthering Fair Housing

Introduction

In January 2017, California Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH). 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 law added a requirement for an assessment of fair housing in the Housing Element to include the following components: 1) a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity, 2) an analysis of segregation patterns and disparities in access to opportunities, 3) an assessment of contributing factors, and 4) an identification of fair housing goals and actions. For Paramount, the primary data sources for the AFFH analysis are the 2017-2021 Assessment of Fair Housing (AFA) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Enforcement and Capacity

The City prepared an Assessment of Fair Housing (AFH) FY 2017-2022 to accompany the City of Paramount’s 2017-2021 Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD) under federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program statutes. The AFH contains the following information about fair housing enforcement and capacity.

The City of Paramount contracts with the Fair Housing Foundation (FHF), a nonprofit organization dedicated to affirmatively furthering fair housing

choice through the provision of education and direct client services. To promote awareness of fair housing laws, FHF implements targeted outreach and education programs for Paramount residents for housing consumers including homeowners, prospective homebuyers, and tenants, as well as housing providers such as sellers, owners, real estate professionals, brokers, landlords, and property management firms. Using available data to analyze current discrimination trends, FHF disseminates brochures that promote awareness of specific fair housing issues to ensure that all persons have the opportunity to secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by laws. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination.

General housing services provided by FHF involve the provision of advice to landlords, property owners, and tenants requesting advice on their rights and responsibilities under federal and State law. Most of the general housing services provided by FHF for Paramount residents are by phone to FHF’s toll-free hotline. Residents may speak with a trained staff member with expertise in the resolution of many common landlord-tenant disputes. FHF also conducts periodic web-based question and answer sessions.

Between July 1, 2013, and August 31, 2016, no cases were filed in a court of competent jurisdiction by FHF to enforce fair housing laws. FHF was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of Paramount residents during this time period; therefore, there is no litigation reported in the AFH.



Segregation and Opportunity Patterns and Trends

Segregation is the social division of human beings based on any number of factors, including race, ethnicity, or nationality. Racial segregation is one of the most common forms of segregation and is generally illegal but can still exist through social norms even when there is no strong individual preference for it. Racial integration, or simply integration, includes desegregation (the process of ending systematic racial segregation). In addition to desegregation, integration includes goals such as leveling barriers to association, creating equal opportunity regardless of race, and the development of a culture that draws on diverse traditions, rather than merely bringing a racial minority into the majority culture.

Dissimilarity Index

According to HUD, “The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups.”

According to the Dissimilarity Index with census data from 1990, 2000, and 2010, the population in Paramount continues to experience a significantly higher level of integration than the region based on this metric, with the lowest score in 1990 for Asian or Pacific Islander/White of 11.84 and the highest score in 2010 of 39.52 for Black/White. The most noticeable difference over time is Asian or Pacific Islander/White, which has risen from 11.84 in 1990 to 14.88 in 2000 to 27.15 in 2010.

The City has been predominantly Hispanic for more than 20 years. The greatest trend has been that the City has fewer non-Hispanic White residents than 20 years ago. Non-Hispanic Black and non-Hispanic Asian or Pacific Islander residents have remained about the same. In 1990, 60.8 percent of the population was Hispanic and 22.7 percent residents were White.

As previously indicated, the City has experienced relatively high levels of integration over the last 20 years while the region has consistently shown moderate-high levels of segregation over that time period.

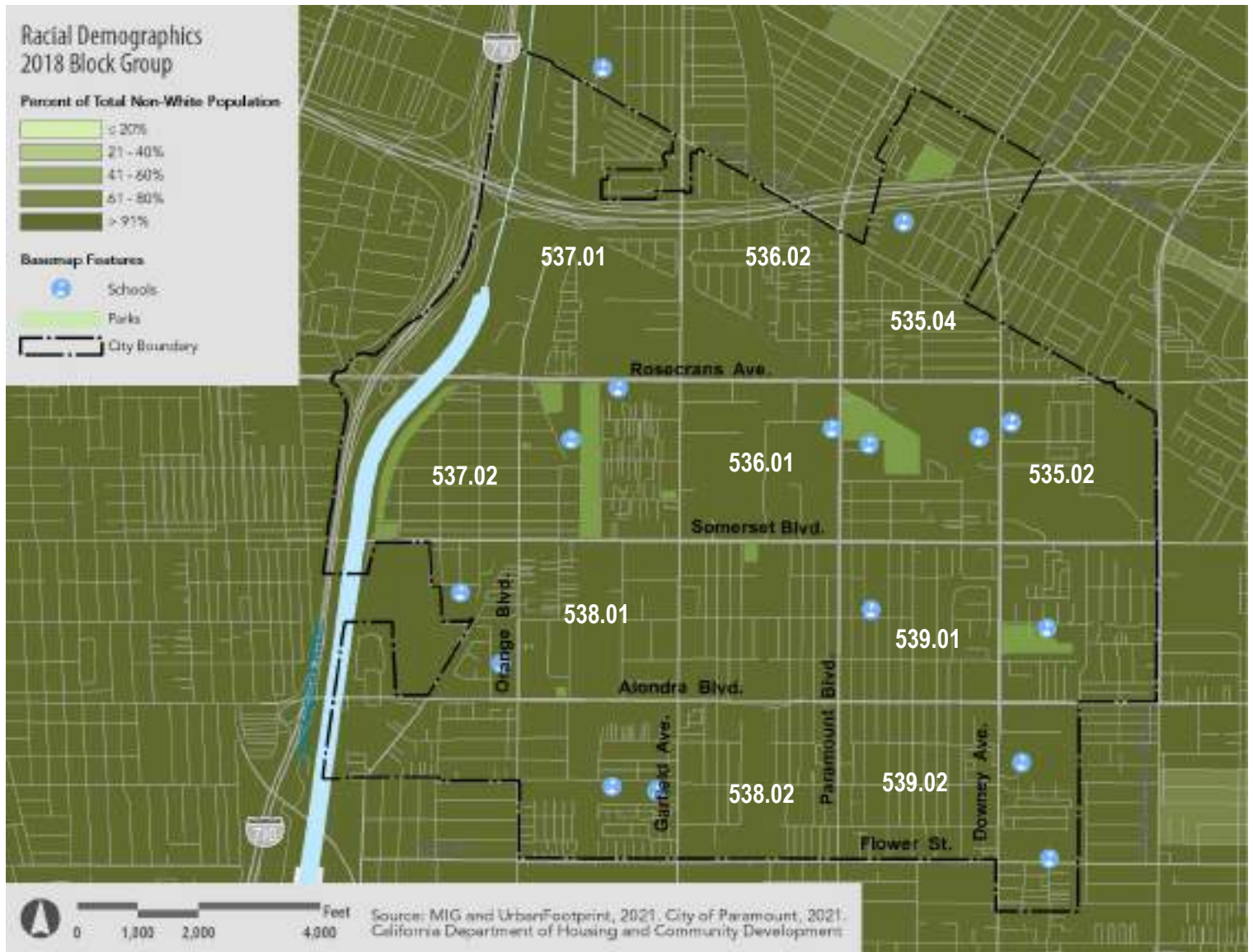
Race and Ethnicity

Data from the 2014-2019 American Community Survey indicate that Hispanic or Latino (81 percent) residents make up the majority of the City’s population, followed by Black or African American (8.8 percent) and White (5.5 percent). When compared with Los Angeles County at large, Paramount has a higher Hispanic or Latino percentage of residents (81 percent, compared to 48.5 percent), slightly higher Black or African American percentage of residents (8.8 percent, compared to 7.8 percent), but fewer White residents (5.5 percent compared to 26.2 percent in the County).

Figure H-1 illustrates which block groups are dominated heavily by one racial or ethnic group in Paramount. The map colors identify the predominant racial or ethnic group in specific areas (block groups). The strength of the color indicates the extent to which one group is dominant over the next most populous. As indicated in the map, all of the City’s block groups have concentrations of non-white residents greater than 90 percent, with few to no White residents in some groups.



Figure H-1: Racial Demographics





Persons with Disabilities

Roughly 4,308 residents live with a disability in Paramount, representing 7.9 percent of residents. The majority of residents with a disability are 75 years or older (53 percent), followed by those 65 to 74 years (30.2 percent). The most commonly occurring disability among seniors 65 and older is an ambulatory disability experienced by 25.4 percent of Paramount's seniors, followed by those with an independent living difficulty at 19 percent.

Figure H-2 demonstrates that overall, the City has a lower percentage of persons living with disabilities, although a couple tracts have concentrations of 10 to 20 percent of residents living with disabilities.

Familial Status

Single-parent households require special consideration and assistance due to the greater need for services such as child care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible child care and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. Furthermore, economic constraints also place female-headed households at a greater risk of experiencing food insecurity and stress-related health problems. There are 3,417 female-headed family households in Paramount, representing 23.6 percent of households. A total of 886 female-headed family households lives in poverty.

Figure H-3 and Figure H-4 show the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) using ACS data from 2015-2019. The percentage of children living in

married-couple households is higher than children living in female-headed households throughout the City. Most census tracts in Paramount have 40 percent or fewer female-headed households, while the number of married-couple households across census tracts are 60 percent or higher. Neighboring cities also have about the same levels of familial statuses.

Income Level

According to the 2019 American Community Survey, the median household income for Paramount was \$55,670, which was lower than the County of Los Angeles median household income of \$68,044. Median household income differs significantly by tenure in Paramount; owner households earn more than double what renter households make, with homeowners earning as much as \$71,498 and renter-occupied households earning \$46,615 in median household income.

Census data estimates that 13.4 percent of Paramount residents live in poverty, as defined by federal guidelines. This proportion is lower than Los Angeles County, where 16 percent of residents live in poverty.

Figure H-5 indicates that the City has a broad range of income levels per household. Some block groups had incomes in the \$87,000 to \$125,000 range. The one block group that stands out among the others is Block Group 1, between Garfield Avenue and Paramount Boulevard, where median income is \$30,000 or less, which is well below the California median income level.

Figure H-2: Population with a Disability

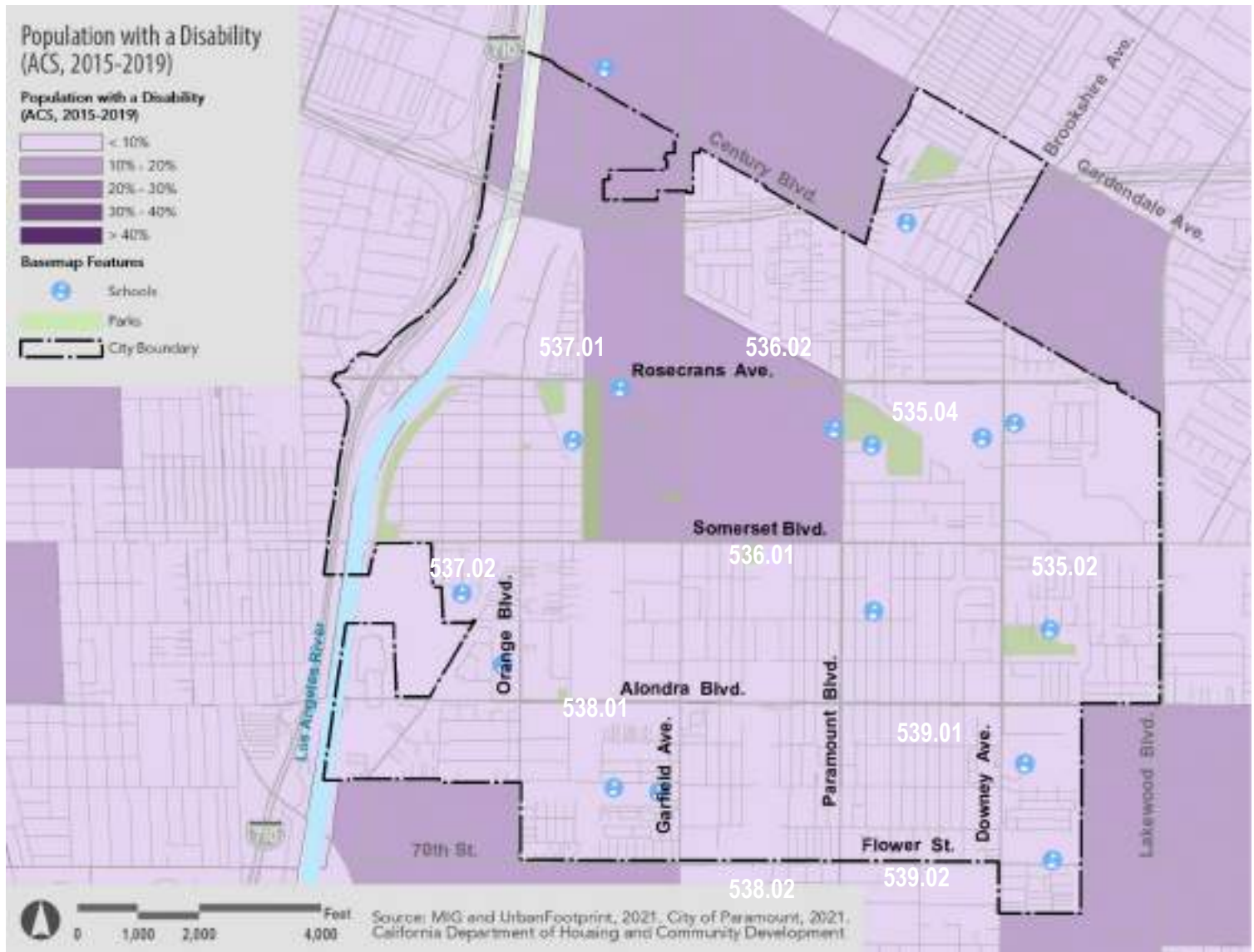


Figure H-3: Children in Married-Couple Households

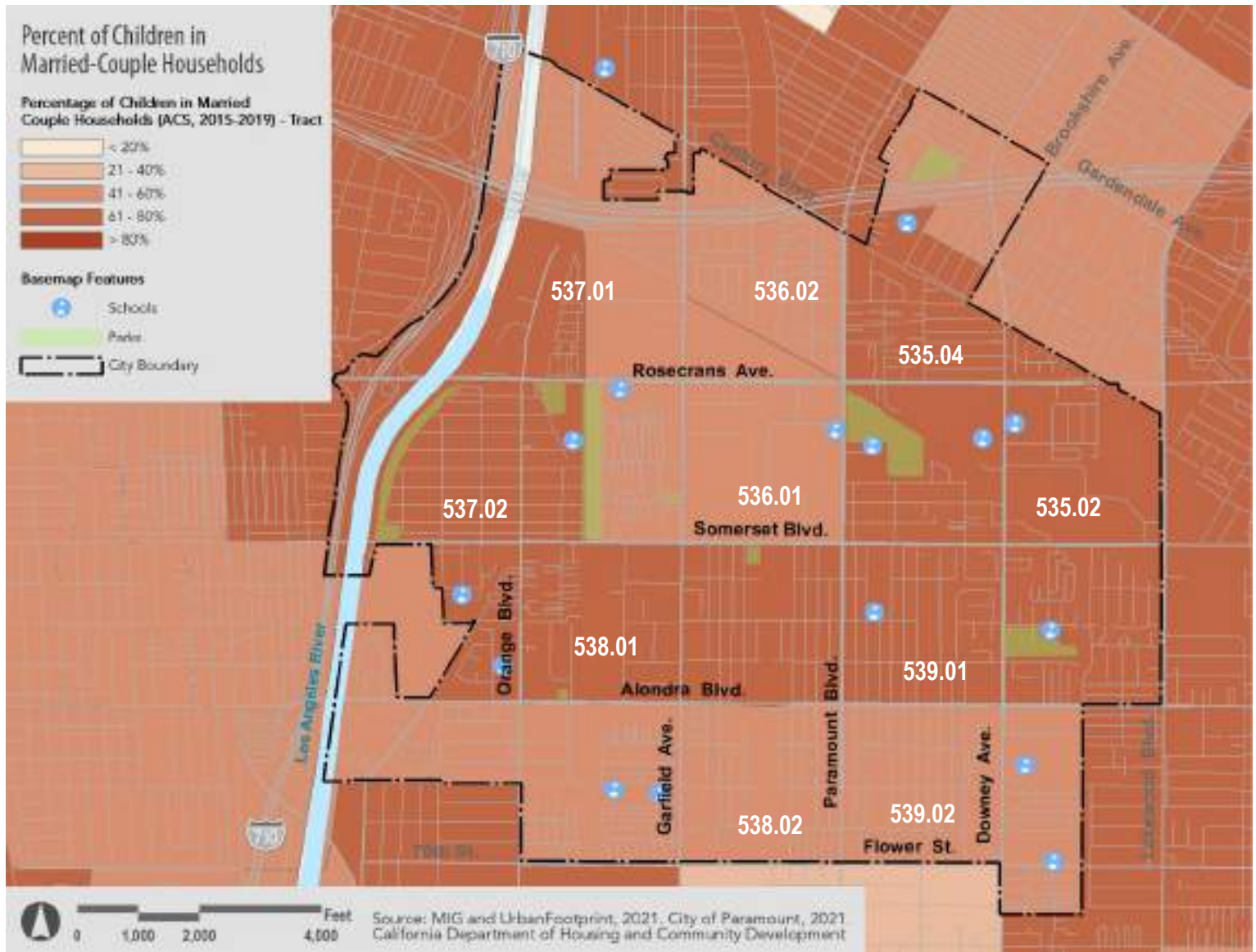




Figure H-4: Children in Female-Headed Households (No Spouse/Partner)

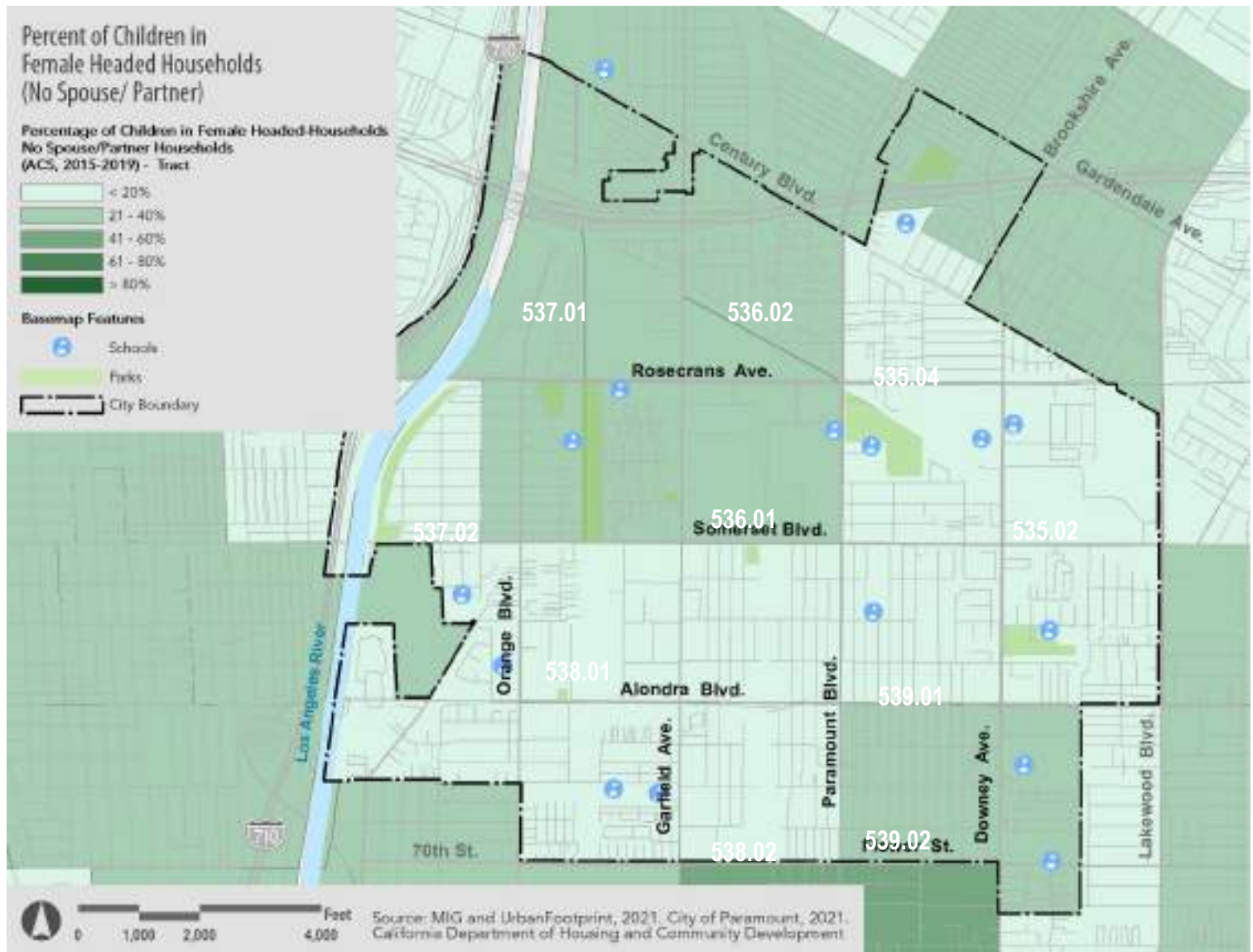
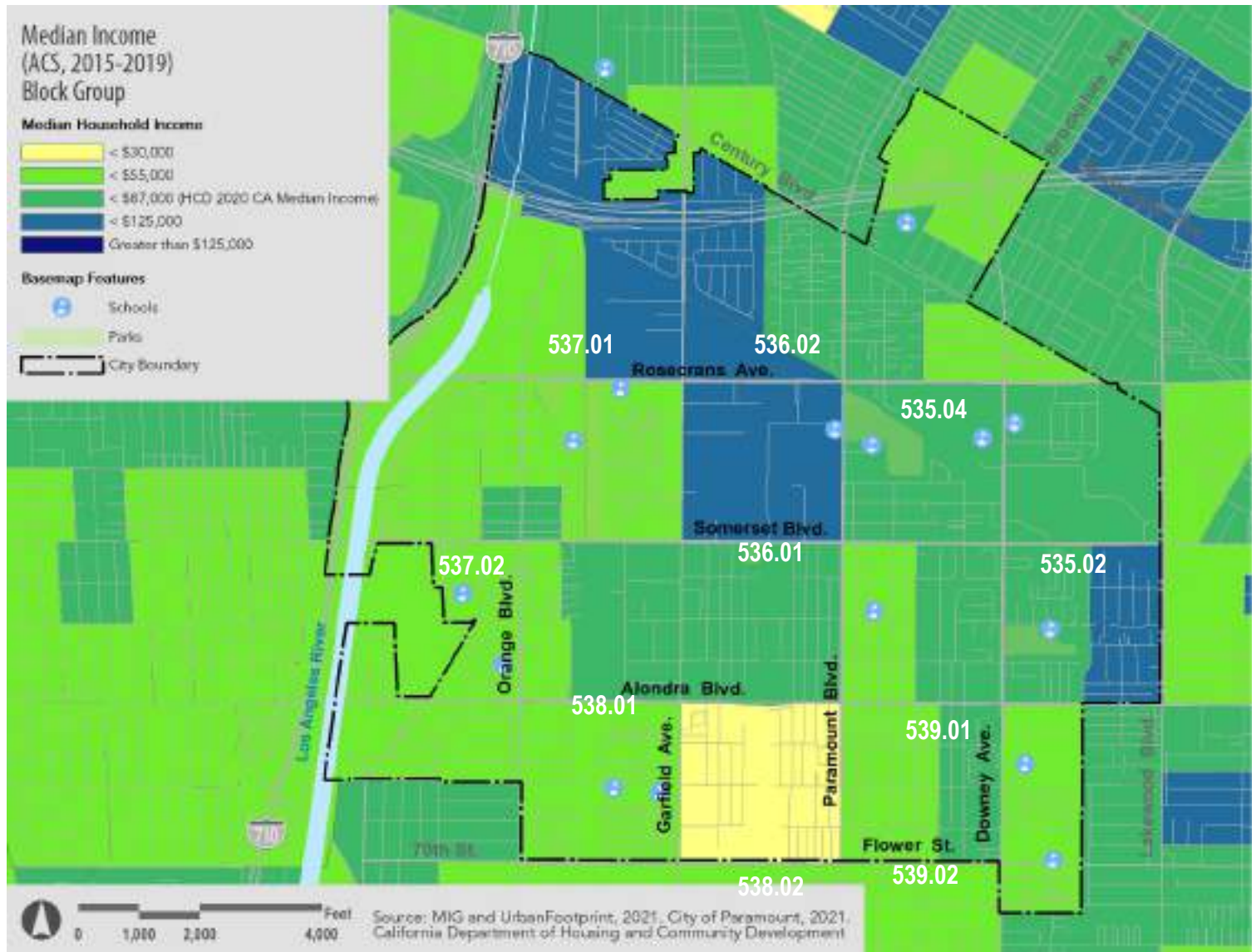


Figure H-5: Median Household Income





Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or ethnically concentrated areas of poverty (R/ECAPs) are census tracts with relatively high concentrations of non-white residents living in poverty. An area is designated a R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the census tract population. Second, the poverty rate in that census tract must exceed a certain rate of either 40 percent or three times the overall poverty rate, whichever is lower. The AFH does not address R/ECAPs due to their absence within City boundaries.

Opportunity Access

The City's AFH presents findings for seven opportunity indices: environmental health, low poverty index, school proficiency index, labor market index, transit index, low transportation index, and the job proximity index.

- The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. In this regional context, Paramount's scores were even lower, ranging from 2.7 for non-Hispanic Black and Hispanic residents to 3.0 for non-Hispanic White and non-Hispanic Native American residents.
- The low poverty index captures poverty in a neighborhood or jurisdiction where the higher the score, the lower the area's exposure to poverty. The low scores for Paramount ranging from 23.1 to 28.9 indicate that Paramount residents have a high exposure to poverty as compared to the Los Angeles – Long Beach – Anaheim MSA, which scores between 36.0 and 65.3. Closer

examination of the Low Poverty Index scores for Paramount residents indicates that the low score of 23.1 is in the non-Hispanic Native American category, which has a relatively small population of less than 1,000 in the City.

- The school proficiency index uses test scores from fourth grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Fourth graders of all races and ethnicities in Paramount were somewhat below average with the school proficiency index and significantly lower than those in the region. There does not appear to be any disparities in access to education based on national origin, with Native Americans scoring 45.1 to Blacks scoring 39.8. Whites scored in between at 43.5. Blacks in Paramount scored slightly higher than the rest of the region, while Whites, Native Americans, and Asians scored significantly lower than those in the region. Hispanics were about the same as the region. There was some difference for those children below the poverty rate except that Asians and Hispanics were scoring higher than their counterparts above the poverty rate. Asians scored 51.6, nearly 10 points above Asians who are above the poverty rates, while Hispanics scored slightly above at 42.7 compared to 40.7. Blacks and Hispanics scored significantly higher than their counterparts in the region.
- The labor market index presents the general strength of human capital and labor market engagement in each area. The higher the score, the higher labor market engagement. The City has a very low Labor Market Index



score compared to the region. There is no significant difference between racial and ethnic groups. Non-Hispanic Native American residents had a score 23.1 on the high end and with Hispanic residents at 21.3 on the low end. Non-Hispanic White residents had 22.9. This compared to 35.4 for Hispanic residents regionally to 67.9 for non-Hispanic White residents.

- The transit index is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, the jurisdiction is performing similar to the region. More importantly, use of transit is relatively consistent across each racial group, suggesting that there does not exist a racial disparity in residents' reliance on, or use of, public transit. The low transportation index is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. The City of Paramount and the region have very high scores with respect to access to public transportation and low transportation cost. There was no significant difference between races and ethnicities or between those above and below the poverty level. They were about the same with those in the region.
- The job proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities is for a given area. For every racial category, Paramount is performing slightly above the regional averages.

TCAC Opportunity Areas

In February 2017, HCD and the California Tax Credit Allocation Committee (TCAC) convened a group of independent organizations and research centers that would become the California Fair Housing Task Force ("Task Force"). TCAC and HCD charged the Task Force with creating an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. This following discusses the results from the TCAC opportunity areas mapping analysis of 2021 as well as additional local data.

Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. According to TCAC's educational opportunity map (Figure H-4.6), all Census tract except for one, score in the mid-range of 0.25 to 0.50. Only one Census Tract in Paramount scores in the second-top tier, 0.50 to 0.75, which is bound by Paramount Boulevard, Somerset Boulevard, Alondra Boulevard, and Lakewood Boulevard. Jurisdictions to the east of Paramount, such as Cerritos, Artesia, and La Mirada tend to score higher, with several Census tracts in the highest tier. Jurisdictions and communities to the west, such as Compton, Lynwood, and Willowbrook, score similarly or slightly lower, with a few Census tract in the lowest tier. The cities to the east also tend to have more households with higher incomes than Paramount and cities to the west.

Information on schools in the Paramount Unified School District (from publicschoolreview.com) show that the district's average testing ranking is 4/10,



which is in the bottom 50 percent of public schools in California and is ranked within the bottom 50 percent of all 989 school districts in the State (based off combined math and reading proficiency testing data) for the 2022 school year. School rankings varied throughout the school district in Paramount, with the highest-ranking schools scoring 8/10 and the lowest at 3/10. Most schools in the district had a ranking of five or below, and of these schools, seven are located in moderate resource areas, six are in low resource areas. The highest-ranking school (Abraham Lincoln) and the lowest-ranking school (Paramount High School) are both located in moderate resource areas.

School performance is impacted by a myriad of factors, but one often cited reason is lack of sufficient funding. The district's low performance could be related to funding gaps. Revenue per student and spending per student in the district is significantly lower than the State median (Table H-24). Other school environment metrics that impact performance such as students per teacher ratio and teacher qualification and experience are on par or better than State averages.

Other factors affecting school performance lie outside the classroom and relate to a student's homelife. Research has shown that parents with higher educational attainment correlates with their children having better educational outcomes. Parents with higher education are likely to expose, have access, and afford educational opportunities outside of school. Low-income parents with lower educational attainment likely have more stressful lower wage jobs that can limit their ability to access cognitively stimulating opportunities for their children. In Paramount, Latinos have the lowest level of educational attainment with only 7.4 percent of the population having a bachelor's degree or higher. Asian residents have the highest educational attainment with 41.8 percent of the population having a bachelor's degree or higher. Black and White residents have similar levels of attainment with 20.5

percent and 21.2 percent, respectively, of the population having a bachelor's degree or higher.

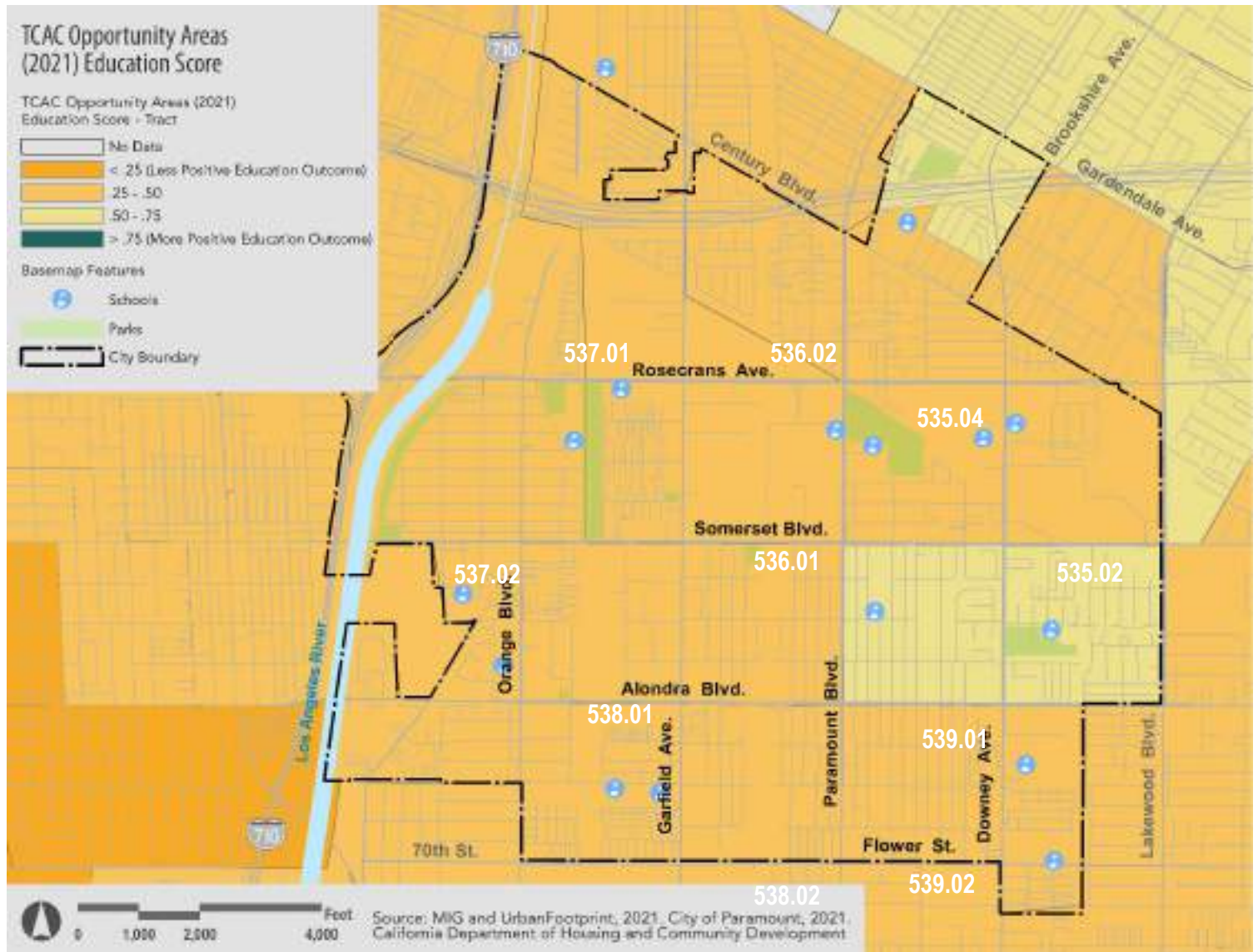
Table H-24: School Performance Metrics

	Paramount Unified School District	State
Revenue per student	\$16,529	\$19,522
Spending per student	\$16,198	\$19,618
Students per teacher	23:1	22:1
% of teachers with 3 or more years of experience	94%	88%
% of full-time teachers who are certified	100%	98%

Source: publicschoolreview.com; greatschools.org, 2022

Additionally, the demographics of the district show a large population of Hispanic students, of whom many are English learners. In the 2020/21 school year, 93 percent of students who qualified for free/reduced-price meals due to household income, were English learners, or were foster youth within the Paramount Unified School District. English learners are predominately Spanish speaking. The Education Data Partnership reports an ethnic diversity score of 13 for the district. The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed the student body, the higher the number. A school where all of the students are the same ethnicity would have an index of 0. The index is out of 100; the highest score any school currently receives in the country is 76. Paramount Unified School District's score reflects a largely homogenous student body, with approximately 88 percent Hispanic or Latino

Figure H-6: TCAC Opportunities Areas – Educational Score





students; this score has remained the same in recent years. The district's demographics point to a need to offer more educational programming outside of the school setting that is affordable, accessible, and culturally relevant.

Transportation

Los Angeles County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure. The County is also traversed by numerous major freeways within its boundaries (Interstates 5, 10, 105, and 605 in close proximity to Paramount). Proximity to these highways allows access to employment and other activity centers in Downtown Los Angeles, San Gabriel Valley, West Los Angeles, and Orange County. Paramount has access to six major bus routes provided by Long Beach Transit and LA Metro. LA Metro is also planning future light service through the West Santa Ana Branch, a 19-mile corridor that will connect southeast Los Angeles County to Downtown Los Angeles. A station is planned at the intersection of Rosecrans Avenue and Paramount Boulevard. The line is forecasted to open to passenger service in 2041.

Paramount provides Dial-A-Lift services exclusively to residents who are mobility impaired, reside in the City of Paramount, are at least 18 years of age, and are unable to board or access the fixed route buses. This service is only available for Paramount residents traveling throughout the cities of Paramount, Long Beach, Lakewood, and Signal Hill. Service is available between 7:00 AM – 10:30 PM Sunday through Thursday and 7:00 AM – 11:30 PM Friday and Saturday. Prospective riders can call Transit Services for an application to register in the program, where membership costs \$2.00. Medical Taxi services are also offered by the city, which is a program designed to help Senior Citizens (persons 60 years or older) and disabled residents make their medical and dental appointments to medical centers within a five-mile

radius of the city. Access Services also offers paratransit service, which provides curb-to-curb shared-ride service within $\frac{3}{4}$ mile of fixed-route bus and rail lines throughout Los Angeles County. Regular service is offered from 4:00AM to 12:00AM, 7 days a week. Access supplements any gaps in service not provided by Dial-A-Lift. Low-income transit riders can participate in the Low-Income Fare is Easy (LIFE) Program, which provides transportation assistance to low-income individuals in Los Angeles County. LIFE offers fare subsidies that may be applied toward the fare purchase of Metro, Long Beach Transit, or any LIFE-participating transit agencies. College students are offered the Paramount University Pass, which is a free transit pass that gives students unlimited travel on Long Beach Transit and LA Metro to nearby campuses. The City has also developed the Paramount in Motion program as a partnership between the city and various transit agencies to improve local and regional mobility for Paramount residents.

According to AllTransit, an online source of transit connectivity, access, and frequency data, the City scored 6.8 for its overall transit performance, indicating that the City has a moderate combination of trips per week and number of jobs accessible enabling moderate number of people to take transit to work. The City's score was the same as the County score. AllTransit data shows that in Paramount, 99.8 percent of workers live within one-half mile of transit compared with 90.1 percent for Los Angeles County. In terms of transit access by race/ethnicity, Hispanic residents have the greatest access to transit in Paramount, where almost 82 percent of all Hispanic residents live within one-half mile of transit (likely due to the city's large Hispanic population). This is followed by 8.7 percent of Black residents, 4.9 percent White residents, 2.9 percent Asian residents, and less than one percent for Native Americans.



Employment

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of jobs available within the municipality, the way residents access jobs (e.g., auto, transit, distance and time traveled, etc.), the types of occupations held by residents, and their household income. Paramount's top ten employers are primarily in the education, manufacturing, and retail sectors. Residents who work within Paramount are primarily employed in educational and social services, manufacturing, and retail trade. Major employers in the City include Paramount Unified School District (with 2,011 employees), Weber Metals (with 667 employees), and Walmart (with 402 employees).

In terms of unemployment, December 2021 unemployment data from the State Employment Development Department reported that Los Angeles County had an unemployment rate of 6.2 percent, while the State of California had an unemployment rate of 6.5 percent. Paramount had an unemployment rate higher than the County and State, with 7.1 percent of the City population being unemployed. Jurisdictions to the east had a lower unemployment rate than Paramount, such as Artesia (5.5 percent), La Mirada (5.2 percent), and Norwalk (6.5 percent), Baldwin Park had more similar or lower levels of unemployment to jurisdictions and communities to the west, such as Compton (9.3 percent), Lynwood (7.2 percent), and Willowbrook (11.1 percent). According to the American Community Survey, in 2020 Paramount's Native American residents had the highest unemployment rate at 9.2 percent, followed by Asian residents (8.0 percent), Hispanic (5.7 percent), Black (3.3 percent), and White, alone (0 percent). Those with a disability had an unemployment rate of 5.3 percent.

The HCD AFFH Data viewer provides additional information on economic opportunities. The Economic Opportunity Index is a composite of four indicators depicting elements of neighborhood socio-economic character. Almost all of the City ranks below 0.25 (the lowest category) except for one Census tract between Paramount Boulevard and Lakewood Boulevard, which scored between 0.50 and 0.75 (See Figure H-7). Neighboring jurisdictions that have higher economic opportunities are located to the east. These cities are much closer to regional employment centers Orange County (see Figure H-8). Additionally, the HCD AFFH Data viewer provides information on job proximity, creating an index by Census Block Group indicating areas that are most proximate to jobs. The higher the index value, the better the access to employment opportunities for residents in a neighborhood (out of 100). All of Paramount scores in the furthest proximity ranges. This could be due to more economic opportunities in Orange County and the South Bay.

Disproportionate Need and Displacement Risk

None of the Race/Ethnic groups in Paramount experience a disproportionate housing need with respect to housing problems. Hispanic households in Paramount experience housing problems about three percent more than Hispanic households in the region, and non-Hispanic Black households experience housing problems seven percent more than non-Hispanic Black households in the region. Similarly, none of the Race/Ethnic groups in Paramount experience a disproportionate housing need with respect to severe housing problems.

According to data shown in the AFH, a larger proportion of Paramount residents experience housing problems than the overall proportion for the region. Regionally, Hispanic households experience a disproportionate level of housing problems and severe housing problems, which corresponds with the



high level of housing problems experienced by Paramount's Hispanic residents (70.5 percent of

Figure H-7: TCAC Opportunities Areas – Economic Score

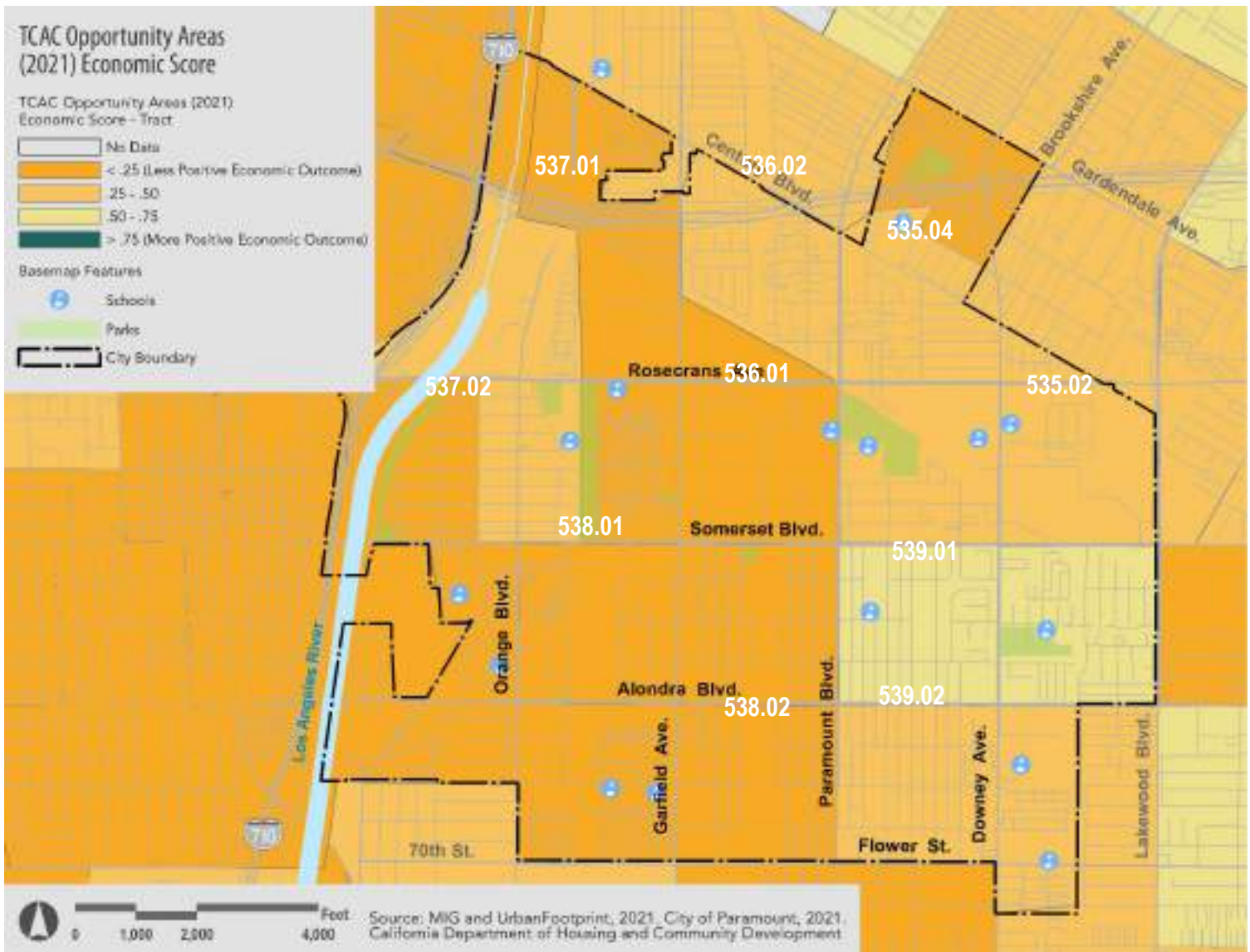
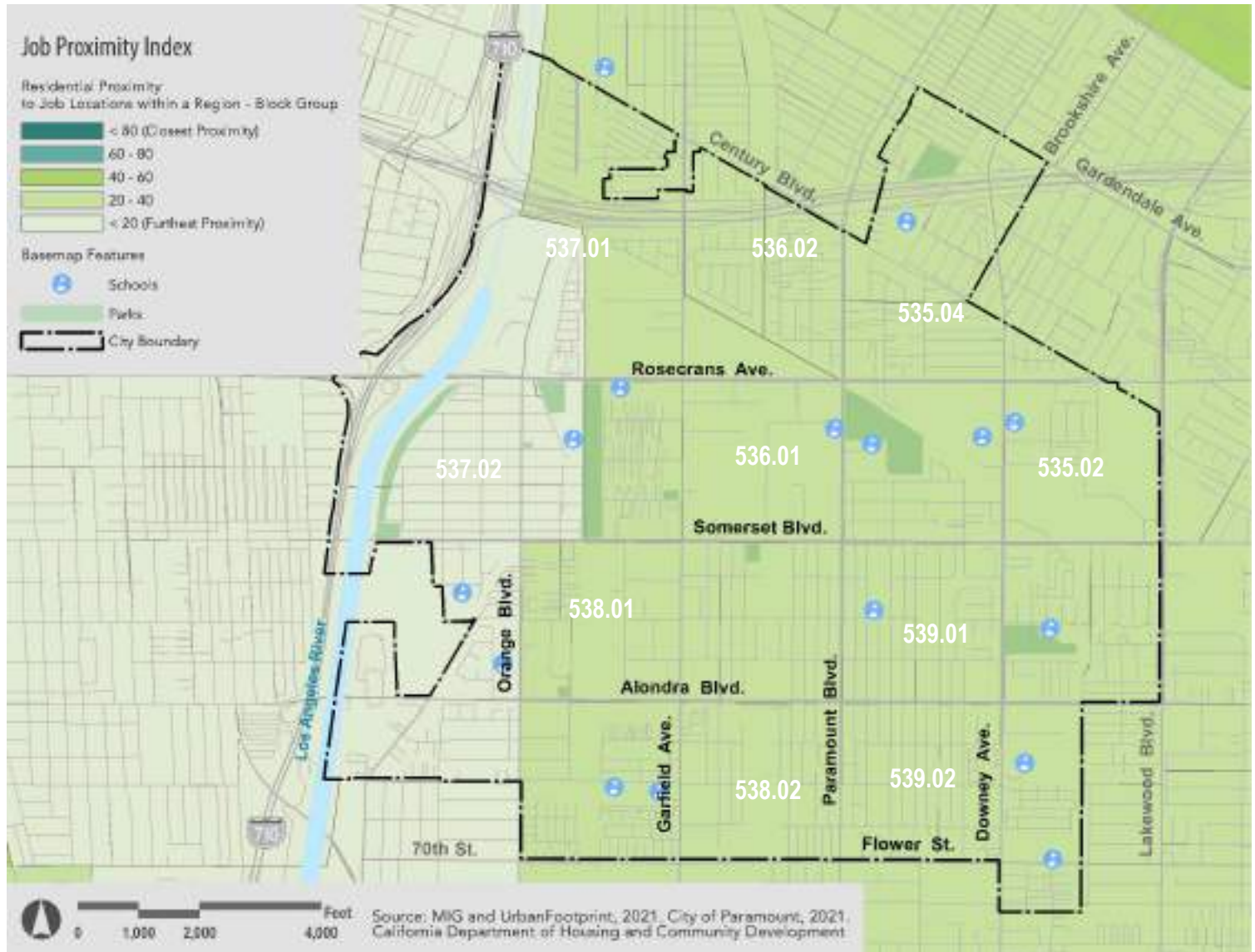


Figure H-8: Job Proximity Index





Hispanic households experience one of four housing problems and 53.5 percent of Hispanic households experience one of four severe housing problems).

Over 82 percent of large family households with five or more people experience housing problems in Paramount. It is reasonable to expect large households to fare worse in this category than small households or non-family households because large family households are predisposed to housing overcrowding even when they do not have any of the other three housing problems.

Demographic data of households with severe housing cost burden demonstrates the number and percentage of persons by race/ethnicity and family size experiencing severe housing cost burden. Nearly 61 percent of all Paramount households with a severe housing problem are severely cost burdened – paying more than 50 percent of their total income for housing costs. Again, none of the racial or ethnic groups experience a disproportionately high level of severe housing cost burden.

Cost Burden (Overpayment)

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Paramount, 47 percent of households are overpaying for housing. Lower-income households have a much higher rate of overpayment, 58 percent. Overpayment also varies by tenure. For owner-occupied households, 30 percent of all households are overpaying compared with 55 percent of lower-income, owner households. For renter households, 59 percent of all households are overpaying compared with 60 percent of lower-income, renter households.

Figure H-9 and Figure H-10 show cost burden (overpayment) for homeowners and renters. The maps demonstrate that compared to homeowners, more census tracts have 60 to 80 percent of renters overpaying in rent.

Substandard Housing

According to the City's Code Enforcement Division, one neighborhood that has a concentration of housing units in need of rehabilitation is the area typically referred to as the 'Sans' Neighborhood. Located north of Somerset Boulevard, south of Rosecrans Avenue, east of the Los Angeles River, and extending just east of Orange Avenue, this area is typically called the 'Sans' neighborhood as many of the streets include San in their name. The average year buildings in this neighborhood were built was 1947, with over 70 percent of the single-family units built in the 1940s. According to land and building values, the buildings average a building to land value ratio of 0.75, indicating limited improvements and rehabilitation to many of the units. A common issue noted by Code Enforcement is unpermitted and unsafe construction, particularly unpermitted garage conversions.

Overcrowding and Substandard Housing

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered to be overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Paramount, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Paramount experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Figure H-11 illustrates that all areas throughout the City experience overcrowding, with the majority of the



census tracts having 70 percent or more of households experiencing overcrowding. Although some census tracts distinctively experience less overcrowding than others, these tracts are seen in the east side of the City where the rates are 15 percent or less.

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. These issues can increase the risk of disease, crime, poor mental health, and other social impacts. HUD CHAS data (2014-2018) provide an estimate of households with at least one of four housing problems that contribute to substandard housing (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent). In Paramount, 57.3 percent of households reported one of these housing problems, a level similar to Los Angeles County (51.0 percent) and higher than the State (44.3 percent).

The City inspections of rental properties to ensure proper maintenance and upkeep have allowed Code Enforcement staff to have a deep understanding of existing needs in the community, and to continue to work with property owners of apartment buildings that are in particular need of rehabilitation, maintenance, and repair. The City's Code Enforcement staff has confirmed that these buildings are not concentrated in one area of the city.

Homelessness

The 2020 Greater Los Angeles Homeless Count Report estimated a total of 85 homeless individuals in Paramount, all of whom were unsheltered. The Greater Los Angeles Homeless Count Report does not have demographic data at the city level, but it does provide this for the County Continuum of Care which is an integrated system of care that guides and tracks homeless individuals. In 2019, the County reported that 36.5 percent of homeless individuals were Hispanic, followed by 33.3 percent Black, 24.7 percent White, 1.7 percent Native American, and 1.4 percent Asian or Pacific Islander. Despite making up only 8.3 percent of the total County population, Black

people are 4 times more likely to experience homelessness. In terms of disability, 29 percent of people experiencing homelessness report a serious mental illness and/or substance disorder.

The City of Paramount continues to work with regional partners, including local nonprofits and surrounding jurisdictions, to address homelessness. In August 2018, the City adopted the *2018 Plan to Prevent and Combat Homelessness* (City of Paramount and City of Bellflower). The plan identifies goals and supporting actions to address homelessness in the City. For example, Action 6A requires the City to track vacant rental units and identify incentive programs to encourage landlords to rent units to people transitioning from homelessness. To implement this action, the City had a training session with Los Angeles Homeless Services Authority staff and landlords in the City to educate them and promote available incentive programs for renting to persons previously experiencing or exiting homelessness.

Environmental Justice

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).

The CalEnviroScreen ranks 10 of the 11 census tracts in the City of Paramount in the top 25 percent of census tracts in California with the highest pollution burden and socioeconomic vulnerabilities. All but one census tract (Tract 535.03) in Paramount are designated as "disadvantaged communities." Disadvantaged communities include those census tracts with CalEnviroScreen percentiles of 75 percent to 100 percent compared to other areas of the State. These percentile scores reflect a combination of a



variety of social and environmental factors that disproportionately affect residents in these disadvantaged communities and their way of life.

In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birthweight infants), CalEnviroScreen takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

Figure H-12 shows the CalEnviroScreen results for Paramount. As previously noted, all but one census tract within the City boundary meets the 75-percentile threshold to be characterized as disadvantaged communities.

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Paramount can be evaluated based on physical and economic displacement. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, the expiration of covenants on rent- or income-restricted housing, or the rising cost of housing. Physical displacement may also be linked to non-financial forces such as segregation. Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. Another component that has been identified as a driver of displacement, especially in Los Angeles County, is areas that have already experienced some gentrification, as well as disadvantaged areas located

near major transit assets and anchor institutions (i.e., hospitals and universities).

Physical Displacement

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Paramount has no units at risk of conversion by 2031.

Segregation can also contribute to displacement. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, Paramount is less segregated than most parts of the County, despite having a higher concentration of non-white population. It is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability.

Economic Displacement

Paramount residents have a higher risk of economic displacement due to the high cost of housing in the City. High housing costs are due in part to high demand, high land values, and scarcity of vacant land. State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care.



Other Relevant Factors

Other factors that have an impact on fair housing issues include historical patterns of development and land use practices. The following gives a brief history of Paramount's built environment.

In the years following World War II, as the landscape of Los Angeles County shifted from primarily farming to manufacturing, an "industrial belt" developed in the southeastern part of the county, stretching from the Commerce to San Pedro. The factories and warehouses in these areas were critical in propelling the economy of Southern California and the western United States.

These communities were not entirely industrial tracts. They also featured residential neighborhoods and shopping districts, parks, and other public spaces. However, the County's industrial belt suffered from a lack of urban planning, lax code enforcement, and the proliferation of bunker-style architecture, which slowly eroded the built environment. Many buildings and infrastructure fell into disrepair. To this day, many areas of southeast Los Angeles County still suffer from the decay leftover from declining industrial uses.

In Paramount, for instance, this haphazard development led it to be known as an "disaster" area by a study completed by the Rand Corporation in 1981. During the 1960s/1970s, development in the City was characterized by residential uses alongside auto repair and salvage yards and other industrial uses intermixed into residential neighborhoods. The City also suffered the loss of small business owners who were unable to compete with neighboring cities' new malls. In 1973, a collective effort of government officials, residents, faith-based community organizations, and local businesses-initiated plans to revitalize neglected areas of the City such as the downtown district. By the 1990s, the City had made significant strides in redevelopment. A new downtown was created with a public plaza along with other civic

facilities, such as the County Library and hospital. Abandoned lots were negotiated to be turned into "pocket parks." These and many more improvements have contributed to Paramount becoming a more livable city. The City continues to actively address the environmental impacts caused by the land use practices of the past, as documented in the new Environmental Justice Element. The element identifies and commits the City to policies and actions that address pollution and socioeconomic burdens, such focusing community engagement within disadvantaged communities and improving access to parks, healthy food, and social services.

Figure H-9: Overpayment by Homeowners

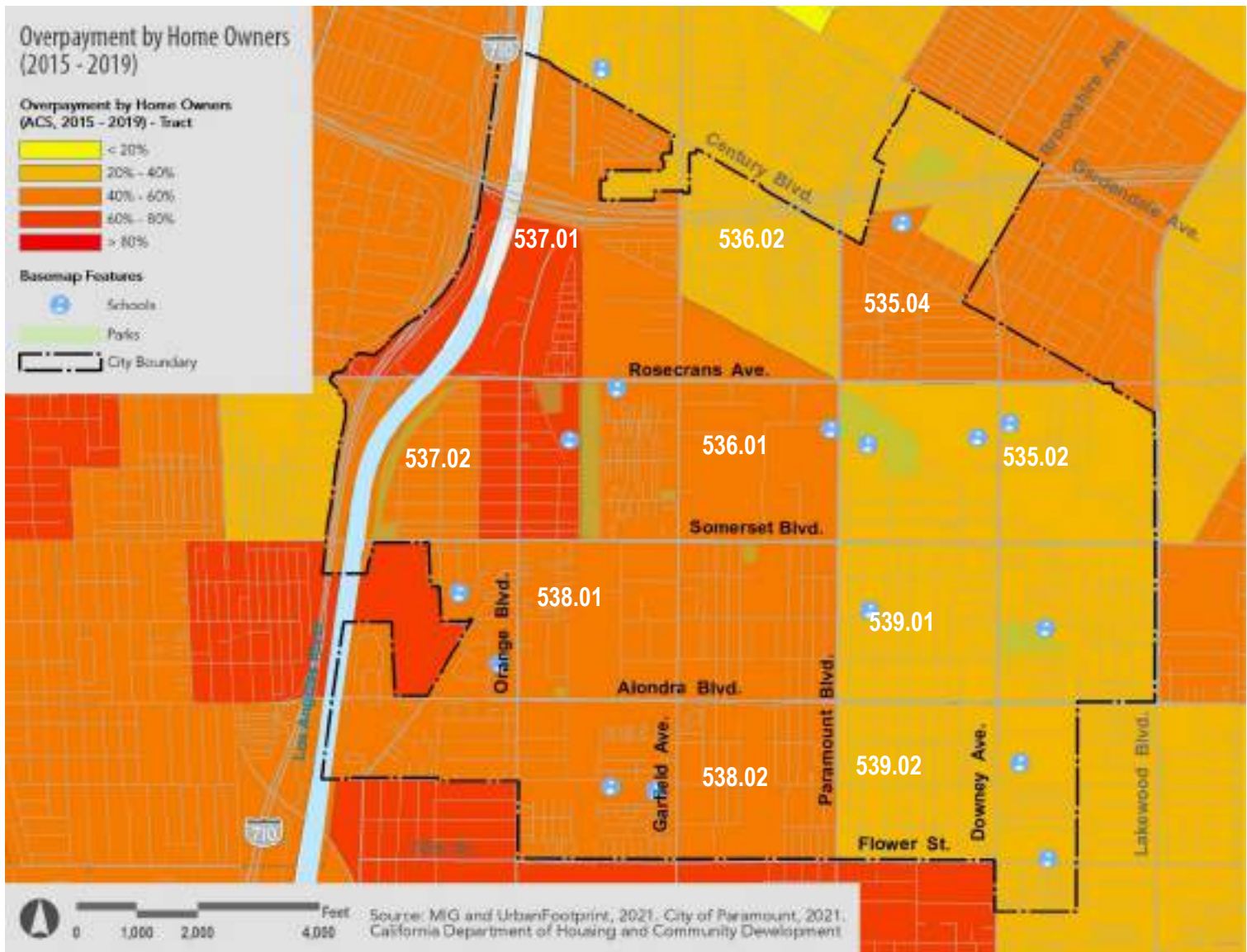


Figure H-10: Overpayment by Renters

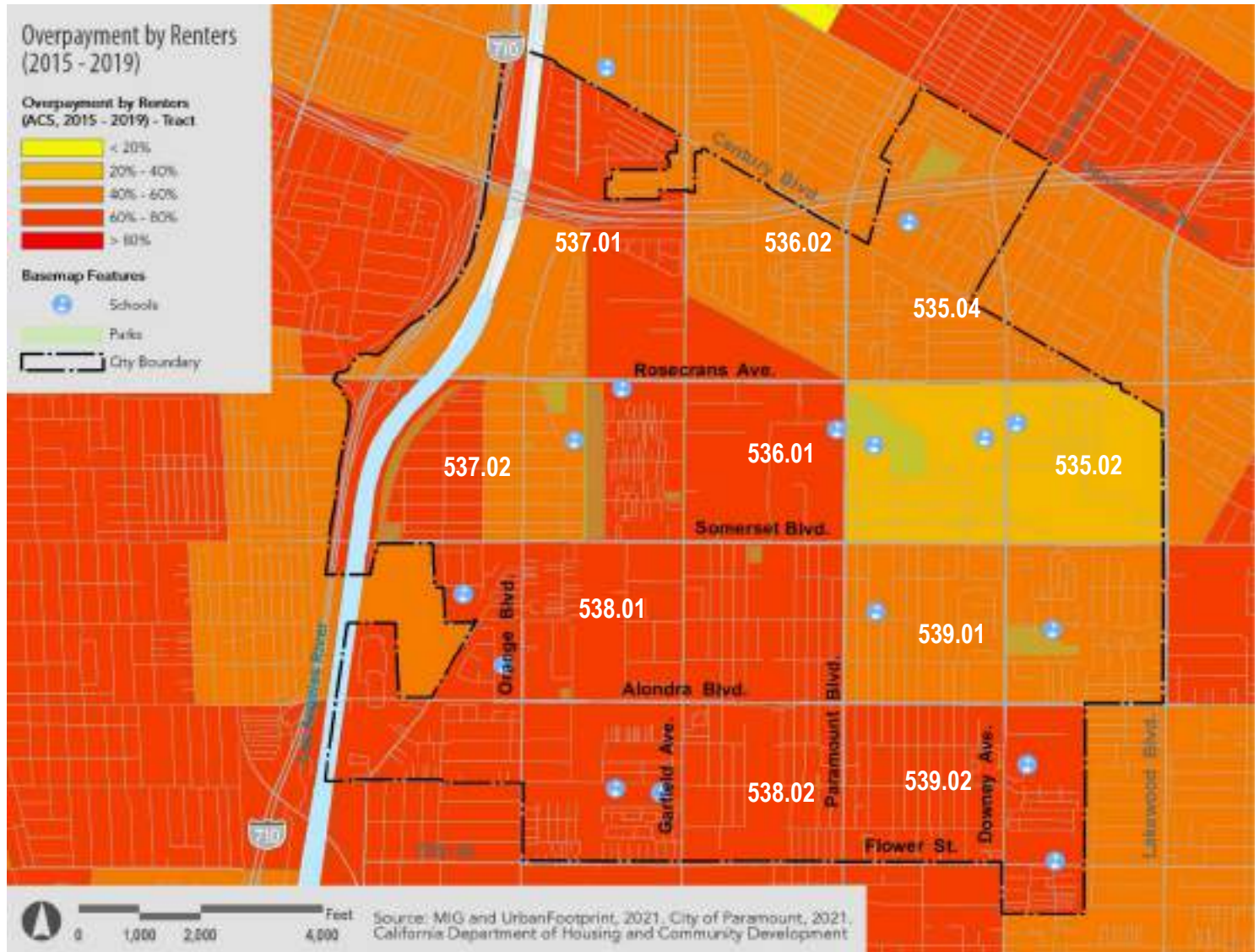


Figure H-11: Overcrowded Households

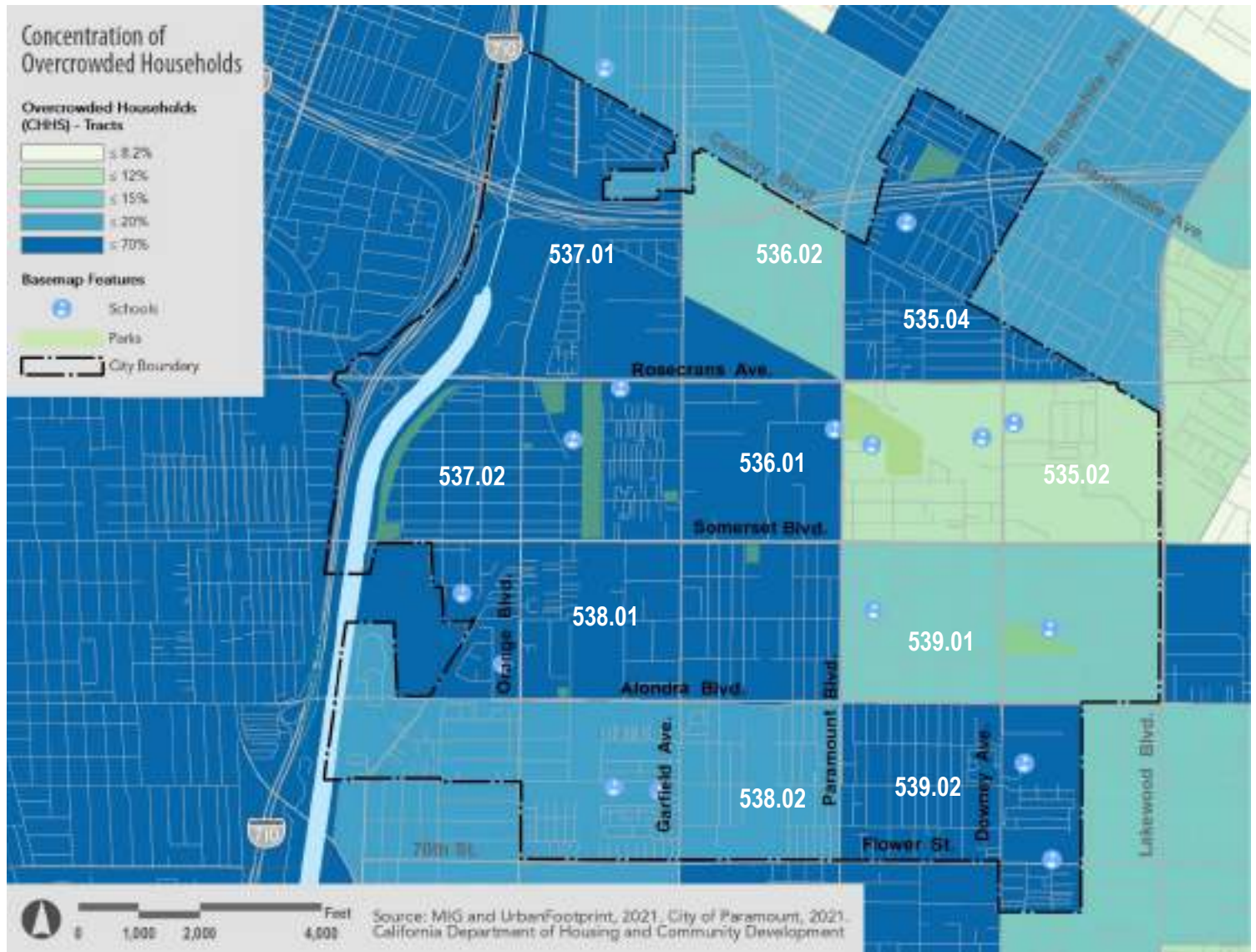
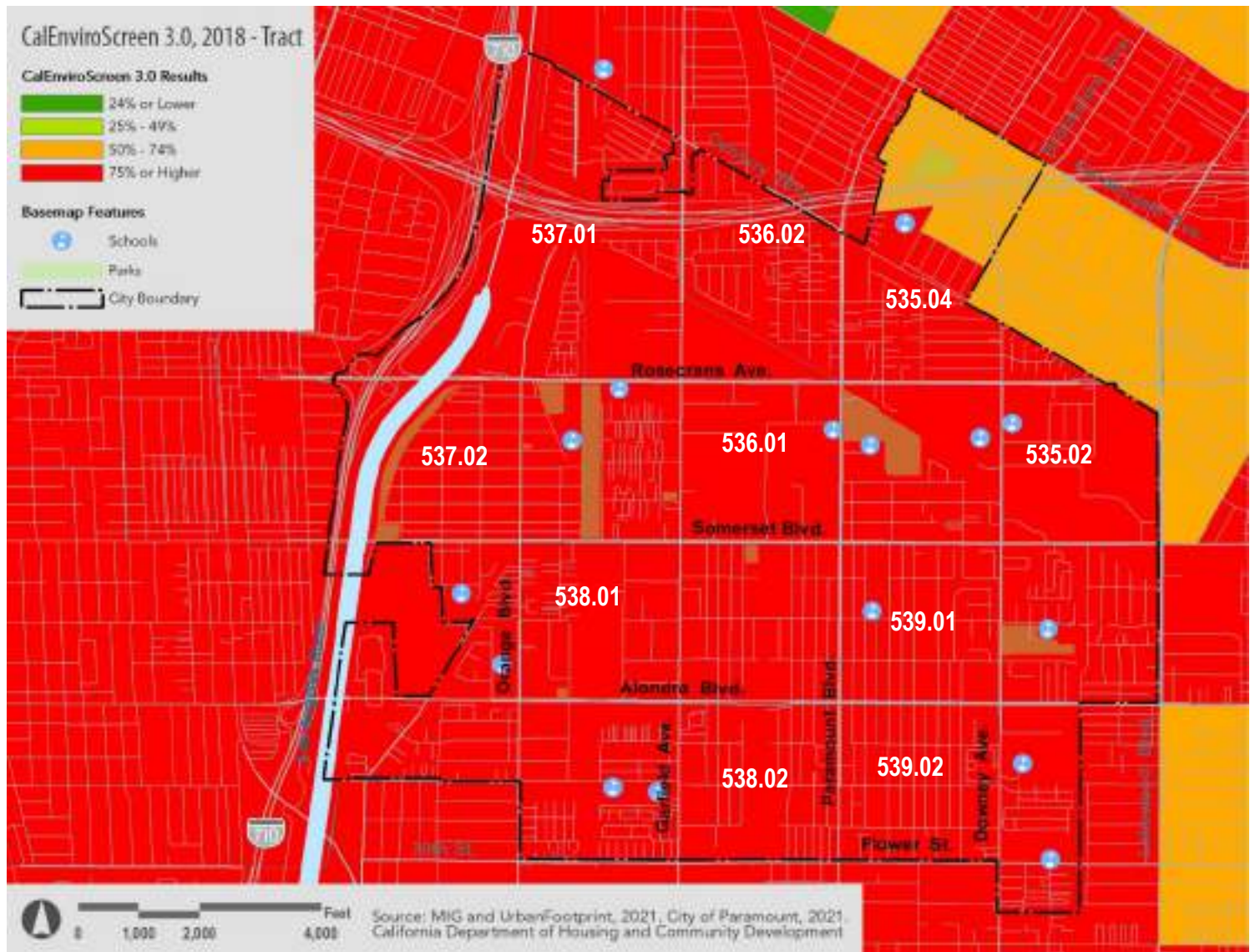


Figure H-12: CalEnviroScreen 3.0





Site Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583[c][10]).

“Affirmatively furthering fair housing” means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. Figure H-12 (in the Housing Resources Chapter) shows the sites inventory to address the City’s RHNA for 2021-2029, overlaid with TCAC areas of opportunity.

More than half of the total sites identified are located with two specific plan areas: Clearwater East and North Paramount Gateway. Approximately half of the lower income RHNA sites are located within these two sites since State law correlates higher-density sites with the ability to provide lower-income housing. These two sites will be rezoned to accommodate a minimum density of 30 units per acre. The North Paramount Gateway sites are located in an area of moderate resource and contain about 16 percent of the lower income RHNA. The Clearwater East sites are located in a low resource area and contain 39 percent of the lower income RHNA. The rest of the lower income RHNA is being met through ADU production, which could occur anywhere in the City, specifically in single-family zoned areas. A majority of the above moderate and moderate income RHNA will also be accommodated in these two specific plan areas. Fifty percent of the moderate and above moderate income RHNA will be accommodated in the Clearwater East sites, eight percent in the North Paramount Gateway sites, 11 percent in underutilized residential sites, 30 percent in ADU production and approved projects. The moderate and above moderate are located in both moderate and low resource areas. None of the sites are located in areas where there is an overconcentration of poverty, non-white residents and other protected classes, and

disproportionate housing needs. All of the RHNA sites are spread equitably throughout the city, and there is no overconcentration of higher income sites in areas with less fair housing issues or lower income sites with more fair housing issues. Overall, the sites inventory improves fair housing outcomes by promoting the integration of more housing opportunities in various parts of the city, improving access to opportunities, and producing more safe, healthy, and affordable housing.

Local Knowledge – Public Outreach

As part of the outreach efforts for the Paramount Housing Element, the City held a variety of community workshops and conducted an online survey. The workshops were held online and gave residents throughout the City the opportunity to voice their concerns related to housing issues and provide their input on proposed solutions and strategies. The survey was available in both English and Spanish language, using the City’s website and social media accounts. The survey provided questions related to local housing needs, challenges, and suggested solutions. Some key themes identified through the workshop sessions and survey that are relevant to the AFFH analysis include:

- **Lack of Available Housing:** Participants expressed that lack of affordable and available housing options for different ages and income levels. Middle housing (duplexes, triplexes, fourplexes, small lot single-family homes, and townhomes) was identified as a type of housing that could alleviate housing demand and lower housing costs. Participants also expressed the lack of vacant land to building more housing.
- **Housing Costs:** Participants identified a lack of affordable housing in the community and the need for programs and funding resources. Some participants expressed that



many long-time residents who are currently renters are facing increased housing costs and cannot afford to purchase a home in order to remain living in the community.

- **Overcrowding Housing Conditions:** Participants expressed the lack of available housing in the community and overcrowding as a concern. Participants pointed out the implications of overcrowding issues, such as reduced quality of education in overcrowded classrooms and lack of parking on public streets.
- **Tenant Protection:** Lack of tenant protection was mentioned by participants and the gap in enforcement or resources to assist tenants facing eviction and fair housing challenges from landlords and due to economic conditions. These programs could be funded through small fees on rental properties.
- **Youth Recreation Facilities:** Participants expressed the lack resources for younger residents to engage in physical activity and programs that promote health and wellness.
- **Funding Programs and Improvements:** Several participants expressed interest in imposing taxes to fund programs that would benefit elderly and low-income residents, programs to facilitate new accessory dwelling units, and programs that help improve environmental quality (e.g., tree planting and preservation programs and increasing park access).

Fair Housing Issues

Housing Element law requires that the City list and prioritize contributing factors to fair housing issues. Fair housing contributing factors are those that create, contribute to, perpetuate, or increase the

severity of one or more fair housing issues. This identification and prioritization must give highest priority to factors that limit or deny fair housing choice or access to opportunity or negatively impact fair housing. Based on the Fair Housing Analysis presented above, the following are contributing factors affecting fair housing choice in the City of Paramount.

1. Fair Housing Issue: Access to Decent Affordable Housing

The analysis shows that a larger proportion of Paramount residents experience housing problems than the overall proportion for the region. A significant proportion of households also experience cost burden. Furthermore, residents expressed the need for more housing, less overcrowding, and high housing costs as critical issues within the City. To increase the availability of decent affordable housing in Paramount, the City is establishing goals through the AFH to complete a series of Zoning Ordinance Amendments and to effectively deploy affordable housing resources to develop additional high-quality income-restricted rental units. The City will continue to identify and engage nonprofit housing development partners that qualify as HOME Community Housing Development Organizations (CHDO) to leverage HOME funds for newly created affordable housing. As part of this effort, the City may also consider leveraging local Affordable Housing Fund resources from the former redevelopment agency to create additional affordable housing units where infill opportunities exist.

Contributing Factors:

- Land use and zoning laws
- Scarcity of resources to make public investments in affordable housing



2. Fair Housing Issue: Access to Opportunity

The City's residents experience a high exposure to poverty and scored in the lower to mid-range area of the School Proficiency Index that measures fourth grade academic performance. Many schools within the Paramount Unified School have low performance scores. The City also has low economic indicators such as job proximity and unemployment rates.

Contributing Factors:

- Lack of proximity/access to regional employment centers
- Disparities in job readiness and educational attainment
- Potentially lack of culturally relevant and accessible extracurricular activities for school aged children

3. Fair Housing Issue: Disabled Access

Many of the City's public facilities were built prior to the Americans with Disabilities Acts. To make Paramount a suitable living environment for all residents, including residents with a variety of physical or cognitive disabilities, the City is establishing goals through the AFH to study, prioritize and improve public facilities, infrastructure, and City policies to comply with the Americans with Disabilities Act and Section 504.

Contributing Factors:

- Inaccessible government facilities or services
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure

Assessment of Fair Housing Recommendations to Improve Fair Housing in

the City of Paramount

The Assessment of Fair Housing did not identify any actions, omissions, or decisions by the City of Paramount which restrict or limit the housing choices of residents in Paramount on the basis of their age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. The AFH identified six recommendations to improve fair housing choice in Paramount. All six of the recommendations have been addressed with corresponding ordinances adopted by the City Council.

1. Amend the Zoning Ordinance to permit "Accessory Dwelling Units (ADU)" by right in all residential zones, subject to ministerial review and compliance with property standards. In July 2021, the City adopted an Accessory Dwelling Unit ordinance consistent with State law.
2. Include licensed residential care facilities, serving six (6) or fewer persons as a permitted use by right in all residential zones. The City Council adopted Ordinance No. 1104 on August 7, 2018 to address this recommendation.
3. Amend the Zoning Ordinance to include an overlay zone within a specific area of the city where an emergency shelter would be permitted by right. The City Council adopted Ordinance No. 1104 on August 7, 2018 to address this recommendation.
4. Amend the Zoning Ordinance to include transitional housing as a defined permitted use by right. The City Council adopted Ordinance No. 1104 on August 7, 2018 to address this recommendation.
5. Amend the City's Zoning Ordinance and Municipal Code to address Single Room



Occupancy (SRO) housing. The City Council adopted Ordinance No. 1152 on July 6, 2021 to address this recommendation.

6. Provide exception in zoning and land use regulations for housing for persons with disabilities whereby improvements may be approved by the Community Development Director (now Planning Director) within objective, nondiscriminatory criteria to be set forth in the Zoning Ordinance amendment. The City Council adopted Ordinance No. 1074 on October 4, 2016, to address this recommendation.

Further details on the actions the City is taking to address the identified fair housing issues are found in Chapter 5 (Housing Plan) of the Housing Element.



Housing Resources

This chapter describes the land, financial, and administrative resources available in the City of Paramount to address existing and future housing needs, including the City's share of the RHNA. Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Also discussed are the financial and administrative resources available to support affordable housing.

Housing in Paramount

Demand for housing in Paramount, and Southern California in general, has significantly increased over the past decade due to slow housing production. The City has worked to encourage housing development but is constrained, as are other urbanized jurisdictions, by lack of undeveloped (vacant) land, high land prices, open space deficits, and productive industrial uses that create land use conflicts if too close to residential neighborhoods.

All the while, the cost of developing subsidized affordable housing has increased while public funding has decreased. According to a study produced by the Turner Center at UC Berkeley, across the United States, the high costs of developing subsidized housing hinders efforts to address the affordability crisis of low- and moderate-income families and provide homes for unhoused individuals. The number of people overpaying for housing remains at historically high levels, and after many years of decline, homelessness has been on the rise in California. Levels of public subsidy for housing have not kept pace with these growing needs. At the same time, higher costs per unit to build affordable housing means that states and localities produce fewer units with the same amount of subsidy, even as more people need these units. Many of the factors that

have influenced housing affordability and availability were intensified by the COVID-19 pandemic. The rise in cost of building materials, the skyrocketing demand for more affordable housing, and the increase in persons struggling to afford housing costs have exacerbated an already serious situation.

In response to these circumstances, the City of Paramount has been proactive in addressing most immediate housing needs brought on by COVID-19, such as disseminating information on local and regional assistance programs. The City continues to be committed to being part of the statewide process to provide adequate housing, challenges notwithstanding.



Regional Housing Needs Assessment

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to SCAG, and SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.

The 6th cycle RHNA for the SCAG region covers an 8.3-year planning period (July 1, 2021 to October 15, 2029). To address a diversity of housing need, the RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Paramount's draft allocation is 364 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table H-23.

Table H-25: Total RHNA for Paramount (2021 to 2029)

Category	Final Allocation Plan
Very-low income (<50% of AMI)	92
Low income (50-80% of AMI)	43
Moderate income (80-120% of AMI)	48
Above moderate income (>120% of AMI)	181
Total RHNA	364



Approved and Proposed Projects

Approved and proposed residential development projects can be credited toward the 2021-2029 RHNA. In Paramount, six projects can be credited towards the RHNA, as shown in Table H-24.

In total, the approved/proposed projects will result in 28 new units. After these projects are considered, the City has a remaining RHNA of 336 units.

6500-6510 Alondra Boulevard

This approved project required a zone change from M-1 (Light Manufacturing) to PD-PS (Planned Development with Performance Standards)/Single-Family to allow for the development of 10 small-lot single-family housing units.

Paramount Senior Living

The Paramount Senior Living project is a 38,380-square-foot mixed-use assisted living facility on a 0.31-acre site located along the northwest corner of the Paramount Boulevard and 70th Street intersection. The project includes 14 units, a 900-square-foot commercial tenant space, a 1,100-square-foot laundry, and amenities for residents. This is an assisted living facility reserved for seniors who are either disabled or cannot live independently. Two units will be reserved for low-income households. [Note: An expanded project scope is under consideration as of October 2022.]

Table H-26: Approved and Proposed Projects

Project Name/ Address	Affordability Level				Total
	Ex./Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Paramount Senior Living 16675-83 Paramount Boulevard	--	2	--	12	14
6500-6510 Alondra Boulevard	--	--	--	10	10
7254 Motz Street	--	--	--	1	1
15922 Georgia Avenue	--	--	--	1	1
Rancho Camino (APN: 6236-001-013)	--	--	--	1	1
15942 Orizba Avenue	--	--	--	1	1
Total	--	2	--	26	28
2021-2029 RHNA	92	43	48	181	364
Remaining RHNA	92	41	48	155	336



Residential Sites Inventory

Assumptions and Methodology

Consistent with HCD guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Due to the limited availability of residential land, many property owners and developers may opt for a density bonus to increase the unit count. Starting in 2021, residential projects in California with onsite affordable housing can get a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the Density Bonus Law—the maximum bonus was 35 percent. The following assumptions are consistent with current trends and considered realistic.

Lower-density residential sites: Realistic capacity for sites in land use designations that allow 22 units or fewer units per acre is calculated at 80 percent density allowed. Paramount is a built-out city with very few opportunities for development in lower-density areas. As such, the assumption is that due to the high cost of developing housing, most developments at these densities will reach maximums. There are very few sites identified at these densities, and those sites only yield 31 units at an assumed affordability level of above moderate-income. However, four recent projects in the adjacent City of Downey show that calculating realistic capacity at 80 percent maximum density is realistic:

- 10341 Western Avenue (permitted in 2019): 8 units on 0.34 acres and a density of 23.5 units per acre in the R-3 zone (which allows a maximum density of 24 units per acre)
- 10303/10221 Downey Avenue (approved in 2021): 12 units on 0.83 acres and a density of 14.5 units per acre in the R2 zone (which allows a maximum density of 17 units per acre)

- 7940 Telegraph Road (completed in 2021): 39 condominiums on 1.6 acres and a density of 24 units per acre in the R3 zone (which allows a maximum density of 24 units per acre)
- 9553 Firestone Boulevard (permitted in 2019): 24 townhomes on 1.1 acres and a density of 22 units per acre in the R3 zone (which allows a maximum density of 24 units per acre)

Mixed use, higher-density residential sites:

Realistic capacity for sites in the Clearwater East Specific Plan is calculated at 50 percent of the maximum density of 22 units per acre since there are no existing trends of large-scaled mixed-use projects. This low assumption takes into account mixed-use development that could accommodate commercial uses. For sites in the North Paramount Gateway Specific Plan, the sites inventory uses an 80 percent capacity due to the smaller sites. As part of Housing Element implementation, the City will undertake specific plan amendments to allow mixed-use developments, and both will include a minimum density of 30 units per acre. The North Paramount Gateway Specific Plan has been finalized and is in the environmental review phase, so the sites inventory uses 80 percent of the new minimum density of 30 units per acre. This approach provides for a conservative estimate of development potential, as many of the identified mixed-use sites can achieve significantly higher residential capacity. The realistic capacity calculation using the minimum density also accounts for the development of non-residential uses, as the actual adopted maximum densities will be higher.

Site Selection

To identify additional sites with potential for new development or recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:



- Existing uses are not higher-density residential (condominiums or apartments).
- Age of structure: most sites in the inventory have existing uses that were built over 30 years ago, but most are older than 40 years old.
- Characteristics of existing uses such as declining uses and large underused portions of the property.
- Review of building-to-land value ratio: compare the building value to the land value and is shown as a ratio). If the property has a low building-to-land value ratio, it is likely that building has not improved and deterioration may be occurring to structure, including to the façade, decline of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.).
- No recent, significant enhancements have been made (exempt enhancements include site cleanup or paint).
- Potential for lot consolidation is also taken into consideration, including common ownership of adjacent parcels. Sites with multiple parcels are only included if the site functions as one use (one structure over multiple parcels) and the parcels are under common ownership.

Densities Appropriate for Accommodating Lower-Income Housing

The capacity of sites that allow development densities of at least 30 units per acre is credited toward the lower-income RHNA, as allowed by State law. The

California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Paramount), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is predominately limited to parcels between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing need. In this inventory, several sites comprising one or more parcels are less than one-half acre in size. These sites are included because the multiple parcels function as one site, such as a structure and its attached parking lot or a single structure located on multiple parcels. Small sites (less than one-half acre) meeting the default density standard are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Paramount, most sites have existing uses. Non-vacant sites included in the inventory have



been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included.

Five parcels within seven properties in the Clearwater East Specific Plan are subject to the re-use provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The parcels subject to AB 1397 are identified in the sites inventory Table H-22. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

Detailed Sites Inventory

Currently Available Sites

The inventory of sites that have appropriate zoning in place includes underutilized land in the R-M (Multiple-Family Residential). The sites have the appropriate land use and zoning designations in place and do not require any rezoning actions. Projected ADU production is also included in this section as a resource to meet the RHNA.

Additional land resources are available for future residential development on underutilized land within an existing specific plan (Clearwater East Specific Plan) and a specific plan under development (North

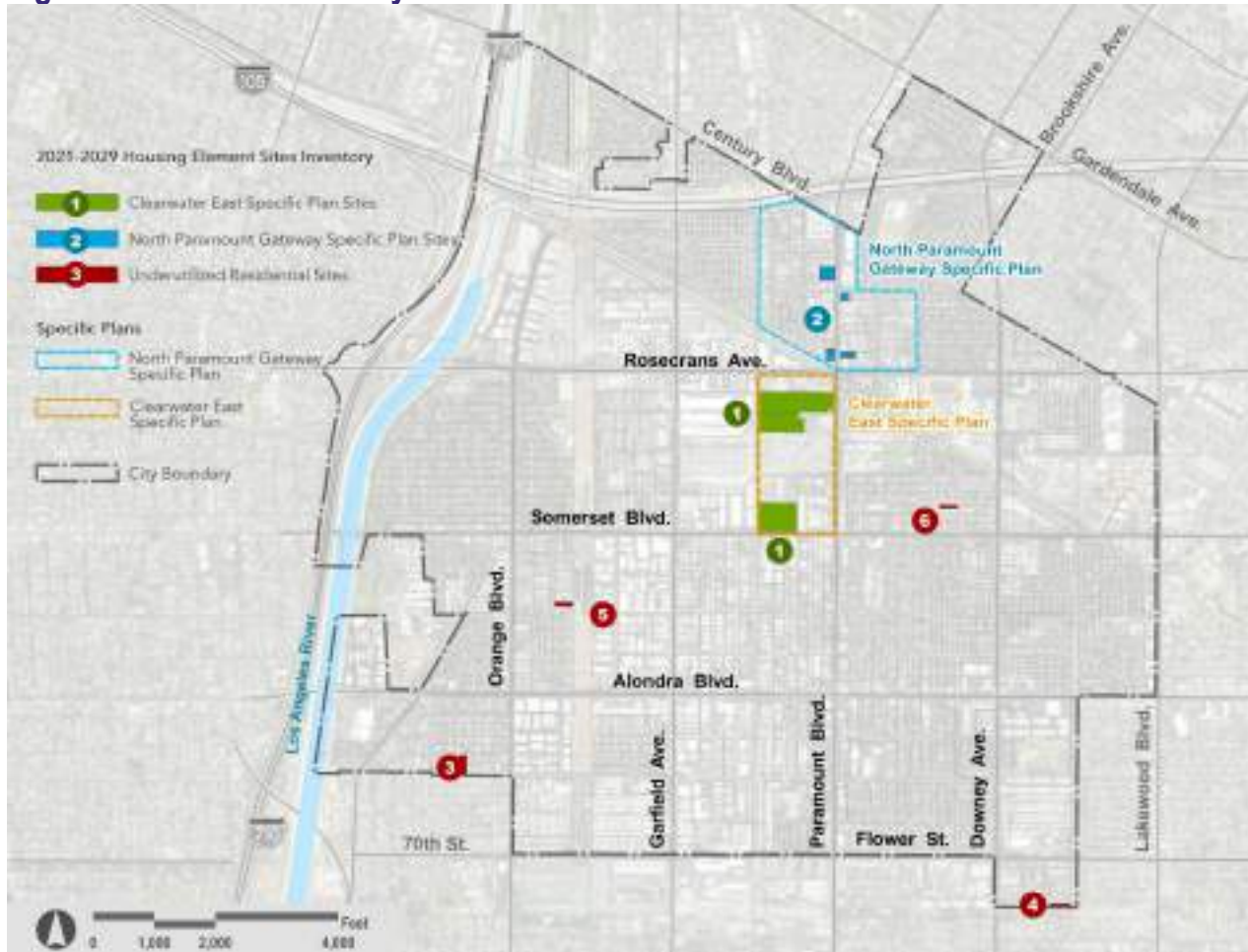
Paramount Gate) resources available for ADU development. Because of the City's recent adoption of an ADU ordinance, data on building permits issued in 2020 and 2021 provide the best estimates to what actual demand looks like. In 2020, 11 ADU building permits were issued; in 2021, 35 building permits were issued, representing a 250 percent increase during this period and an average of 23 ADU permits issued. The City anticipates that interest will continue to increase over the next few years before leveling off. While it is impossible to predict with certainty the exact number of ADUs that will be developed in the planning period (2021-2029), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the latter part of the planning period. The projection of 20 ADUs per year during the planning period is both a conservative approach (as it is likely that demand and production will continue to increase), but also reflective of the yearly average between 2020 and 2021.

As part of Housing Element implementation under Program 16, the City will take actions to foster and facilitate ADU development, including developing model site plan templates and creating marketing materials to promote ADUs and the application process. The projected ADUs are included in the sites inventory consistent with HCD guidelines and SCAG's affordability distribution assumptions (approved by HCD).

Underutilized Residential Sites

The sites inventory includes 2.43 acres of underutilized land in the R-M zone. This zone allows a maximum residential density of 22 units per acre, but the density may be lower depending on the lot width. Table H-254 and Figure H-10 identify the residential sites, density allowed, and realistic unit

Figure H-13: Sites Inventory



capacity. Altogether, the four sites have a development capacity of 31 units.

Remaining RHNA

The City can meet over half (62 percent) of the RHNA with approved projects, projected ADU development, and development on underutilized sites. After accounting for this capacity, a shortfall of 138 units remains. The City also falls short of any site at the 30 dwelling units per acre density, which is the default density for the lower-income household sites.

To address the shortfall, the City has identified two specific plans—one existing (Clearwater East Specific Plan) and a new specific plan under development (Paramount North Gateway Specific Plan)—to include land use designations and development standards to accommodate a minimum 30 dwelling units per acre to meet the lower-income categories.

**Table H-27: Underutilized Residential Sites**

Assessor Parcel Number	Existing Use	General Plan/Zoning	Parcel Size	Density Allowed	Realistic Capacity Percentage	Realistic Capacity	RHNA Income Affordability
Underutilized Multiple Family Residential (R-M) Sites							
7101-008-029	Single-Family Unit	General Plan: Medium Density Residential Zoning: Multiple Family Residential (R-M)	0.99	22	80%	17	Above Moderate
7107-009-014	Single-Family Unit		0.50	12	80%	5	Above Moderate
6240-004-010	Single-Family Unit		0.52	12	80%	5	Above Moderate
6241-008-048	Single-Family Unit		0.42	12	80%	4	Above Moderate
Total						31	N/A

RHNA Shortfall Site Requirements

Sites that will be rezoned and used to address an unaccommodated, lower-income RHNA are subject to additional requirements under State law. Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period; and
2. Permit at least 16 units per site at a density of at least 20 units per acre.

Also, at least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all the very low- and low-income housing need on sites

designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Sites to accommodate the moderate- and above moderate-income RHNA are not subject to these requirements. Sites that meet the density requirement but do not have a minimum capacity for 16 units are credited toward the moderate- and above moderate-income RHNA shortfall.

Sites that Need to Be Rezoned

Clearwater East Specific Plan

The Clearwater East Specific Plan provides an ideal central-city location to provide residential development given the site configuration and the amount of available surface parking lots. The 68-acre area includes parcels consisting of the Paramount Swap Meet/Drive-In, Bianchi Stadium Theaters, Paramount Adult School, Our Lady of Rosary Parish Catholic Church, industrial uses, and a large parking lot with a commercial building. The Specific Plan allows mixed-use, residential, commercial, industrial, business park, and public facilities. Future development on the Clearwater East Specific Plan comes with a level of uncertainty about the type and configuration that residential development can take. To account for this, the estimates of capacity for purposes of this Housing Element are very conservative. While the entire site (68.0 acres) developed at a minimum residential density of 30 units per acre could yield over 1,600 units, the Housing Element estimates a much lower realistic capacity to account for some existing uses to remain, site improvements, commercial development, public amenities, and interior roadways. The realistic capacity assumes redevelopment of only the parcels currently used as surface parking lots (21.18 acres) to account for the potential of some existing uses to remain or develop into commercial or business park uses. This methodology yields a capacity of 234 units at a residential density of 22 units per acre using a 50 percent capacity (see Table H-26).

Program 8 requires the Specific Plan to be amended to allow for residential development at a minimum of 30 dwelling units per acre to accommodate lower-income category sites.

Three sites, primarily consisting of existing parking lots, could accommodate 234 units (see Figure H-11).

Figure H-14: Clearwater East



To account for the inclusion of affordable units and the potential for development of smaller units affordable by design or by market costs, capacity at the Clearwater East Specific Plan is credited toward the low-income (39 percent or 101 units), moderate-income (69 percent or 61 units) and above moderate-income (40 percent of capacity or 72 units) categories.

The City has communicated with the property owner of the Paramount Swap Meet and some of the surrounding properties, and the property owner has expressed interest in developing the site into residential and mixed-use development.



North Paramount Gateway Specific Plan

This new Specific Plan is under development (as of 2021) and will replace both the Clearwater North and Howe/Orizaba Specific Plans. Program 8 requires that this Specific Plan, when adopted, to include residential and mixed-use categories that accommodate a minimum of 30 dwelling units per acre. The North Paramount Gateway Specific Plan will identify design and development standards for mixed-use and transit-oriented development standards at a minimum housing density of 30 dwelling units per acre for sites along Paramount Boulevard. The plan complements the proposed light rail station of the West Santa Ana Branch Transit Corridor at Rosecrans Avenue and Paramount Boulevard.

To account for the inclusion of affordable units and the potential for development of smaller units affordable by design or by market costs, capacity at the North Paramount Gateway Specific Plan is credited toward the low-income (16 percent or 42 units), moderate-income (24 percent or 20 units), and above moderate-income (2 percent or 3 units) categories. Nine sites have been identified in the Specific Plan that could accommodate up to 64 dwelling units under the low- and above-moderate income affordability level.

The two sites identified for lower income have property characteristics indicating potential for redevelopment. One of the sites (three parcels) is an underutilized parking lot with no buildings. The two single-family properties under one ownership are primarily used for open storage, including the storage of commercial trucks. The floor area ratio of the two sites is only six percent and the two single family buildings are very old, built in 1918 and 1914. The buildings have not been improve for quite some time with a very low building-to-land value ratio of 0.39 and 0.18.


13927-13943 Paramount Blvd

APN	6242-033-005
	6242-033-006
	6265-013-027
	6242-033-007
Parcel Size	0.65 0.53 0.40
Existing Use	Single-family building, office, and open storage lot
General Plan	Commercial
Zoning	North Paramount Gateway Specific Plan
Estimated Capacity	19 13 10
Affordability	Lower and Moderate

There are four parcels in this area, two of which can be combined under one ownership. The parcels are surrounded by multifamily residential uses. The two combined parcels contain uses with a BLVR lower than 0.5, indicating a ripeness for redevelopment. Furthermore, according to the Los Angeles County Assessor, all existing structures were built in the 1950s or prior, signaling potential deterioration due to old age. Additionally, the properties are underutilized with a large portion of the properties used as a single-family house or for open storage, unimproved parking areas, or partially vacant.


14134-14136 & 14006 Paramount Blvd

APN	6265-014-022
	6265-014-027
	6265-014-041
Parcel Size (combined)	0.54
Existing Use	Parking Lot
General Plan	Commercial
Zoning	North Paramount Gateway Specific Plan
Estimated Capacity	13
Affordability	Lower

These three parcels can be combined for a total of 0.54 acres. The parcels are surrounded by multifamily residential uses and have no existing structures, only a surface parking lot. The adjacent commercial uses each have their own parking lots.



This site will also be in close proximity to a future planned light rail station on Metro's West Santa Ana Branch line. This is considered underutilized, as the highest and best use is dense multifamily residential development. The existing parking lot use will not impede future housing development this site.



14143-14127 Paramount Blvd	
APN	6242-035-004 6242-035-005
Parcel Size	0.41 0.14
Existing Use	Retail stores (one vacancy)
General Plan	Commercial
Zoning	North Paramount Gateway Specific Plan
Estimated Capacity	10 3
Affordability	Moderate and Above Moderate

This area contains two parcels, one of which contains a vacant storefront and the other a Dollar Tree. Both structures are over 50 years old, signaling a potential for redevelopment. A portion of the building is currently (as of 2022) and the leasing agent is looking for a tenant. The parcels are surrounded by multifamily residential uses. This site will also be in close proximity to a future planned light rail station on Metro's West Santa Ana Branch line. This is considered underutilized, as the highest and best use is dense multifamily residential development.



Suitability for Lower-Income RHNA

Regional Trends

The regional demand to build residential and mixed-use projects is evident. A survey of recent projects approved or under construction since 2020 in the adjacent cities of Gardena, Lynwood, and Long Beach, shows the regional trend of the property conditions prior to redevelopment (see Table H-28). Existing uses vary from parking lots and storage areas, nursery, commercial centers, industrial warehouse, used auto dealerships, and single-family homes. The timeframe many buildings were built were prior to the 1960. Building-to-land value ratios

tend to be lower indicating limited reinvestments to the properties. The lower floor area ratios indicate smaller building footprints and underutilized open land area.

Table H-28: Regional Trends

Address	Name	New Development	Property Conditions Prior to Redevelopment			
			Existing Use	Year Built	Floor Area Ratio	Building-to-Land Value Ratio
12850 Crenshaw Blvd., Gardena	Millennium Gardena,	256 Mixed Use Apartments	Auto parts warehouse building	1958	0.64	0.57
13615 S. Vermont Ave., Gardena	Evergreen Row	84 Townhomes	Nursery	1946	0.26	0.24
5100 Long Beach Blvd., Long Beach	Edgewood Point	38 Townhomes	Old commercial shopping center	No data	0.57	No data
1400 Long Beach Blvd., Long Beach	LB+14th	64 Mixed Use Apartments	Used auto dealership	1959	0.02	0.70
1112 Locus Ave, Long beach	Locus Long Beach Apartments	94 Apartments	Parking lot	N/A	0.09	N/A
2400 Long Beach Blvd., Long Beach	Affordable Housing Project	192 Affordable Apartments	School bus storage yard	N/A	0.00	0.16
3358 Beachwood Ave., Lynwood	Townhomes	7 Townhomes	Single family home	1949	0.80	0.36
Regional Trend				1946 to 1959	0.0 to 0.64	Under 1.0



Criteria for Selecting Sites to Meet the Lower-Income RHNA

The following suitability criteria was used to identify underutilized parcels listed in Table H-29 under the Suitability Criteria for Nonvacant Sites column:

1. **Interest:** Developer interest or property owner interest to redevelop the site
2. **Vacant/Minimal Improvements:** Vacant lot, parking lot, open storage that includes minimal existing improvements on site
3. **Existing Use:** Uses that are similar to those that have been previously recycled in surrounding communities (e.g., single-family homes, parking lots, older industrial warehouses, smaller commercial shopping centers, and storage yards)
4. **Building-to-Land Value Ratio:** Property improvement value is less than half of the land value (ratio is less than 1.00)
5. **Year:** Structure was built prior to 1960 (and therefore over 60 years of age)
6. **Building Intensity (FAR):** Low existing floor-area ratio (FAR) under 0.65
7. **Building Condition:** Building deteriorating/lack of rehabilitation improvements

Sites that meet criteria #1, or #2 are included in the sites inventory. In addition, sites that meets two or more of the remaining four criteria under #3 through #7 are also included due to trends exhibited in the region. The region includes cities in Lynwood, Long Beach, and Gardena.

**Table H-29: Sites to be Rezoned to Accommodate RHNA Shortfall**

Assessor Parcel Number	Existing Use	Parcel Size		Density Assummed ¹	Realistic Capacity Percentage	Realistic Capacity	RHNA Income Level	Suitability Criteria for Nonvacant Sites
		Parcel	Combined (one owner)					
Clearwater East Specific Plan ^{1,4}								
6241-017-026	Parking Lot	9.14	9.14	22	50%	101	Lower	Meets Criteria: 1, 2, 4, & 7 Owner interest in development; parking; BLVR ³ : 0.69
6241-017-021	Parking Lot	5.51	5.51	22	50%	61	Moderate	
6241-016-023	Retail Store/ Parking Lot	6.53	6.53	22	50%	72	Above Moderate	
Total						234		
North Paramount Gateway Specific Plan ¹								
6242-035-005	Commercial	0.14	0.14	30	80%	3	Above Moderate	N/A
6242-035-004	Commercial	0.41	0.41	30	80%	10	Moderate	N/A
6265-014-041	Parking Lot	0.27	0.54	30	80%	13 ²	Lower	Meets Criteria: 2 & 3
6265-014-022		0.14						
6265-014-027		0.13						
6242-033-005	Single Family	0.26	0.79	30	80%	19	Lower	Meets Criteria: 3, 4, 5, 6, & 7
6242-033-006	Single Family/Open Storage	0.53		30	80%			Meets Criteria: 3, 4, 5, 6, & 7 BLVR ³ : 0.39
6265-013-027	Auto Repair	0.39	0.39	30	80%	9	Moderate	BLVR ³ : 0.22
6242-033-007	Office	0.40	0.40	30	80%	10	Moderate	BLVR ³ : 0.18
Total						64		

Notes:

1) Program 8 will require the Clearwater East Specific Plan and the North Paramount Gateway Specific Plan to include mixed-use or residential land use categories with a minimum residential density of 30 dwelling units per acre. To be conservative, the Clearwater East Specific Plan uses a 22 dwelling units per acre for the sites inventory analysis.

2) For development to count as lower income, the site must be between 0.5 to 10 acres, have density of 30 dwelling units per acre, and must allow at least 16 units. Since the sites inventory takes a conservative approach of realistic development, we only account for 80% of the realistic capacity, and these two sites each have a capacity of 13 units. However, a developer can build up to 16 dwellings if a full capacity is calculated. Therefore, these sites are listed under the lower-income category.

3) Building-to-Land Value Ratio (BLVR) is calculated by comparing the building improvement value (the value of improvements to the structure of the building) to the land value. These numbers are derived from the Los Angeles County Assessor Department and are the assessed values for determining property taxes. If the building-to-land value ratio is less than one, it means that the building improvements are worth less than the property value. If building improvements are relatively new or the building is newer, typically a building-to-land value ratio can easily go above 2.0 to as high as 10.0. If the ratio is below one, or even below 0.5, it is a clear sign that there have not been recent building improvements to improve the condition. If the property has a low building-to-land value ratio, it is likely that building has not improved and deterioration may be occurring to structure, including to the façade, decline of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.).

4) This site was used in the 5th Cycle Housing Element (2014 to 2021). Program 7 includes the very low- income and low-income RHNA shortfall units which are subject to the requirements of Government Code 65583.2(h) and (i). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses "by-right" for developments in which at least 20 percent of the units are affordable to lower income households. The sites will have capacity for at least 16 units per site at a density of at least 30 units per acre.



Adequacy of Sites Inventory

Overall, the sites inventory identified in this chapter (including sites that require rezoning actions) total 524 units, 258 units of which are in the very low- and low-income RHNA categories (see Table H-30).

Overall, the City can adequately accommodate—and have excess capacity for—the RHNA once rezoning actions are completed.

Table H-30: Sites Inventory Summary

Sites Inventory	Affordability Level				Total
	Ex./Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Approved Projects	--	2	--	26	28
ADUs	39	74	4	49	166
Sites Currently Available: Underutilized Residential Sites		--	--	31	31
Sites to be Rezoned					
Clearwater East Specific Plan		101	61	72	234
North Paramount Gateway Specific Plan		32	29	3	64
Total Sites		248	94	181	523
2021-2029 RHNA	92	43	48	181	364
RHNA status (-shortfall/+surplus)		+113	+46	0	+159



Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)).

Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (for example, lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. As shown on Figure H-12 and Table H-31, most TCAC opportunity areas in Paramount are in the Moderate or Lowest Resource categories. There are no Highest Resource areas in the City. The Lowest Resource areas are generally west of Paramount Boulevard, while the Moderate Resource and Moderate Resource (Rapidly Changing) are located east of Paramount Boulevard.

The designation of Low Resource in the city means there is a need for the City to prioritize its resources towards improving opportunities for current and future residents. The City has been proactive in prioritizing resources for these lower resource areas.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated census tracts with

relatively high concentrations of non-white residents living in poverty. There are no R/ECAPs within the City of Paramount.

The sites inventory for the 2021-2029 planning period consists of estimated ADU production, undeveloped capacity in specific plan areas, and underutilized residential recycling sites. Exclusive of ADU estimates, the lower-income RHNA is addressed with sites designated for multi-family and mixed-use residential development based on density for those units. Nonetheless, affordable housing in Paramount has most commonly been developed in areas allowing up to 22 units per acre, which demonstrates that while the City is not taking credit for lower income affordability for these sites, there is a very realistic potential for development of affordable housing here.

- **Racially and ethnically concentrated areas of poverty (RE/CAPs):** The sites inventory does not exacerbate conditions in regard to racially and ethnically concentrated areas of poverty because there are no RE/CAPS within the City.
- **Segregation and integration: race/ethnicity:** The sites inventory does not exacerbate race/ethnic concentration conditions. The City is very diverse with 95 percent residents identifying as non-White and a large proportion (81 percent) of residents identifying as Hispanic. All City block groups show a population that is over 90 percent non-white.
- **Segregation and integration: persons with disabilities:** The majority of the City falls within block groups with less than 10 percent of the population that has a disability. There is one area of the City where the block group contains 10 to 20 percent of the population with a disability, generally located between Somerset Boulevard, Rosecrans Avenue, Paramount Boulevard, and Texaco Avenue. Units identified to fall within the Clearwater East Specific Plan,



include 234 units, with 101 designated for lower income affordability level. This may potentially exacerbate conditions related to persons with disability. As a result, Program 19 includes meaningful actions addressing persons with disabilities.

- **Segregation and integration: familial status:**

The percentage of children living in married-couple households is higher than children living in female-headed households throughout the City. Most census tracts in Paramount have 40 percent or fewer female-headed households, while the number of married-couple households across census tracts are 60 percent or higher. Neighborhoods north of Somerset Boulevard and west of Paramount Boulevard, include higher percentages (21 to 40 percent) of households in female headed households (with no spouse or partners).

- **Segregation and integration: income level:**

The lower income areas in the City, with median income less than \$30,000 is located in the southerner portion of the City, between Garfield Avenue, Paramount Boulevard, and South of Alondra Boulevard, generally including the areas around City Hall and Downtown Paramount. No lower income sites are identified to be located within this area. Clearwater East Specific Plan, with 234 units is within a block group with a median income between \$87,000 and \$125,000, higher than median income in Los Angeles County.

- **Disproportionate housing need: cost burden (overpayment):**

Throughout Paramount, 20 percent or more homeowners experience housing cost burdens, with renter-occupied households experiencing cost burdens even more. Within the City there is a clear concentration of overpaying homeowners are located within the "Sans" neighborhoods, generally located west of Texaco Avenue and

north of Somerset Boulevard. No housing sites are located within these neighborhoods.

Concentration of overpaying renters are located throughout the City, with the higher percentages of households located in the southern neighborhoods. Sites located within the Clearwater East Specific Plan, with 234 units, and 31 Underutilized Residential Sites within the above moderate category are located within census tracts that range between 60 and 80 percent overpayment by renters. Paramount recognizes housing affordability challenges and has identified meaningful actions to address access to decent affordable housing, tenant protections, and anti-displacement.

- **Disproportionate housing need:**

overcrowding: Overcrowding is more prevalent in rental households than owner households. Paramount experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded. In Paramount, 4.2 percent of housing units are overcrowded. The areas with the most severely overcrowded households, indicating 35 to 36 percent of the households, are located with a portion of the Sans neighborhood (east of El Camino) and to the north, generally north of Somerset Boulevard and west of Texaco Avenue. This area also includes The California Estates mobile home park.

- **Displacement risk:** Tenure and displacement are closely tied as renters are at higher risk of displacement from rising rental prices. In Paramount the area just south of Somerset Boulevard have the highest level of renter-occupied units (60 to 80 percent) compared to the rest of the City. These areas also have higher levels of lower income households, including one census tract with a median income of under \$30,000. There are no sites located within these census tracts. However, based on public engagement, a common theme was long-time



residents renting single-family homes and other rental units were no longer able to afford to live in Paramount, and were considering moving out of State or Los Angeles County to pursue affordable housing. In response, Program 19 recognizes tenant protections and displacement as a high priority and includes meaningful actions to address displacement, including implementation various tools and establishing a neighborhood preference program for long-time renters.

Lower income sites associated with the Clearwater East Specific Plan and North Paramount Gateway Specific Plan are located near the intersection of Rosecrans Avenue and Paramount Boulevard. The distribution of sites (including lower income RHNA sites) represents exacerbated fair housing and equal opportunity conditions because a large portion of sites are located in areas identified as having low and moderate resources. Nearly 32 percent of the sites are in the Moderate Resource, while 68 percent are in the Low Resource. Nevertheless, the areas with lower income sites have the highest median incomes within the City, over \$125,000 (ACS 2025-2019).

The distribution of lower income sites is also situated around the planned Paramount/Rosecrans light rail station of the West Santa Ana Branch Transit Corridor (WSAB). The WSAB Transit Corridor project is a 19-mile corridor, which the Metro Board recently approved (January 2022), for a new light rail transit line that would connect the City of Artesia to Downtown Los Angeles. The project will provide relief to the limited mobility and transit options currently available to these communities. With this approval, Metro can also aggressively pursue more federal funding for the project.

Additionally, the North Paramount Gateway Specific Plan will aid the City of Paramount to plan for and guide the City's future to capitalize on the forthcoming West Santa Ana Branch (WSAB) light rail transit station to be located near the Paramount/Rosecrans

intersection, stimulate new private investment, and ultimately build upon the existing neighborhood fabric to create a transit-oriented district with an expanded and broadened housing stock and new employment opportunities. This is accomplished by updating existing and creating new land use, public realm, and infrastructure goals and policies set forth by the Howe/Orizaba and Clearwater North Specific Plans, and other goals and policies outlined in the Paramount General Plan and Municipal Code. Program 19 (Affirmatively Furthering Fair Housing) includes pursuing transit-oriented development in this area due to the proximity of lower income sites distributed between Moderate and Low Resource areas.

The Specific Plan includes policies and implementation measures to create a more walkable, accessible, well-connected physical environment, and to expand opportunities for more recreational, shopping, cultural, and housing amenities, and other improvements that will support activity throughout the day. The light rail transit station coming to Paramount will create immense opportunity to improve infrastructure, community services, and mobility improvements, all within walking distance of lower income sites.

The distribution of sites (including lower income RHNA sites) represents improved fair housing and equal opportunity conditions because they are located where new higher-density housing can be provided as well as future light rail transit improvements. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area.

Additionally, areas within the Low Resource opportunity areas and adjacent to industrial uses will benefit from the policies identified in the Paramount Environmental Justice Element. The Element includes goals and policies to improve industrial burdens and



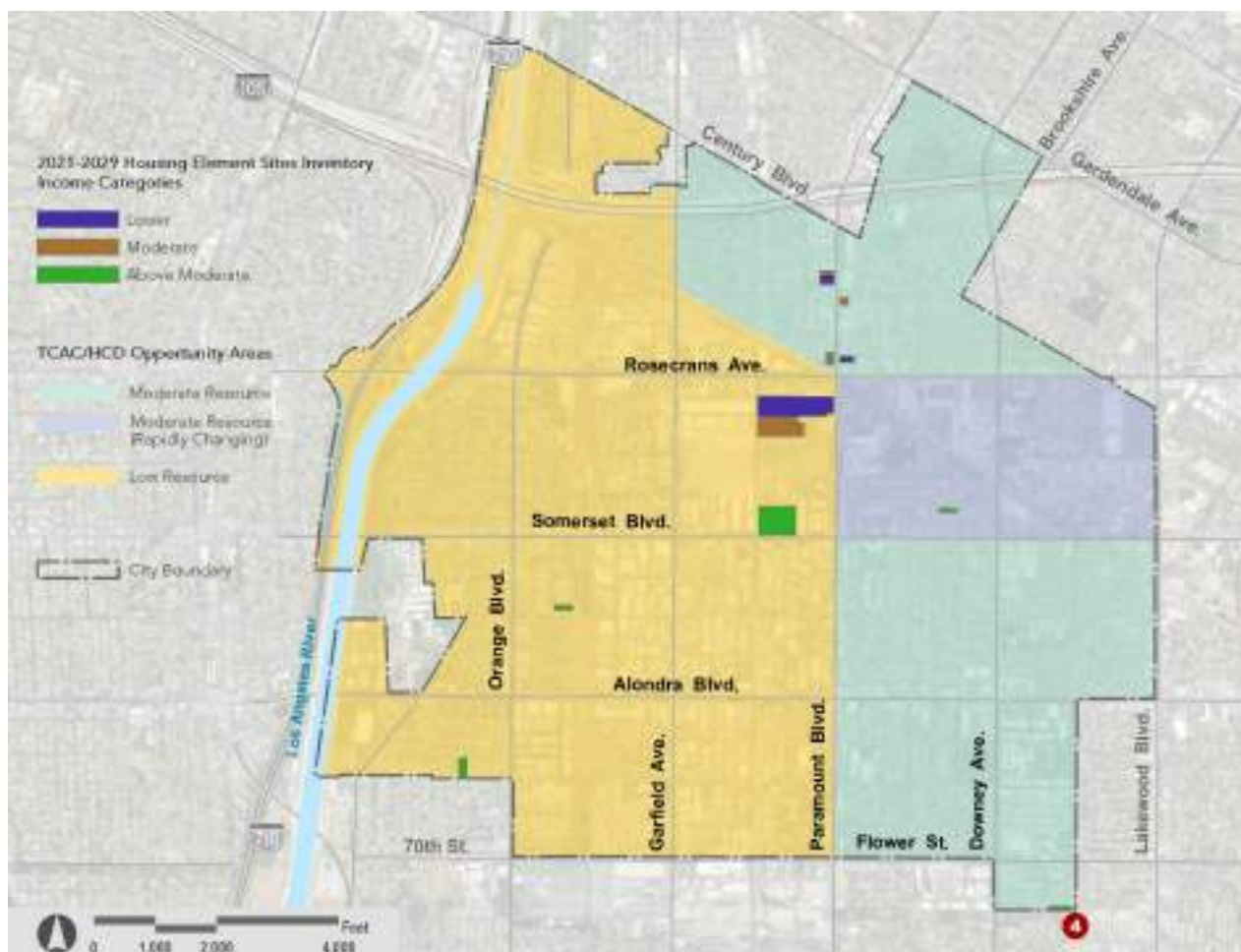
implement improvements to address community needs within established and planned residential developments.

A thorough AFFH analysis based on the most current Analysis of Impediments to Fair Housing Choice is included in the Housing Constraints section of this Housing Element.

Table H-31: Sites Inventory and TCAC/HCD Opportunity Areas

TCAC/HCD Opportunity Areas	Affordability Level						Total	
	Lower Income		Moderate Income		Above Moderate Income			
Moderate Resource	42	31.6%	23	24.7%	28	27.2%	93	28.3%
Moderate Resource (Rapidly Changing)	--	0.0%	--	0.0%	4	3.9%	4	1.2%
Low Resource	91	68.4%	70	75.3%	71	68.9%	232	70.5%
Total Sites	133	100.0%	93	100.0%	101	100.0%	329	100.0%
	40.2%		28.1%		31.1%		100.0%	

Figure H-15: Sites Inventory and TCAC/HCD Opportunity Areas





No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

Site Infrastructure and Constraints

The sites inventoried in this Housing Element all lie within urban areas well served by street and utility infrastructure. The City operates its own street, water, wastewater, and storm drain systems, and prepares master plans to ensure infrastructure improvements are planned and funded to meet growth needs. Aside from the non-governmental and governmental constraints discussed in Chapter 3: Constraints on Housing Production, no additional constraints would impede the development of new housing units in the future on the identified sites.

The Housing Element promotes the production of housing, which in turn may result in population growth. Paramount is fully developed, and full urban-level services are available to each site in the inventory. Based on review of the Paramount 2020 Urban Water Master Plan and the County Sanitation Districts of Los Angeles County master plan, water and sewer service are available for all the sites included in the inventory and there is sufficient (existing and planned) water and sewer capacity to accommodate the RHNA. To ensure that

infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure the capacity exists to service new developments.

The City Utilities Division regularly reviews and updates its Urban Water Management Plan (UWMP) and coordinates with the Central Basin Watermaster and Metropolitan Water District (MWD) to assure it can provide adequate water service to the City. New housing growth as identified under the sites inventory will not exceed projected growth identified in the General Plan. The City’s UWMP is based on the General Plan and the MWD’s master water planning is based on adopted land use plans in the General Plans of the cities that utilize Central Basin groundwater.

Wastewater treatment is provided by the County Sanitation Districts of Los Angeles County (CSDLAC). Future housing as identified in the sites inventory will generate additional wastewater for conveyance and treatment. The new housing is consistent with the General Plan growth projections which were evaluated in the General Plan. The CSDLAC has a master service plan based on anticipated land uses outlined in the General Plans of the various jurisdictions they serve. The CSDLAC master plan has already considered the growth anticipated under this Housing Element. As a result, the City has adequate water and sewer capacity for existing and planned housing development.

As part of implementation process for the Clearwater East Specific Plan and North Paramount Gateway Specific Plan, their respective Environmental Impact Reports will assess the impacts of the specific plans and the proposed zoning changes on the City’s available water supply and sewer capacity to ensure that planned development, consistent with the regional need, is supportable in the future.



Financial and Administrative Resources

Financial Resources

A variety of potential funding sources are available to finance housing activities in Paramount. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects.

The City participates in HUD federal funding programs and receives CDBG and HOME funds from HUD on a formula basis each year. In turn, the City awards grants and loans to nonprofit and public organizations for programs and projects in furtherance of Housing Element goals and policies. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income residents. For the 2019-2020 program year, the City received \$802,549 of CDBG funds and \$303,294 of HOME funds.

- In partnership with housing developers, the City will leverage HOME and CDBG funds to support the development or creation of affordable housing opportunities for homebuyers, with units affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
- Using CDBG and HOME funds, the City will continue to provide a Residential Rehabilitation Program (known as the Home Improvement Program) for existing housing units occupied by low- and moderate-income households.
- The City will continue to use CDBG funds to affirmatively further fair housing choice

through by funding fair housing education, counseling, antidiscrimination, and landlord-tenant mediation services.

As a City with substantial housing and community development needs, Paramount leverages its CDBG and HOME entitlement grants with a variety of funding resources including but not limited to those listed below to maximize the effectiveness of available funds.

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles County Continuum of Care (CoC)
- Los Angeles County Development Authority (LACDA)
- Southern California Home Financing Authority (SCHFA)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions



The City has also received funding from the State of California Local Early Action Planning Grant Program (LEAP) for planning activities that accelerate housing production. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th cycle housing elements.

Several resources from the County of Los Angeles are available to the Paramount community. The federally funded Housing Choice Voucher program (formerly Section 8) is overseen by the Los Angeles County Development Authority (LACDA) and provides rental assistance payments to owners of private market rate units on behalf of low-income tenants. LACDA also oversees the First Home Mortgage Program, which is open to all Los Angeles County residents (outside of the City of Los Angeles). The Mortgage Credit Certificate (MCC) program provides federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County of Los Angeles.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Paramount and local and regional non-profit private developers. The Planning Department takes the lead to implement Housing Element programs and policies. The Department is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan, the Zoning Ordinance, and State codes.



Housing Plan

With this Housing Element, the City establishes a policy foundation for committing available resources to meet the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies and defines specific programs to meet those needs. This section describes the qualitative goals, policies, and programs and the quantified objectives for the provision of safe, adequate housing for Paramount residents. An assessment of current (2021) local housing conditions and needs has been prepared to inform the formulation of qualitative goals, policies, and action items and quantitative objectives.

To make adequate provision for the housing needs of people at all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all the following:

1. Identify adequate sites, with appropriate zoning and development standards and services, to accommodate the locality's share of the regional housing needs for each income level.
2. Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock, and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

On January 30, 1957, Paramount incorporated under the general laws of the State of California and enjoys all the rights and privileges pertaining to "General Law" cities. The City is governed by a five-member council and operates under a Council-Manager form of government. The City is considered a "contract city" since it provides some of its municipal services through contracts with private entities or other governmental agencies. Responsibility for carrying out the Housing Plan rests with the City Council and City Manager of the City of Paramount. The City's overall operations include governance of the Paramount Housing Authority, Paramount Successor Agency, and the Paramount Public Finance Authority.

Paramount is one of many jurisdictions for which the Los Angeles County Development Authority (LACDA) administers federal grants assigned to Section 8 Housing Choice Vouchers and Public Housing. The Planning Department is responsible for administering CDBG and HOME Investment Partnerships (HOME) funds from HUD, which are allocated to programs and services of the Planning Department, Public Safety Department, and Public Works Department. The 2019-2020 Action Plan allocates the total of \$1,105,843 CDBG and HOME funds that could fluctuate over the years depending on the level allocated for COVID-19 emergency



funds. The Finance Department manages the Successor Agency for the Paramount Redevelopment Agency.

Goals and Policies

Housing Maintenance and Preservation

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. In general, housing over 30 years old usually needs some major rehabilitation, such as a new roof, repair of termite damage, and plumbing. With approximately 66 percent of Paramount's housing stock built prior to 1980, preventive maintenance is essential to guard against housing deterioration. Paramount must continually assess potential neighborhood and community impacts associated with aging housing, infrastructure, and community facilities. Maintenance and rehabilitation efforts contribute to the preservation and enhancement of neighborhoods and the individual housing units within these neighborhoods.

GOAL H-1: HOUSING AND RESIDENTIAL NEIGHBORHOODS THAT ARE WELL MAINTAINED

Policy 1.1: Neighborhood Preservation.

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

Policy 1.2: Maintenance and Rehabilitation.

Continue to promote the maintenance and rehabilitation of the existing housing stock in Paramount.

Policy 1.3: Adverse Impacts. Protect established residential neighborhoods from potential adverse impacts associated with existing and proposed non-residential land uses.

Policy 1.4: Preserve Housing Stock. Assist in the elimination of substandard construction, overcrowding, and other

factors that contribute to the deterioration of the existing housing stock.

Policy 1.5: Healthy Neighborhoods. Support healthy neighborhoods by addressing public health and safety issues, proactively resolving code violations; and minimizing threats from pollution contamination, industrial uses, and incompatible uses.

Increasing Housing Opportunities

Continuing to provide a balanced inventory of housing in terms of types (e.g., accessory dwelling units, single-family, duplexes, apartments, and condominiums), cost, and style will allow the City to fulfill a variety of housing needs, including increasing the housing supply for employees who work in the city. Maintaining diversity in housing choice and cost will provide Paramount residents with opportunities to find housing that meets their individual and household needs regardless of age, disability, household type, or income. Because Paramount is a built-out community with a limited amount of remaining vacant residential land, the City will play a role in facilitating new residential development by identifying and promoting of potential sites for development, and by putting land use regulations in place that encourage and ease new housing construction.

GOAL H-2: A RANGE OF HOUSING TYPES, DENSITIES, AND AFFORDABILITY LEVELS THAT MEET THE DIVERSE NEEDS OF THE COMMUNITY, INCLUDING A BALANCED SUPPLY OF OWNERSHIP AND RENTAL UNITS

Policy 2.1 Adequate Sites. Provide a zoning context that creates adequate sites to support the production of 364 housing units through October 2029 to meet the demands of present and future residents, including an adequate number and range of new dwelling types affordable to extremely low-, very



low-, low-, moderate-, and above moderate-income households.

Policy 2.2: Diversified Housing Types. Facilitate the development of a range of residential development types which fulfill regional housing needs, including accessory dwelling units, low- to moderate-density townhomes, and higher-density apartments and condominiums and mixed-use projects.

Policy 2.3: New Residential Development. Promote new residential development and ensure this housing—including affordable units—provides a healthy, safe, and attractive living environment.

Policy 2.4: Housing Near Transit. Encourage transit-oriented development within walking distance of planned light rail stations and high-frequency bus stops, including higher residential densities, public gathering places, urban parks, streetscape amenities, and commercial and entertainment uses.

Policy 2.5: Infill Housing. Encourage infill housing development that is compatible in character with the surrounding established residential neighborhood.

Housing Resources and Assistance

In the City, building affordable housing is challenging without financial assistance. The City can pursue building additional affordable housing that targets lower-income residents by providing regulatory and available financial assistance to support the production of affordable housing.

GOAL H-3: ADEQUATE HOUSING AND RESOURCES THAT MEET THE NEEDS OF LOW- AND MODERATE-INCOME AND SPECIAL NEEDS HOUSEHOLDS

Policy 3.1: Affordable Housing. Ensure that affordable housing is developed to the highest standards possible in a manner consistent with local market-rate housing.

Policy 3.2: Housing for Persons with Disabilities. Encourage the development of residential units accessible to persons with disabilities or units that are adaptable for conversion for persons with disabilities.

Policy 3.3: Homelessness. Consult with local social service providers to address the needs of the homeless and persons at risk of homelessness.

Policy 3.4: Senior Housing. Promote the development and rehabilitation of senior housing specifically designed to meet their needs and living arrangement.

Policy 3.5: Special Needs. Consider opportunities for new housing—including housing for special needs households—in the planning and review of new development proposals.

Removal of Constraints

The City works with the Paramount Housing Authority to pursue, plan, and implement grants and other funds to relieve market-driven or regulatory constraints. Governmental constraints that inhibit housing production will be removed through Zoning Ordinance Text Amendments, revisions of the Zoning Map, updates to the General Plan, and putting up for voter approval ordinances that will remove current limits on density and the number of affordable housing units (to repeal restrictive regulations adopted by voters in the past).



GOAL H-4: A REGULATORY ENVIRONMENT THAT DOES NOT CONSTRAIN HOUSING PRODUCTION—AND PRODUCTION OF AFFORDABLE HOUSING IN PARTICULAR

Policy 4.1: Streamline Review Process. Amend existing codes, regulations, and interdepartmental development review processes for new residential development through implementation of streamlined review processes.

Policy 4.2: Innovative Strategies. Explore innovative strategies that will facilitate the planning and design process while providing clear and consistent direction to housing providers.

Policy 4.3 Development Approval Process Education. Educate applicants on how to navigate the development approval process; facilitate building permit and development plan processing for residential construction.

Policy 4.4: Governmental Constraints. Periodically review City regulations, ordinances, procedures, and fees to ensure they do not unduly constrain the production of housing.

Policy 4.5 Avoid Restrictive Ordinances. Ensure that any voter-approved ordinance related to housing does not conflict with State and federal housing laws.

Equal and Fair Housing

The City seeks to expand the range of housing opportunities in Paramount, 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, people experiencing homelessness, and foster youth aging out of the foster system. 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.

GOAL 5: AFFIRMATIVELY FURTHERING EQUAL AND FAIR ACCESS TO HOUSING AND HOUSING SERVICES FOR ALL RESIDENTS

Policy 5.1 Discrimination. Prohibit discrimination in the sale, rental, or funding of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2: Fair Housing Services. Incorporate housing plan strategies and the enforcement of fair housing laws to eliminate barriers to fair housing choice or access to opportunity; support activities of fair housing organizations, including receiving and investigating fair housing allegations, monitoring compliance with fair housing laws, referring possible violations to enforcing agencies, counseling and training to tenants and landlords, and multilingual outreach.

Policy 5.3: Equitable Housing. Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes pattern of segregation, and fosters inclusive communities.

Policy 5.4: Underrepresented Groups. Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.



Implementation Programs

The Housing Plan includes the Schedule of Actions/Programs as required by Government Code, section 65583, subdivisions (c)(1-7), and (10) that enables decisionmakers to evaluate the progress the City is making towards becoming a pro-housing jurisdiction.

Program 1: Affordable Housing Incentives

As federal funding permits, continue to provide loans and grants as part of the Residential Rehabilitation Program, also known as the Home Improvement Program (see Program 14), as a means to maintaining a high-quality housing stock and assisting lower-income households and property owners in maintaining affordable housing units. Actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance.

Establish written procedures and/or adopt an ordinance requiring that applicants of housing development of a site identified for affordable housing provide replacement units when occupied by, or deed restricted to lower-income households within the last five years.

For the development of housing for extremely low-income (ELI) and other special needs households, proactively outreach and provide technical assistance to nonprofit service providers and prioritize some funding for housing developments affordable to these populations.

Adopt a Density Bonus Ordinance to promote the production of affordable housing.

- **Responsibility:** Planning Department
- **Funding:** General Funds, Federal, State, and local grants, and private funding
- **Timeframe:** Pre-application technical assistance to all residential development applicants that includes options, incentives,

and resources (list of affordable housing developers and affordable housing financing agencies/programs) or technical assistance for including affordable units if the project is ongoing. Establish written procedures and/or adopt ordinance of replacement units by the end of 2023. Engage in proactive outreach efforts at least once a year. Adopt a Density Bonus Ordinance by late 2022. [Note: The City Council adopted a Density Bonus Ordinance on October 4, 2022.]

- **Objective:** Assist five affordable housing projects

Program 2: Homebuyer Assistance Programs

Assist lower-income households to become or remain homeowners by promoting and implementing homebuyer incentive programs such as the Mortgage Credit Certificate (MCC) Program, CalHome Program, Single-Family Mortgage Revenue Bond Program, and First Home Mortgage Program.

- **Responsibility:** Planning Department
- **Funding:** General Funds, Federal, State, and local grants
- **Timeframe:** Promote homebuyer incentive programs in brochures, online, and other media and provide for bilingual information and market at-risk units for potential homeowners as they become available no later than 2023.
- **Objective:** Assist five lower-income households

Program 3: Code Enforcement

The City of Paramount Code Enforcement Program, in conjunction with the Residential Rehabilitation Program, also known as the Home Improvement Program (see Program 14), aids in addressing the



decline of residential low- and moderate-income areas that have been deemed deteriorating or deteriorated. Code violations addressed through this CDBG-funded activity include graffiti abatement, unpermitted/illegal construction, vehicles parked on lawns, illegal garage conversions, roofs in disrepair, broken windows, and over-accumulation of trash and/or debris.

- **Responsibility:** Public Safety Department
- **Funding:** General Fund and Community Development Block Grant (CDBG)
- **Timeframe:** Ongoing
- **Quantified Objectives:** 128 units corrected during the planning period

Program 4: Developer Consultation Program

This program promotes consultation with developers to assist in expanding housing opportunities for development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. Complementary actions also include financial and regulatory incentives, expedited processing, and fee waivers for affordable housing projects.

- **Responsibility:** Planning Department
- **Funding:** Departmental Budget
- **Timeframe:** Complete Developer Consultation Program within one year of Housing Element adoption; implementation of program is ongoing

Program 5: Single Room Occupancy (SRO) Housing Program

Establish and implement regulations in the City's Zoning Ordinance that would permit SRO development in the City's R-M multiple-family zones, as well as in those areas where mixed-use

development is being considered. An SRO development includes multiple single-room dwelling units that may serve as affordable housing for lower-income individuals, seniors, and persons with disabilities. Each unit is for occupancy by a single eligible individual.

- **Responsibility:** Planning Department
- **Funding:** General Fund
- **Timeframe:** The SRO ordinance was adopted in July 2021; implementation is ongoing
- **2021-2029 Metrics:** Achieve at least one SRO development project (consisting of multiple units) during planning period

Program 6: Mixed-Use Development Program

The City will encourage housing development in those zone districts where mixed-use development is permitted by allowing administrative processing of lot consolidation requests, providing assistance with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, modifying development standards such as setbacks and parking, and providing financial support where available for mixed-use affordable projects. On an annual basis, the City will also organize special marketing events geared toward the development community and will post the sites inventory on the City's webpage.

- **Responsibility:** Planning Department
- **Funding:** General Fund
- **Timeframe:** Ongoing; annual review of progress



Program 7: Adequate Sites and Monitoring of No Net Loss (SB166)

The City has a RHNA of 92 extremely low/very low-income, 43 low-income, 48 moderate-income, and 181 above moderate-income units for the 2021-2029 RHNA planning period (364 units total). A portion of this target will be achieved with credits for approved and proposed projects. The sites inventory identifies underutilized land in residential zones, as well as projections for ADUs. Rezoning will occur via two specific plans to accommodate lower-income housing development by establishing a minimum density of at least 30 dwelling units per acre (as opposed to the current cap of 22 units per acre).

The 101 very low-income and low-income RHNA shortfall units are subject to the requirements of Government Code 65583.2(h) and (i)). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses "by-right" for developments in which at least 20 percent of the units are affordable to lower income households. The sites will have capacity for at least 16 units per site at a density of at least 30 units per acre.

The sites inventory shows that not enough identified capacity exists on sites designated exclusively for residential use. Thus, the very low- and low-income RHNA shortfall will be accommodated on sites designated for mixed use, with land use regulations that allow stand-alone residential uses and require that at least 50 percent of the total floor area of mixed-use projects have a residential use.

To help track adequate sites, the City will monitor development and create procedures, process, and/or database to track: 1) unit count and income/affordability assumed on parcels included in the sites inventory, 2) actual units constructed and income/affordability when parcels are developed, and 3) net change in capacity and summary of remaining capacity in meeting remaining RHNA.

- **Responsibility:** Planning Department

- **Funding:** Departmental Budget
- **Timeframe:** Complete Specific Plan/Zoning Update by December 2023; No Net Loss Monitoring will be ongoing

Program 8: Specific Plan Minimum Densities

The City will prepare revisions to the Clearwater East Specific Plan to include residential categories and development standards with a minimum density of at least 30 dwellings per acre. The new North Paramount Gateway Specific Plan, underway as of 2021, will identify design and development standards for mixed-use and transit-oriented development standards at a minimum housing density of 30 dwelling units per acre for sites along Paramount Boulevard. This Specific Plan provides for transit-oriented development around the proposed station for the West Santa Ana Branch Transit Corridor at Rosecrans Avenue and Paramount Boulevard.

Responsibility: Planning Department

Funding: State and local grants, General Fund

Timeframe: Complete by December 2023; adopt the North Paramount Gateway Specific Plan once the Environmental Impact Report is completed

Program 9: Zoning Amendments

Remove governmental constraints on housing that exist in Title 17 of the Paramount Municipal Code as outlined below to remove or minimize governmental constraints on housing for lower-income Households and housing for persons with disabilities.

- a. Add design and development standards such as density, lot area, floor area, and number of units to facilitate construction of housing that meet planned densities as recommended:
- b. Set building height maximum for new multifamily residential dwellings (minimum 22 du/ac) at 40 feet in R-M or other areas zoned for multifamily



- or mixed-use developments. Analyze and revise parking, heights and minimum unit sizes for all other residential zones to address any impacts on housing cost, supply, housing choice, affordability, timing, approval certainty, and ability to achieve maximum densities.
- c. Add design and development standards appropriate for housing developments that feature transit-oriented, mixed-use housing design and configuration to minimize the need for discretionary review or legislative action.
- d. Update findings required to approve housing developments to include only objective criteria, revise design regulations to be consistent with objective design standards and update local administration of CEQA guidelines as necessary to facilitate ministerial/non-discretionary review of conforming housing developments.
- e. Include provisions that identify procedures to approve a “use by right” that is consistent with Government Code § 65583.2(i) for the following housing developments:
 - That include 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 5th cycles Housing Element.
 - Supportive and transitional housing, manufactured housing, and accessory dwelling units in areas zoned for residential uses.
 - Employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone
 - Low Barrier Navigation Centers in areas zoned for nonresidential or mixed-use developments and allow multifamily housing
 - Multifamily rental housing subject to subdivision (f) of Section 65589.5
 - Amend the definition of a family to remove limits on the number of non-related people that are allowed to live together
 - Revise parking requirements for emergency shelters to meet AB 139 for consistency with State law.
 - **Responsibility:** Planning Department
 - **Funding:** State, local grants, General Fund
 - **Timeframe:** Complete Zoning Code consistency within 24 months of approval of the Housing Element and taking into account new legislation.

Program 10: Energy Conservation Program

Under this program, the City will review the Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State’s construction codes requiring energy efficiency in new construction. The program will also complement goals of the Paramount Climate Action Plan (adopted in 2021).

- **Responsibility:** Planning Department, Building and Safety Division
- **Funding:** Departmental Budget
- **Timeframe:** Ongoing

Program 11: Lead-based Paint Hazard Removal Program

Encourage participation of residents in lead removal and lead-abatement programs, and removal/abatement for indoor air pollutants, including radon and transportation air pollution.



Encourage home rehabilitation programs to reduce or replace the use of gas appliances and other combustion devices that release carbon monoxide, nitrogen dioxide, and particles gas and programs to remove asbestos.

- **Responsibility:** Planning Department
- **Funding:** None required
- **Timeframe:** Coordinate marketing efforts that will increase awareness and participation of residents in the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP) and Low-Income Home Energy Assistance Program (LIHEAP).
- **Objective:** Assist 20 households

Program 12: Homeless Plan

Pursuit of funding for grants and other financial support to implement *The Plan to Prevent and Combat Homelessness* and as amended over time. The City of Paramount will consult with service providers, community-based organizations, law enforcement, and the Los Angeles Continuum of Care to address the high percentage of disabled and unsheltered persons within the City, with a focus on assisting homeless concentrated in areas adjacent to the Los Angeles River and freeways and those that are at-risk of becoming homeless.

- **Responsibility:** Public Safety Department and Planning Department
- **Funding:** General Funds, Federal, State, and local grants
- **Timeframe:** Maintain existing grants to fund homeless services and providers per the Plan. Assist developers to obtain funds from Mental Health Services Act, No Place Like Home Program to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness,

chronic homelessness or who are at risk of chronic homelessness, and who in need mental health services by no later than 2023. Continue to implement the Homeless Plan's Goals and Supporting Actions. Consultation with service providers and outreach to homeless sheltering along Los Angeles River to be conducted twice a year.

Program 13: Residential Rehabilitation Program ("Home Improvement Program")

Using available funding sources, the City will provide grants to low- and moderate-income households for the rehabilitation of residences. Examples of eligible repairs and improvements include but are not limited to energy efficiency improvements, removal of impediments and material barriers that obstruct accessibility, roofing, plumbing repairs, electrical repairs, exterior painting, and window replacement. The City will also promote energy efficiency improvements to households participating in rehabilitation programs. The City will continue to promote funding opportunities on the City's website and through placement of brochures in public locations and at community events.

- **Responsibility:** Planning Department
- **Funding:** HOME, CDBG, and other funding sources
- **Timeframe:** Ongoing
- **Quantified Objective:** 48 units

Program 14: Sites for Special Needs Housing

Update the Zoning Code and Zoning Map as described in the Housing Plan, and ensure that special needs housing is located in or adjacent to lands zoned for or that allow for residential or mixed-use development. Encourage development of special needs housing in areas zoned for or which allow for residential or mixed-use developments that are adequately served by public transportation and



access to employment, recreational, health, care, and educational resources. Allow for the inclusion of appropriately scaled services on- or off-site consistent with the Municipal Code and the provisions of the State's Planning and Zoning Laws. If necessary, apply reasonable accommodation procedure, including any approval findings, and analyze as a potential constraint.

- **Responsibility:** Planning Department
- **Funding:** None required
- **Timeframe:** Initiate Zoning Amendments and revisions to the Zoning Map for adoption no later than 2023.

Program 15: Update Fees and Exactions

Adopt resolutions that update development, capital, and permit fees in a manner that encourages housing projects and furthers other housing programs. Ensure specific fees for single-family and multiple family units. Once these updates are implemented, post on the City website the latest schedule of fees, exactions, and affordability requirements; annual fee reports; and fee studies pursuant to Section 65940.1.

- **Responsibility:** Planning Department
- **Funding:** Departmental Budget
- **Timeframe:** Complete within two years of Housing Element adoption

Program 16: Accessory Dwelling Units

Promote and advertise the accessory dwelling unit permitting process, develop model templates for site plans and building plans provided at no charge to applicants, and create compliance measures to help bring unpermitted ADUs into compliance. As revisions to State law occur, update the City's ADU Ordinance to comply. Additionally, develop a public outreach program to encourage ADU development. Opportunities to promote ADUs could include advertising ADU development opportunities on the

City's website, through social media, at City Hall, and at City events. Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify assumptions to determine if ADUs are meeting RHNA projections in the Housing Resources chapter of this Housing Element. Identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

- **Responsibility:** Planning Department
- **Funding:** Departmental Budget, State grants
- **Timeframe:** Offer pre-approved model template plans no later than 2023; ongoing ADU development support; monitor ADUs annually and implement alternative strategies within one year of the annual report if assumptions are not met.
- **2021-2029 Metrics:** Permit 166 ADUs between 2021 to 2029, averaging 21 units per year.

Program 17: At-Risk Unit Preservation Program

Pursue the retainment of all at-risk units that are available to lower-income households by consulting with potential purchasers and establishing contact with public and nonprofit agencies interested in purchasing and/or managing at-risk units. The City will also consult with tenants of at-risk units to provide them with information regarding tenant rights and conversion procedures.

- **Responsibility:** Planning Department
- **Funding:** General Fund
- **Timeframe:** Ongoing

Program 18: Fair Housing Services

Continue to assist households through the Fair Housing Foundation, providing fair housing services and educational programs concerning fair housing



issues. Refer fair housing complaints to the Fair Housing Foundation and continue to provide funding support. Continue to promote fair housing practices, including advertisement on the City's website, and provide educational information on fair housing to the public. Continue to comply with all State and federal fair housing requirements when

implementing housing programs or delivering housing-related services.

- **Responsibility:** Planning Department
- **Funding:** Departmental Budget
- **Timeframe:** Ongoing



Program 19: Affirmatively Furthering Fair Housing

The City promotes and affirmatively furthers fair housing opportunities and promotes housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The Constraints on Housing Production in this Housing Element summarizes the fair housing issues and concerns in Paramount based on research conducted as part of this Housing Element update and supplemented by findings of the City's 2017-2021 Assessment of Fair Housing. A summary of the fair housing issues, contributing factors, and the City's actions in addressing these issues are summarized in the table below.

Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
Access to Decent Affordable Housing (High)	<ul style="list-style-type: none"> Land use and zoning laws Scarcity of resources to make public investments in affordable housing 	<ul style="list-style-type: none"> Code Enforcement. Continue to use Code Enforcement and the Residential Rehabilitation Program as tools to monitor and address fair housing issues. Ensure staff is trained on identifying fair housing issues and can direct residents to fair housing resources. Prevent Code Enforcement-related displacement. <p>Timeframe: Evaluate trends in fair housing issues as part of the Annual Progress Report process and develop strategies to address issues in a timely manner (i.e., within the following year of the APR).</p> <p>Geographic Targeting: Focus on the Sans Neighborhood, bounded by Rosecrans Avenue, Texaco Avenue, Los Angeles River, and Somerset Boulevard.</p> <p>2021-2029 Metrics: Staff to be trained annually to recognize and respond to fair housing issues and questions; fair housing issues are to be documented. Assist at least 20 households per year between 2021 and 2029.</p> <ul style="list-style-type: none"> Financial Support. Provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>persons experiencing homelessness or at risk of homelessness.</p> <p>Timeframe: Annually as funding is available. Geographic Targeting: Target neighborhoods on the western and southern portions of the City. 2021-2029 Metrics: Assist 96 persons (24 households) per year</p> <ul style="list-style-type: none"> • Government Constraints. Implement the programs, outlined in this Housing Plan, to remove governmental constraints and promote affordable production and preservation: <ul style="list-style-type: none"> ○ Program 1: Affordable Housing Incentives ○ Program 2: Homebuyer Assistance Programs ○ Program 4: Developer Consultation Program ○ Program 5: Single Room Occupancy (SRO) Housing Program <ul style="list-style-type: none"> ▪ 2021-2029 Metrics: Achieve at least one SRO development project (consisting of multiple units) during planning period ○ Program 11: Lead-based Paint Hazard Removal Program ○ Program 12: Homeless Plan ○ Program 13: Residential Rehabilitation Program ("Home Improvement Program") ○ Program 14: Sites for Special Needs Housing ○ Program 17: At-Risk Unit Preservation Program <p>Timeframe: See each program for specific Timelines.</p> <ul style="list-style-type: none"> • Land Use Policy. Evaluate all proposed amendments to the General Plan Land Use



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>Map and the Zoning Map for their effect on the City's policy (Goal H-2) of integrating diverse housing opportunities in each neighborhood or planning district and on potential residential displacement.</p> <p>Timeframe: Ongoing; when any land use policy changes are evaluated such as a General Plan update or Zoning Amendment adoptions.</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: Every General Plan/Zoning Amendments is reviewed against fair housing</p> <ul style="list-style-type: none"> Assessment of Fair Housing. Continue to implement the Assessment of Fair Housing, including facilitating community participation to identify relevant fair housing issues. <p>Timeframe: Ongoing</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: Report of progress toward AFFH metrics</p> Accessory Dwelling Units Promote and advertise the accessory dwelling unit permitting process, develop model templates for site plans and building plans provided at no charge to applicants, and create compliance measures to help bring unpermitted ADUs into compliance. As revisions to State law occur, update the City's ADU Ordinance to comply. Additionally, develop a public outreach program to encourage ADU development. Opportunities to promote ADUs could include advertising ADU development opportunities on the City's website, through social media, at City Hall, and at City events. Monitor ADU permit



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>applications and approvals through the Housing Element Annual Progress Report process. Identify assumptions to determine if ADUs are meeting RHNA projections in the Housing Resources chapter of this Housing Element. Identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.</p> <p>Timeframe: Offer pre-approved model template plans no later than 2023; ongoing ADU development support; monitor ADUs annually and implement alternative strategies within one year of the annual report if assumptions are not met.</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: Permit 166 ADUs between 2021 to 2029, averaging 21 units per year.</p>
<p>Tenant Protection and Anti-Displacement (High)</p>	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures • Lack of renter protections 	<ul style="list-style-type: none"> • Displacement. Research and implement anti-displacement tools that could include: Support for tenants and/or the City with the right to purchase government-assisted multifamily rental properties when the owner decides to sell the property; Community benefit agreements intended to outline the developers' commitment to provide public benefits to the community to offset potential impacts associated with the proposed development; Emergency rent assistance for residents who are behind on their rent or utility payments. <p>Timeframe: Implement strategies by 2028</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: Reduce displacement by</p>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>10 percent relative to the 2022 baseline</p> <ul style="list-style-type: none"> • Tenant Preference. Establish a neighborhood tenant preference for affordable housing. <p>Timeframe: Implement strategies by 2028 Geographic Targeting: Focus on long-time residents living within single-family neighborhoods that no longer can afford to stay in Paramount. 2021-2029 Metrics: Create a tenant preference priority with adding 50 persons/households annually.</p>
<p>Neighborhood Improvements and Access to Opportunity (Medium)</p>	<ul style="list-style-type: none"> • Lack of proximity/access to regional employment centers • Disparities in job readiness and educational attainment • Potentially lack of culturally relevant and accessible extracurricular activities for school aged children 	<ul style="list-style-type: none"> • Neighborhood Investments. Pursue funding and target neighborhoods of concentrated poverty and in lowest opportunity areas for investment, including but not limited to housing rehabilitation, public facilities improvements, park expansion and improvements, increase transit access, urban greening, and active transportation improvements. Annually, through the Community Development Block Grant (CDBG) funding process, allocate available resources to support community-building efforts, with the goal of assisting other City departments to address public facility and infrastructure improvements in the community. <p>Timeframe: Annually. Geographic Targeting: Citywide Residential Neighborhoods 2021-2029 Metrics: Target 20 percent of public improvement funds under CDBG to implement improvement projects</p>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<ul style="list-style-type: none"> • Transit-Oriented Development. Pursue transit-oriented development opportunities in concert with the North Paramount Gateway Specific Plan and associated West Santa Ana Branch (WSAB) Transit Corridor station at Paramount Boulevard and Rosecrans Avenue. <p>Timeframe: Ongoing Geographic Targeting: Neighborhoods along Paramount Boulevard between Rosecrans Avenue and I-105 freeway. 2021-2029 Metrics: Increase housing stock by 150 units.</p>
Fair Housing Outreach and Education (Moderate)	<ul style="list-style-type: none"> • Lack of language access • Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures) 	<ul style="list-style-type: none"> • Outreach. Conduct targeted and culturally sensitive outreach promoting program offerings. <p>Timeframe: Ongoing Geographic Targeting: Citywide 2021-2029 Metrics: Conduct at least one fair housing workshop annually in Spanish</p> <ul style="list-style-type: none"> • Equal Access to Housing. Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City's web site and at a variety of other locations such as community and senior centers, local social service offices, social media, via email, and at other public lo-cations including City Hall and the library.



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>Timeframe: Four times per year as part of fair housing workshops by the Fair Housing Foundation and other housing-related events.</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: Assist 50 persons annually with fair housing services</p> <ul style="list-style-type: none"> <p>Local Government Representation. Actively recruit residents from the lowest opportunity areas and from other underrepresented groups to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies. This ensures a deeper understanding of the unique needs and challenges of such communities.</p> <p>Timeframe: Advertise positions as soon as they become available through all of the City's communication channels</p> <p>Geographic Targeting: Target residents living west of Paramount Boulevard, identified as Tax Credit Allocation Committee Low Resource area</p> <p>2021-2029 Metrics: Advertise annually available positions and fill in at least two seats</p> <p>Public Meetings. Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit to ensure meetings are accessible to underrepresented groups. Resources will be provided ensure interpretation and translation services are available when requested at public meetings.</p>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>Timeframe: Ongoing Geographic Targeting: Citywide 2021-2029 Metrics: Provide at least one person at public meetings that can provide Spanish translation service</p>
<p>Disabled Access (Low)</p>	<ul style="list-style-type: none"> • Inaccessible government facilities or services • Inaccessible sidewalks, pedestrian crossings, or other infrastructure 	<ul style="list-style-type: none"> • Equal Access Policy. Implement an accessibility policy that establishes standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English and persons with disabilities. Timeframe: By 2024 Geographic Targeting: Citywide 2021-2029 Metrics: Upon adoption of accessibility policy, assist at 20 persons annually with disability needs • Reasonable Accommodation Procedures. Continue to inform rental property owners of reasonable accommodation procedures and disability access laws by providing /mailing property owners with informational materials. Timeframe: Send informational mailers annually or through other City-related printed communication materials to reach a wide City audience Geographic Targeting: Citywide 2021-2029 Metrics: Provide at least one type of communications material to reach all households annually with the goal of two applications per year • ADA Improvements. Use CDBG and HOME to upgrade outdated facilities and infrastructure to ADA design standards.



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
		<p>Timeframe: Annually review and designate available funding towards ADA-related projects, as feasible.</p> <p>Geographic Targeting: Citywide</p> <p>2021-2029 Metrics: At least one CDBG project is funded annually, as feasible</p>
State law requires that prioritization of contributing factors giving the highest priority to those factors that most affect fair housing choice or access to opportunity in Paramount.		

Program 20: Water and Sewer Service Providers

Submit the adopted Housing Element to City of Paramount water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7—and coordinate with relevant contacts regarding their review and input. The City provides water and sewer services in Paramount and does not have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by law. The City will adopt required procedures to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by Government Code 65589.7.

- **Responsibility:** Planning Department, Public Works
- **Funding:** Departmental Budget
- **Timeframe:** Submit the adopted Housing Element to City of Paramount water and sewer service providers within 30 days of adoption of Element; adopt required procedures to grant priority for the provision

of water and sewer services to proposed developments that include units affordable to lower-income households as required by Government Code 65589.7 within three years of Housing Element adoption.

Program 21: Remove Constraints

Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints. Governmental constraints are addressed in Program 9: Zoning Amendments and Program 15: Update Fees and Exactions.

- **Responsibility:** Planning Department, Public Works Department
- **Funding:** Departmental Budget
- **Timeframe:** Ongoing implementation

Program 22: Proposition FF

The City of Paramount has deemed the provisions of Proposition FF inapplicable by operation of law and no longer applies a 22 dwelling units per acre



maximum citywide. The City will clarify the inapplicability of the proposition either through the adoption of a resolution or other binding commitment.

Responsibility: Planning Department, Public Works Department

- **Funding:** Departmental Budget
- **Timeframe:** Complete by end of 2023

Quantified Objectives

Table H-32 summarizes the City's quantified objectives for the 2021-2029 planning period by income group as required by law.

Table H-32: Quantified Objectives

Objectives ¹	Income Levels				Total
	Extremely/Very Low	Low	Moderate	Above Moderate	
Construction Objective		143	84	103	330
Rehabilitation Objective		48	--	--	48
Conservation/Preservation Objective ²		--	--	--	--
Total		191	84	103	378

Note: 1) The City of Paramount is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

2) Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), no assisted housing developments in Paramount are at risk of losing their affordability status (see page 19).



2014-2021 Housing Element Program Accomplishment

This chapter analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires jurisdictions to review their Housing Element as frequently as appropriate and evaluate:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
3. Progress in implementation of the Housing Element

The accomplishments summary identifies the extent to which program have achieved the stated objectives, and whether these programs continue to be relevant to addressing current and future housing needs in Paramount. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Through program implementation during the 2014-2021 planning period, the City of Paramount made considerable progress in addressing the housing needs of special needs populations (elderly, persons with disabilities, large households, female headed households, and persons experiencing homelessness).

In August 2018, the City adopted the *2018 Plan to Prevent and Combat Homelessness* (City of Paramount and City of Bellflower). The plan identifies goals and supporting actions to address homelessness in the City. For example, Action 6A requires the City to track vacant rental units and identify incentive programs to encourage landlords to rent units to people transitioning from homelessness. To implement this action, the City had a training

session with Los Angeles Homeless Services Authority staff and landlords in the City to educate them and promote available incentive programs for renting to persons previously experiencing or exiting homelessness.

In July 2021, the City adopted a Single-Room Occupancy ordinance (Ordinance No. 1152) that provides standards for single-room occupancy developments in the R-M (Multiple-Family Residential) zone. These developments can provide low-cost housing options for persons experiencing homelessness and can be used to support lower-income individuals, seniors, and persons with disabilities.

In 2018, the City updated the Zoning Code to allow emergency shelters within the M-1 zone and permit them by right in the Emergency Shelter Overlay Zone. Emergency shelters are defined as housing with minimal supportive services for people experiencing homelessness; no individual or household may be denied emergency shelter because of an inability to pay.

In early 2021, the City approved the Paramount Senior Living project that provides a 14-unit assisted living facility reserved for seniors who are either disabled or cannot live independently. Two units will be reserved for low-income households. As of October 2022, an expanded scope of work is under consideration.



Table H-33 summarizes the quantified objectives for the 2014-2021 Housing Element and compares the City's progress toward fulfilling these objectives.

Table H-33: Summary of 2014-2021 Quantified Objectives and Progress

Objectives		Cycle	Income Levels					Total
			Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction Objective	Goal	4th	124	124	151	165	397	961
		5th	13	13	16	17	44	103
		Total	137	137	167	182	441	1,064
	Progress		--	--	10	9	108	127
Rehabilitation Objective	Goal	4th	500			--		500
		5th	150			--		150
	Progress		16	8	8	--		32
Conservation/ Preservation Objective	Goal	4th/5th	125					125
	Progress		--					--



Table H-34 summarizes the 2014-2021 Housing Element program objectives and accomplishments and whether individual programs are appropriate to continue in the 2021-2029 Housing Element.

Table H-34: 2014-2021 Housing Element Program Accomplishments

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.1	Affordable Housing Bonuses and Incentives Ordinance	This program provides incentives to developers who create projects with affordable housing units.	The City will advertise this program through handout materials, the City's web page, and through periodic advertisements in the City newsletter.	This program was implemented throughout the planning period. During the previous planning period, there were no requests for density bonuses for affordable housing. The City plans to adopt a Density Bonus Ordinance by September 2022. This program will remain in the Housing Element as other affordable housing incentives will be pursued.
3.5.2	Affordable Housing Program	The program "provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing for low-income, rental, and transitional housing."	Not applicable	Due to lack of funding, this program is being removed but affordable housing incentives will be integrated into Program 3.5.1.
3.5.3	CalHome Program	The program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans.	The City will assist 40 homeowners through this program.	Implementation of Program 3.5.3 is ongoing. The program will remain in the Housing Element with modification objectives that reflect available funding.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.4	Code Enforcement Program	The program is designed to bring properties up to City code requirements and to clean up and improve unsightly or unsafe properties.	125 units corrected.	Implementation of Program 3.5.4 is ongoing. Between October 2014 and October 2021, the Code Enforcement Division handled approximately 3,485 cases, averaging approximately 500 cases per year. The program will remain in the Housing Element.
3.5.5	Extremely Low-income Housing Program	The program aims to promote the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County.	<p>The City will initiate 2 grant applications on an annual basis.</p> <p>The City will apply for grants as they become available.</p> <p>The City will adopt the resolution within 12 months of Housing Element adoption.</p>	<p>To facilitate housing for ELI households the city:</p> <ul style="list-style-type: none"> Adopted the Zoning Ordinance to permit "second units" by right in all residential zones, subject to ministerial review and compliance with property standards on October 3, 2017. Establishing regulations for SRO housing. <p>Additionally, the City is committed to identifying and engaging a nonprofit housing development partner that qualifies as a HOME Community Housing Development Organization to leverage CHDO reserve funds and local Affordable Housing Fund resources for the creation of additional affordable housing units where infill opportunities exist. The program will remain in the Housing Element with modification to the objectives.</p>

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.6	Developer Consultation Program	This program promotes consultation with developers to assist in expanding housing opportunities to assist in the development of affordable housing. This early consultation will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing.	This program is ongoing and will be continued and consultation will be based on the request for services.	The City has continued the practice of meeting with prospective developers prior to receipt of the formal development application. This program has saved time and money on the part of the developer as well as staffing time in the review of development applications. Projects that require special attention may be asked to pay the costs associated with the development's review, including any environmental studies that may be required. Implementation of Program 3.5.6 is ongoing. The program will remain in the Housing Element. Consultations have been and will remain on no-fee basis.
3.5.7	Down Payment and Closing Cost Assistance Program	This program provides a 4% down payment and closing cost assistance for those who do not have the funds or for those who do have the funds, but the ratio is too high.	The City will continue to advertise this program through handout materials available at the public counter; through the City's web page; and through periodic advertisements in the City newsletter	The City continues to actively advertise this program by providing informational brochures at the counter and kiosk. The City also provides informational items in Citywide newsletters and on the City's website. Implementation of Program 3.5.7 is ongoing. The program will remain in the Housing Element.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.8	Emergency Shelter Rezoning Program/ HUD Emergency Shelter Grants	This program provides for the creation of an overlay zone within a specific area of the City where an emergency shelter would be permitted by right. The base zone district, and the uses permitted, would continue to apply.	The City will implement this program as required by State law.	This program has been fully implemented. An overlay zone was adopted on August 7, 2018 during the 5th Housing Element Cycle.
3.5.9	Transitional Housing Program	The program allows for the accommodation of transitional housing, as an effort to facilitate the movement of homeless individuals and families to permanent housing.	The City will implement this program as required by State law.	This program has been fully implemented and will no longer remain in the Housing Element. Section 17.04.010 (Definitions) was updated to consider transitional and supportive housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone.
3.5.11	Single Room Occupancy Housing Program	The program aims to address the need for affordable housing. Single room occupancy (SRO) development can be used to support lower-income individuals, seniors, and persons with disabilities.	Comply with applicable State requirements.	City adopted an ordinance establishing regulations for SROs on July 6, 2021. This program will remain in the housing element as implementation is ongoing.
3.5.12	Infill Incentive Sites Redevelopment Program	The City will encourage and facilitate development on the two infill sites identified in Section 3.3 by providing technical assistance to interested developers. (REWORK)	Comply with applicable State requirements.	Infill sites incentives are part of the Clearwater East Specific Plan area, which will be updated as part of Program 3.5.2. This program will be removed.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.13	Mixed-Use Development Program	The program encourages the development of housing in zone districts (C-3) where mixed-use development is permitted by allowing administrative processing of lot consolidation requests, aid with site identification and entitlement processing, offering fee waivers and deferrals for affordable housing projects, modifying development standards, and providing financial support where available.	Comply with applicable State requirements.	In 2019, the City Council adopted an ordinance to allow housing uses and incorporate regulations for housing and mixed-use developments in the Clearwater East Specific Plan Area. The North Paramoun Gateway Specific Plan also allows and establishes regulations for mixed-use development. Implementation of Program 3.5.13 is ongoing. The program will remain in the Housing Element.
3.5.14	Lot Consolidation Program	The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in Section 3.3 of the sites inventory.	Comply with applicable State requirements.	The City has posted lot consolidation procedures on its website and also discusses it with developers during the preliminary review team process. Lot consolidation requests are processed ministerially and the process can be expedited. Program 3.5.14 is ongoing. The program will remain in the Housing Element and additional regulatory incentives will be added.
3.5.15	RHNA Objective/ Constraints Monitoring Program	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.	Comply with applicable State requirements.	The City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Monitor RNHA and No Net Loss – a part of Annual Report

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.16	Energy Conservation Program	Under this program, the City will review the City's Zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing.	The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter; through the City's website; and through periodic advertisements in the City newsletter.	The City adopted a Climate Action Plan (CAP) in July 2021. This program will remain in the Housing Element to provide for its continued implementation.
3.5.17	Environmental Review (CEQA) Program	The City shall continue to evaluate the environmental impact of new development and provide mitigation measures prior to developmental approval, as required by the California Environmental Quality Act (CEQA).	Not applicable	This program will be removed from the Housing Element. CEQA is routine function of City government in the review of development projects and therefore this program is not required.
3.5.18	Fair Housing Program	The City will continue to contract Fair Housing of Long Beach to process complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes.	100 households referred	Between 2016 and 2021, the City used \$189,645 towards fair housing services, including tenant-landlord mediation, which helped 488 people. The City also continues to actively promote fair housing programs and services through its website, newsletter and at city facilities. Implementation of Program 3.5.18 is ongoing. The program will remain in the Housing Element and will be expanded to address affirmatively further fair housing requirements.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.19	Lead-based Paint Hazard Removal Program	The City will undertake actions to evaluate and reduce lead-based paint hazards.	32 units assisted	Between 2016 and 2021, the City's Home Improvement Program conducted lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and incorporated safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35. This program is ongoing and will continue over the entire planning period applicable to the Housing Element.
3.5.20	Residential Rehabilitation	The City of is offering cash grants through the Residential Rehabilitation Program (known as the Home Improvement Program) to qualified homeowners for necessary exterior improvements to their property.	75 units	A total of 62 units were assisted during the planning period. Implementation of Program 3.5.20 is ongoing. The program will remain in the Housing Element.
3.5.21	Mortgage Credit Certificate (MCC) Program	This program offers the first-time home buyer a Federal income tax credit by reducing the amount of Federal taxes to be paid.	5 certificates per year.	Implementation of Program 3.5.21 is ongoing. This program will be continued and combined with other homeownership programs.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.22	Accessory Dwelling Unit	The City will revise its ordinance consistent with State law and	The City will revise its ordinance consistent with State law.	The City adopted an updated ADU ordinance in June 2021 and promptly sent the ordinance to HCD for review. The City received a SCAG grant to promote and advertise ADUs, as well as to prepare model template plans. The City will promote and prepare model template plans within two years of adopting the Housing Element.
3.5.23	Single-Family Mortgage Revenue Bond Program	Southern California Home Financing Authority (SCHFA) is a joint power authority between Los Angeles and Orange Counties. SCHFA issues tax-exempt mortgage revenue bonds for low and moderate-income first-time homebuyers.	10 units	Implementation of Program 3.5.23 is ongoing. The program will remain in the Housing Element and be combined with other first-time homebuyer programs.
3.5.24	Zoning Conformity	The City will review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map.	The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter; through the City's website; and through periodic advertisements in the City newsletter.	The City has updated the Zoning Map and General Plan Land Use Plan. The City will identify and remove any inconsistencies. The program will remain in the Housing Element however, will be renamed.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.25	Underutilized Parcel Information	To encourage and facilitate the development of housing affordable to lower income households on sites zoned R-M (Multiple-family Residential) the City will continue to work with residential developers that are constructing affordable units to identify alternatives that may represent a cost savings on a case-by-case basis.	Not applicable	The City regularly promotes the availability of underutilized sites and available incentives through brochures, during pre-application meetings, and at the planning counter. Implementation of Program 3.5.25 is ongoing. This program will be removed and has instead been included as part of the adequate sites inventory available to any in the development community.
3.5.26	Reasonable Accommodation Program	Under the program, the City will adopt a reasonable accommodation ordinance to provide exceptions in zoning and land-use regulations for housing for persons with disabilities.	Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.	Section 17.44.190 (Reasonable Accommodations in Housing) was adopted in 2016. This program was completed and is removed from this Housing Element.
3.5.27	Clearwater East Specific Plan Amendment Program	This program accommodates 404 units affordable to lower-income households within 1 year of 5th Cycle Housing Element Planning Period and accommodates an additional 42 units affordable to lower-income households within three years of 5th Cycle Adoption.	Create an opportunity for at least 446 units for lower income households.	The Clearwater East Specific Plan was amended by ordinance (No. 1114) on May 19, 2019. The Specific Plan will need to be amended again to address residential densities to accommodate affordable housing at 30 dwelling units per acre and refine development standards.

**Table H-34: 2014-2021 Housing Element Program Accomplishments**

ID	Program	Summary	Objectives	Progress and Continued Appropriateness
3.5.28	Removal of Governmental Constraints Program	This program involves a review and update of the City's Zoning Ordinance. The update is designed to eliminate duplication and redundancy and to make the Zoning Ordinance more user-friendly. The update removes the definition of "family" and includes development standards.	Mitigate constraints to height and parking.	The City completed the revision to the Municipal Code that updated the "Family" definition along with other updates to remove governmental constraints. This program will be removed and combined with Zoning Amendment program to implement further updates to the Zoning Ordinance.
3.5.29	At-Risk Unit Preservation Program	This program aims to retain all at-risk units that are available to lower-income households.	Review grants on an annual basis.	Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), no assisted housing developments in Paramount are at risk of losing their affordability status. Implementation of Program 3.5.29 is ongoing. An updated version of this program is included in the updated Housing Element, as preservation of affordable housing remains an important goal for the City.



Appendix A: Engagement Summaries

Focus Group Summaries

- Advocacy Focus Group Summary
- Citizens Emergency Response Team (CERT) Focus Group Summary
- Commissions Focus Group Summary
- General Focus Group Summary
- School District Focus Group Summary

Workshop Summaries

- February 2021 Community Workshops Summary (Spanish and English)
- June 2021 Community Workshops Summary (Spanish and English)



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees	City Staff and Consultants
Larry Jameson, Lifegate Church	John King, City of Paramount
Mike McKown, Paramount Care Foundation	Jose M. Rodriguez, MIG
Nicandro Nava, Fair Housing Foundation	
Danaly Leon, Latinas Art Foundation	
Becky Vanderzee, Kingdom Causes Bellflower	
Ashley McKay, Kingdom Causes Bellflower	
Gilbert Saldade, Gateway Cities	

Organizations and Advocacy Groups

Focus Group Meetings

November 4, 2020, 4:00 p.m.

Key Themes



Paramount Community Assets

Family Oriented - Tight Community ✓	Connected Community ✓	Family atmosphere - Parks	City Staff - Advocacy - to benefit residents	Celebrate Community History (Cultures)	Multi-cultural - roots 135 years (various cultures - diversity)
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Housing

Challenges							Opportunities				Potential Housing Locations	
Difficult to find housing for younger adults to purchase	High rents	Limited availability of one-bedrooms apartments	Overcrowding conditions	Squeeze 55K people in 2+ sq. miles	Impact of Covid and loss of jobs: tunability to sustain rent	Evictions	City funding to shift to assist with funding losses with homeless	Transient tax or other fund (e.g., parking tickets, etc.)	ADU and/or JADU (assist with RHNA numbers) ✓	Mixed Use - commercial first floor, residential upper floors (renters and younger population)	Paramount/ Summerset: early mixed use in the 1950s (retail/ residential)	Blanchi properties (near swap meet) near future transit station
Homelessness continuing to increase	Homeless: called Paramount home (hard to find housing unit in the City)	Stay at home challenges (schooling and working at home)	Homeless: funding availability to meet city needs	Due to Covid reduced taxes - future available funding for services	Housing discrimination: perceived race/gender	Costs to start a housing rental (and income)	Bring up unpermitted ADU to meet RNHA	No impact fees if they rent to specific populations (homeless)	Rethink services/funding for homeless	Housing for veterans? Downey		
Severely short on housing in the city; more housing needed ✓	New housing currently is higher end housing (\$500K)	Difficult for working families (multi-families)	City needs to be more creative to construct various housing to meet housing needs	1988 Zoning Code Limits Density: (22 du/acre)	ADU Parking Challenges		ADU: Granny units (units in the back); Deep lots opportunity (to build additional ADU - add 2-bedroom house)	ADU needs to fit in the neighborhood character; address parking	Family rental assistance from non-profit organizations (e.g., medical emergency or job loss due to Covid)	Adjusting zoning regulations to add more housing opportunities		

Environmental Justice and Community Health

Challenges							Opportunities				
Safer sidewalks - trees/shade - getting to parks open space	Need alternatives access to cars: walking and biking	Safer access: protected bike lanes (for younger children)	Long term side affects living near industrial / trucking/ air quality	Long blocks along arterials - cross walks are needed	What are the air quality issues	Industrial workplace provide local employment	Access to parks - contribute to quality of life	Community Garden: unit neighborhood - affordable food access	Funding opportunities to address air quality issues (upgrade trucks)	Build smart and creatively	Easy fixes, easy wins (low cost)
Regulation can restrict local economy and business	Air quality: last few years (on set of asthma issues)	Lots of companies are under attached due to pollution issues	Long established industrial businesses	Wide streets - attractive for for small manufacturing businesses - easy for truck access	Large and small industrial business contributing air quality issues to the community	Funding not always available	Creative ways to achieve EJ./Housing	Look at approaches differently (rethink how we live in the City we want)	Create the city we want to live in and business to come to	LA River (funding resources - connect the city to the River)	Air quality funding through State/Fed



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees	
Richard Griffin	
Moses Huerta	
Magdalena Guillen	
Jaime Lopez	
Margarita Osuna	

City Staff and Consultants	
John King, City of Paramount	
Jose M. Rodriguez, MIG	

Paramount Community Emergency Response Team (CERT)

Focus Group Meetings

October 29, 2020, 5:30 p.m.

Key Themes



Paramount Community Assets

✓ Located near Downtown Los Angeles and beaches	✓ Small like community feel - Sense of Community	✓ Small area with diverse population	Long-time resident: safe and secure	Thank Neighborhood Watch Program: great at advising on safety	Best city	Long-time resident: can't compre to other cities	Generational participation/ volunteer at city	Access to City staff and leadership	✓ Close knit family/friends
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Housing

Challenges

✓ No available property to build housing	Parking issues in neighborhoods (limited on-street parking)	High density (housing challenges)	Multi-generation in one household and ADU creates higher population density	Suburban environment but higher density	Vacant lots - not generating city revenue	Gentrification due to rent increases (local context)	Larger cities have resources to market services; Paramount smaller (need every dollar)
Different needs: affordable housing and access to transit	Children who grew up in City want to move and stay here (limited housing available)	High density because people squeezing into properties	Mixed housing from the 1940/50s housing near businesses	housing near business: decision - catch 22 (build more housing/business)	City historically used eminent domain threat	New housing at higher price range - out of existing community price range	Political priorities driven by business and homeownership leads to equity issues (related to housing issues)
Don't want to stack housing to high (5-story) more people in one spot (more cars)	Over development problem	Zoning - many businesses - integrating/ into mixed use	Land use problematic - residents living close to industrial facilities	Against rent control	Senior apartments - no availability	Higher housing price and limited availability: leads to homelessness	

Opportunities

Small city - more nimble than bigger city	Lots of local ownership for investments	Need for senior housing
Tenant protections - could be further	Consider rent control	Federal funding (FHA) - low income residents/ grants
Funding (city leases property) opportunity for mixed use	Uptown Long Beach - development doesn't stop at the city borders	

Potential Housing Locations

Paramount drive-in turn into housing (stacking)	Drive-in (potential housing) near industrial uses - Carlton Forge	Irish Harp (tear down) - Planning Commission
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Environmental Justice and Community Health

Challenges

Land use problematic - residents living close to industrial facilities	Freeway caused many homes to loss during construction (hundreds of homes)	Carlton Forge - stamp metal - causes vibratations	Housing vs. Industry (catch 22)	EJ not good for small local industrial businesses (e.g. machine shop)	Local restaurants - emitting grease and pollution	Look at Paramount differently	Big business vs local business
Limited transit access - western portion of the City	Viable industry (land asset but business outdated) property becoming eyesore	North Long Beach - businesses can impact neighbors (parking, dispensary)	Long Beach: building huge warehouse at Paramount and Artesia	Cleaner equipment/ machinery more expensive - affects local businesses - no cash flow	Lawnmower (gas power) local/ mobile pollution issues	Mattco - operating time limit regulations	Paramount: former cow town; everything was buried
AQMD - Environmental Justice: advisory group (good reference)	Diesel Particulate Matter - higher 10-15 year projections	More trailer trucks (idling)	Container ships - from ports	Funding not going to local businesses for greener approaches	Extremely - critical, urgent and complicated problem	Compton chemical spill	
Small delivery truck; employees traffic	Traffic has increase three-fold over last 10 years - higher pollution	EJ: fundamental - look past distribution paradigm	Distribution (general pollution burdens - materials focused)	Anaplex reopened multiple occasions-paid fines	Complication: adminstrative, legal in addressing these issues	Community vs metal industry coalition - processing limitation	

Opportunities

Incorporate public in the decision making process	✓ Environmental Commission - (permanent committee) Guided by the community	Faciliate open dialogue with the community (transparent)	✓ Need to hear all sides: business owners, residents, and activitsts	✓ Committee: Equal representation (need to identify power dynamics)	Electric buses (improving transit oportunities)
Conversations should happen now and ongoing; not wait five years	Goal (community a part of the conversation): Proactive vs Reactive	More adult recreation programs	More handball and soccer fields	Right Direction: Zoning ordinance text amendments - transition away from heavy industry to recreation	
✓ Balance of representation (community vs businesses)	San Francisco: Precautionary measures approach	Need local businesses' perspective	Trees: benefits, aesthetics	Drive-through business - impacts	
Soil and sonar samples to see what is buried - before new development	Bicycling and walking - great paths	Incentivize to walk/bike/ scooter than driving	Los Angeles River improvements - conservancy	Cycling infrastructure - short sighted (need comprehensive approach to solving issues)	



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees

Charlene Landry, Community Services and Recreation Commission
Marcie Garcia-Bridges, Public Safety Commission
Jaime Abrego, Planning Commission

City Staff and Consultants

John King, City of Paramount
Jose M. Rodriguez, MIG
Cristhian Barajas, MIG

Paramount City Commissions

Focus Group Meetings

October 28, 2020, 5:30 p.m.

Key Themes




Housing

Challenges					Opportunities					Potential Housing Locations		
Lack of Parking (on-street & off-street)	Garages are not being used for parking	Lack of rental housing	Rents are not affordable	Lack of houses to buy	New zone changes for residential developments	City land currently being leased throughout Paramount	Explore unused industrial land	Metro Light Rail project might open opportunities for new housing	Mixed Use - Retail on first floor and residential and upper floors	Site between Madison & Jefferson Blvds	Drive-in Theater as an opportunity for Mixed Use	Mixed Use opportunity around planned Metro station
Not enough room to build new housing	Schools losing students, city losing residents	Multi-family parking needs affect ex. single-family parking locations	Some people can find housing to move to Paramount		City has approved several small-lot developments	Likes mixed-use project in Bellflower on Alondra						

Environmental Justice and Community Health

Challenges				Opportunities								
Chromium 6 emissions have been reduced	Air quality overall is an issue	City is located between four freeways	Need for more groceries stores	More electric cars to reduce emissions	Renewable fuel sources vs petroleum products	Key emissions have been lowered to acceptable levels	Paramount parks are equipped with fitness equipment	Walking tracks at many spots around the City	Existing softball & swimming facilities			
Students with asthma (more prevalent)	Need for soccer programs and facilities	Need for futsal facilities		Activities and facilities for senior residents	Plenty of walking paths and recreation areas ✓	Breakfast & lunch provided to students (even on weekends)	Good local food program (school district / city)	Good relations between school district and the City	Paramount Pool & splash pad			



AGENDA:
Welcome and Introductions - 5 mins
Overview - 5 minutes
Discussion - 45 mins
Summary and Next Steps - 5 mins

Attendees
Elisa Trasoras, Paramount Women's Club
Alfredo Bañuelos
Pam Chudilowsky
Gerald Cerda
Margarita Osuna
Sandy Jay

City Staff and Consultants
John King, City of Paramount
Jose M. Rodriguez, MIG

Paramount General Focus Group

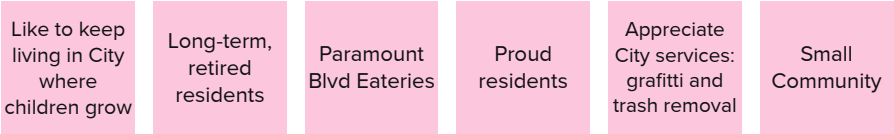
Focus Group Meetings

November 17, 2020, 5:30 p.m.

Key Themes



Paramount Community Assets



Housing



Environmental Justice and Community Health





- AGENDA:**
- Welcome and Introductions - 5 mins
 - Overview - 5 minutes
 - Discussion - 45 mins
 - Summary and Next Steps - 5 mins

Attendees	City Staff and Consultants
Scott Law	John Carver, City of Paramount
Kelly Anderson	Jose M. Rodriguez, MIG
Lourdes Aguayo	
Topekia Jones	
Rebuen Frutos	
Jessie Flores	
Michelle Soto	
Margaret	
Amelia	

Paramount Unified School District Focus Group

Focus Group Meetings

December 2, 2020, 5:00 p.m.

Key Themes



Paramount Community Assets

Seen Paramount grow: Downtown

School district positive partnership/relationship with City ✓✓

Community Pride; positive parents

Sense of pride and multiple generations ✓

Student graduate now work for the City: Giving Back to the Community

Business Community supportive of education and district ✓

City Resources and program to support families; beneficial

Employment opportunities in the local community: industry and business doing well

Growth and expansion of parks and facilities

Very green - many large trees; planting and maintenance program

Paramount as many traditions - Families look forward to them

Desirable to work in Paramount

Student banners - celebrates colleges they are attending

Veterans Banner

Housing

Challenges

Increase in housing costs; families moved elsewhere but keep kids in school (permits) ✓

Areas in housing can be dense; lacks green/ open space

Overcrowding challenges

Costs of renting is high: multiple families

Gang issue present; has gotten better

Expensive to purchase a home; unaffordable

Large lots have been submitted to multiple units; impacts: parking and adds to enrollment

Pockets of City are dead zones; lack of internet access; Distict provides hot spots

Apartment complexes - safety issues with children

Homeless - connecting with housing opportunities is challenging

Opportunities

Gang issue can improve or get better

Sans Neighborhood (Los Cerritos); was more Dangerous - Citywide initiatives; help curb loitering

Dead spaces - City cleans up/fake front; actively looking to redevelopment

Families like living in Paramount; desireable for younger families

Opportunities for looking for new development

Downtown Paramount is beautiful

Community improvements to make the community safe and desirable

Graffiti on wall is quickly removed by the City/District

Good maintenance program

Mixed use opportunities (commercial and residential) desirable for young families as long as it safe

Environmental Justice and Community Health

Challenges

Progress Park can be dark in the evenings - becomes a safety issue

Proposed Metro line running through city; impacts - parking, transient traffic; influx into the City

Impacts doesn't affect school and City - safety mechanisms are in place

Parking issues - parking on sidewalks/ public parkway impede walking to school ✓

Parking in loading zones - forms multiple lanes- kids crossing the street - creates a safety issue

Schools and streets are not designed to accommodate so many vehicle drop off

Flooding issues - students walking to school - Madison, Virginia, Orizaba, Jefferson (south of Alondra, between Paramount and Downey, north Somerset)

Air quality issue

Schools and Residents live near industrial businesses

Petroleum industry - air quality issues; odors

Surrounded by freeways - noise and air issues; safety issues

4 major freeway access; contributes to vehicles and emissions/noise

Street racing; cars doing doughnuts - safety issues near Alondra (long stretch) and Jackson; due to highly residential and populated

One high school -

Street sweeping/ trash pickup impedes walking - affects different neighborhoods ✓

Trees maintenance - items are not picked up in streets/- affects sidewalks and walking

Several railways traverse through the City; crossings creates safety issues (near high school); coordination needed

Need Metro line could create additional issues

Parking is horrible overall - Sans neighborhood is an issue; By district office parking is horrible; cars in the wrong place

Opportunities

Speed bumps can assist with traffic safety

Metro Light Rail will be elevated over Downey and Paramount

Continue to build multi-use parks and green spaces (build by Jackson)

Metro line could positive for resident employment

Need for more community gardens

Some schools have community gardens; one at Progress Park

1 existing pool; need for another pool

Increase traffic and parking enforcement and communication

Parking permits for impacted areas

Metro line could give students regional access - could be positive/ or negative (coming into Paramount) - moving away



Workshops Summary

Paramount Housing, Safety, Environmental Justice Elements

February 2021

Consultant to the City:



www.migcom.com

Introduction

On February 1 and 3, 2021, the City of Paramount, with assistance from the MIG consultant team, held two community workshops to present information and receive community input on the 2021-2029 Housing Element and new Environmental Justice Element, both components of the General Plan. Given restrictions on public gatherings imposed by the COVID-19 pandemic, both workshops were conducted using Zoom. The first workshop was conducted in English and the second in Spanish. The workshops provided residents with contextual information regarding the Housing Element update and the requirements for the Environmental Justice Element. The workshops also provided an opportunity for residents to participate in a discussion with City staff and consultants and express their ideas and concerns related to housing, pollution burdens, and health.

Workshop Presentations

At the February 1 session, MIG Principal Laura Stetson and Project Manager Jose Rodriguez served as moderators and presenters. For the February 3 workshop MIG Project Manager Noe Noyola conducted the session entirely in Spanish, and Alfonso Ramirez from took meeting notes on a digital whiteboard. Paramount Assistant Planning Director John King provided opening remark to introduce the General Plan Update and MIG's role in advancing these efforts.

The Housing Element presentation focused on legislative intent of housing law, population and housing characteristics in Paramount, how affordable housing is defined, and how can the City accommodate its Regional Housing Needs Assessment (RHNA) of 364 units. Under State law, every city and county in California is required to update its Housing Element every eight years. The due date for the 2021-2029 Housing Element for most Southern California cities and counties is October 15, 2021.

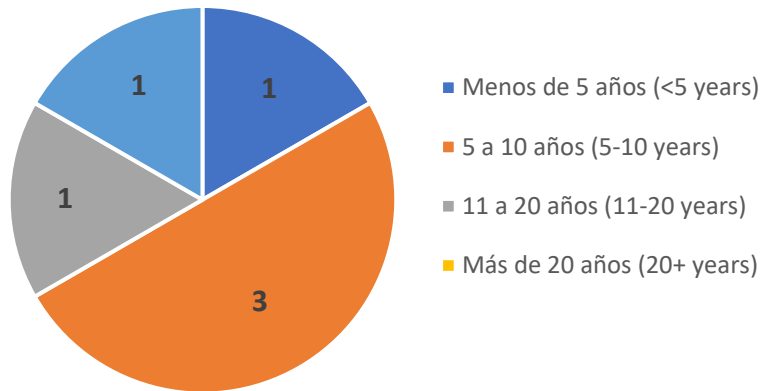
The Environmental Justice presentation described pollution burdens and socioeconomic characteristics in the community and defined "disadvantaged community." MIG presented potential strategies to address conditions of concern in the community: improving access to parks and open spaces, expanding safe and sanitary housing, enhancing access to healthy foods and grocery stores, improving community engagement, and reducing pollution burdens.

Polling Questions

Polling questions were used throughout the workshop to engage participants. The following pages and charts show poll results.

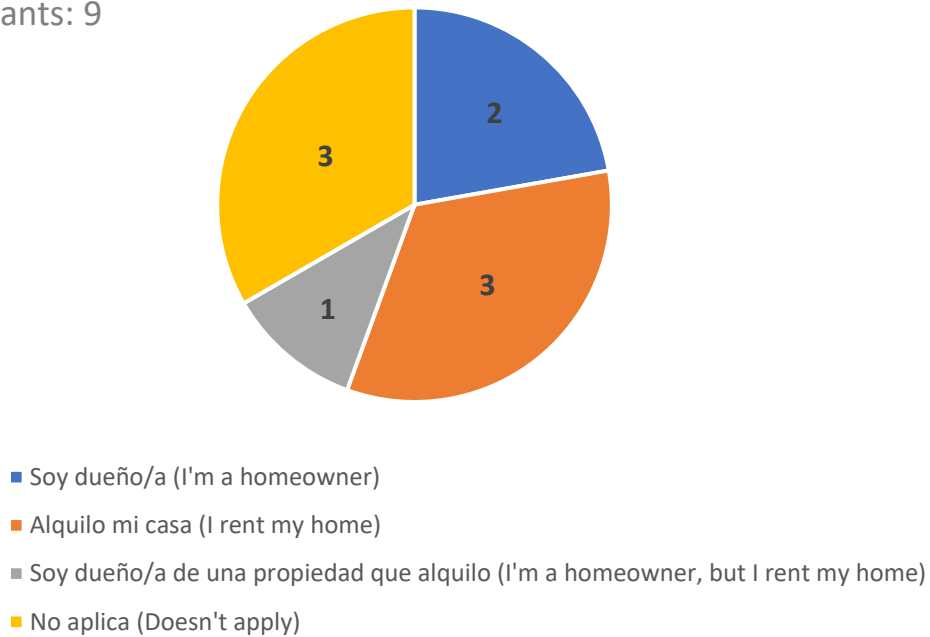
Question 1:
¿Cuánto tiempo llevas viviendo en Paramount?
How long have you lived in Paramount?

Number of Participants: 6



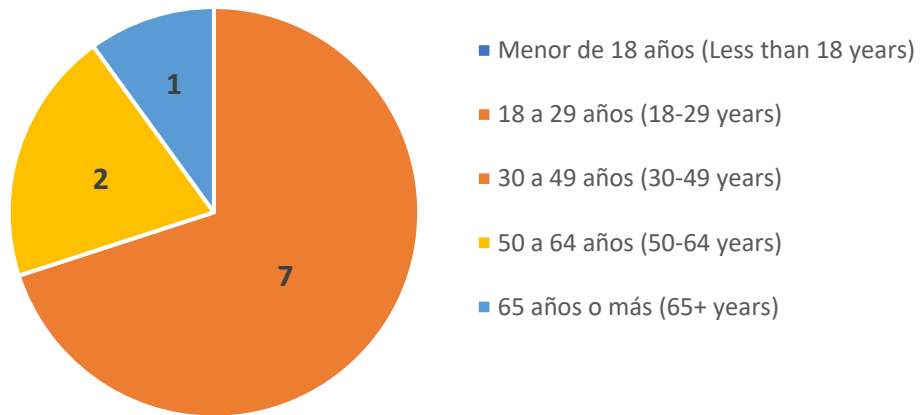
Question 2:
¿Es dueño o alquila su casa?
Do you rent or own your home?

Number of
Participants: 9



Question 3:
¿A qué grupo de edad pertenece usted?
What age group are you in?

Number of Participants: 10



Question 4:
¿Qué desafío de vivienda le preocupa más?
What housing issue concerns you the most?

Number of
Participants: 6



- Falta de vivienda asequible (Lack of affordable housing)
- Más recursos de vivienda para personas mayores y residentes de larga data (More housing resources for senior residents and long time residents)
- Desafíos de las personas sin hogar (Homelessness)
- Larga lista de espera para programas de vivienda (Long waitlist for housing programs)
- Perdón de alquiler; protecciones para inquilinos (Rent forgiveness; Tenant protections)

Key Themes

After the presentations, workshop participants engaged in a discussion with workshop facilitators about key housing and environmental justice questions:

1. What are the major housing challenges in the community?
2. Are there opportunities or creative solutions to address these challenges?
3. Where can new housing be accommodated in the City?
4. How can City policies best address local housing needs?
5. What are the major environmental justice challenges in the community?
6. What are the community priorities and needs?

The following summarizes key themes expressed by participants at both workshops:

- **Lack of Available Housing:** Participants expressed that lack of affordable and available housing options for different ages and income levels. Middle housing (duplexes, triplexes, fourplexes, small lot single-family homes, and townhomes) was identified as a type of housing that could alleviate housing demand and lower housing costs. There is a need for more housing options for future residents. Participants also expressed the lack of vacant land to building more housing.
- **Housing Costs:** Participants identified a lack of affordable housing in the community and the need for programs and funding resources. Some participants expressed that many long-time residents who are currently renters are facing increased housing costs and cannot afford to purchase a home in order to remain living in the community.
- **Overcrowding Housing Conditions:** Participants expressed the lack of available housing in the community and overcrowding as a concern. Participants pointed out the implications of overcrowding issues, such as reduced quality of education in overcrowded classrooms and lack of parking on public streets.
- **Accessory Dwelling Units (ADUs):** Participants identified the lack of resources and information available to assist the community in the development of ADUs. While there may be resources available, many residents are not aware of the availability of such resources. Along with ADU programs, residents would also like to see resources available for residents interested in converting their garages into permitted dwelling units.
- **Lack of Street Parking:** There is a lack of availability street parking in residential neighborhoods adjoining multi-family residential projects and within high parking demand areas. If more ADUs are developed, this would exacerbate the existing parking problem, especially with households parking multiple vehicles on their property and street spaces.
- **Regulatory Constraints:** Participants explained the community supports development of denser multiple-family dwelling units, as well as mixed-use development. They suggested adjusting zoning regulations to allow denser and taller development projects to increase the supply of housing.

- **Tenant Protection:** Lack of tenant protection was mentioned by participants and the gap in enforcement or resources to assist tenants facing eviction and fair housing challenges from landlords and due to economic conditions. These programs could be funded through small fees on rental properties.
- **Youth Recreation Facilities:** Participants expressed the lack resources for younger residents to engage in physical activity and programs that promote health and wellness.
- **Funding Programs and Improvements:** Several participants expressed interest in imposing taxes to fund programs that would benefit elderly and low-income residents, programs to facilitate new accessory dwelling units, and programs that help improve environmental quality (e.g., tree planting and preservation programs and increasing park access).
- **Air Pollution:** Participants recognized air quality challenges in the community relating to industrial businesses and proximity to local freeways and the associated emissions from vehicles. Some expressed lax enforcement and the need for additional regulations for industrial businesses that pollute excessively or impact residential neighborhoods.
- **Multimodal Transportation Options:** Participants expressed the need for more transit system improvements and expanded bicycle infrastructure so that residents can travel comfortably without the use of motor vehicles.

Workshop Summary Notes

The following meeting notes were taken at the community workshops. Check marks in the boxes indicate that more than one participant made the comment.

English Workshop (February 1, 2021)

KEY THEMES



HOUSING

major housing issues and challenges

Overcrowded housing: implications on educational attainment.	Need to look at resources (infrastructure) when adding more housing	✓ Parking, unit ratio. ADU adds to parking challenges.
Restrictions to building on existing properties (additional floor).	✓ Housing costs	Addressing community safety/ home protection.
City not promoting ADU programs to residents.	Difficult finding available single-family home	Consider moving out of state due to availability or affordable
Address school overcrowding if more housing is built	Small city creates housing challenges: do not create New York City densities/conditions	What is the City trying to accomplish, what is the City vision?
Ugly big box homes on Somerset	Housing opportunity for future residents	

opportunities and creative solutions

Opportunities for Mixed Use Housing	✓ Encourage "Missing Middle" housing: adding housing in lower density neighborhoods.	ADUs could be helpful to facilitate additional housing options
Garage conversion (ADU) opportunities for more housing	Allow additional electric metering when adding ADU units to homes.	City grants possibly for garage conversions

ENVIRONMENTAL JUSTICE

major issues and challenges

Living in overcrowding environment: effects educational attainment	Lack of age-inclusive recreational opportunities, e.g. younger residents/ Programs that promote social mobility.	Resources limitations- water/ power/ public safety services.
Increase vehicles in the city- more emissions- reduced ambient air quality.	Overcrowding in schools. Quality of education.	Racial challenges
Improving quality of life		

what are the community priorities and needs

Reach out to younger age groups - civic engagement	Need for neighborhood watch	More green open space and parks. Connecting to LA River. More space for recreation (soccer).
Increasing bike infrastructure.	Tree preservation programs, or a tree ordinance.	

Spanish Workshop (February 3, 2021)

VIVIENDAS

problemas principios y desafíos de la vivienda
key problems and housing disadvantages

English	No poder encontrar vivienda asequible. falta de apoyo para residentes de mayor edad.	el gobierno no permite agregar casas nuevas en lotes subutilizados.	muchas veces en la política local no protege derechos de inquilinos.
Spanish	Not being able to find affordable housing. Poor resource and assistance for elderly population.	Local government doesn't permit new homes on property that have the vacant space.	Local government does not protect renter rights.
	no hay información sobre programas que pueda ayudar a gente que necesita vivienda transitoria.	no hay propiedades disponibles (lack of vacancies)	mayor riesgo de exposición en edificios de alta densidad durante pandemias.
	There aren't any programs available to help people who are in need of transitional housing.	There is a lack of vacancies, available property.	There is a greater risk of exposure in housing structures during epidemics.
	muchos inquilinos a largo plazo que permanecen en la ciudad.	seguran siendo lo mismo: los costos de viviendas económicas en el futuro?	con mas viviendas= mas gente= mas caros = menos espacio para estacionamiento en las calles.
	Renters occupy homes in the city for a long time.	Will housing costs be the same in the future?	More housing means more people; more people means more cars, and more cars means less parking space.
	la renovación del sistema transitorio, regresar a la comunidad y resolver el problema de estacionamiento.	organizar un departamento de vivienda.	los impuestos no se utilizan suficientemente para beneficiar a los inquilinos.
	Investment and renovation of the transit system gives back to community members and solves the parking problem.	Need to establish a Housing Department for City of Paramount.	Taxes are not being used efficiently to benefit renters.

que tipo de viviendas serán necesarias
what types of housing are necessary

English	edificios de alta densidad.	casas móviles (temporales), casas económicas.	Things Paramount could do for tenants - Set up a database to track rents citywide. (base de datos para rastrear rentes)
Spanish	High density structures.	Mobile homes (temporary homes), affordable housing.	Set up a database to track rents citywide
	Set up a Right to Counsel Program (Establecer un programa de derecho a asesoramiento)	UDU programs - Programas de unidades de vivienda no permitidas (Cities can fund these programs through relatively small fees on all rental property owners)	Los Angeles's Systemic Code Enforcement Program (SCEP) costs landlords just \$43.32 per year, or \$3.61 per month—supplemented by hefty fines for violators, especially repeat offenders.)
	Set up a Right to Counsel Program	Cities can fund these programs through relatively small fees on all rental property owners.	

dónde se pueden ubicar viviendas nuevas?
where can we place new homes

Spanish	para poder hacer vivienda económica, se necesitan mas impuestos, y ayuda financiera del gobierno.	edificios industriales que se puedan convertir a unidades residenciales/ habitacions asequible	Paramount Drive-in housing opportunity, will it go through?
English	In order to make housing affordable, we need more taxing, and financial assistance.	Industrial buildings that can be converted into residential neighborhoods/ affordable units.	
	utilizar basements en viviendas que los tienen.		
	Using basements in homes that have them.		

comentario
comments

Spanish	Haga que el gobierno local ayude pagar la construcción de nuevas viviendas.	que intenciones hay para poder construir taller? hay reglas de zonificación, al momento el tema es algo que fue elegido por votantes. Al momento es 22 unidades por acre.	residentes de la comunidad apoyarán proyectos de alta densidad
English	Make local government help pay for new housing construction.	What intentions are in place to building taller housing structures? There are zoning ordinances in place that was agreed upon by voters. 22 units per acre.	Residents in the community would support tall housing structures.
	hay un programa donde se pueda convertir edificios de zona industriales a residenciales.	Cuándo y cómo deben construirse las 362 viviendas RHNA? (2021 to 2029)	la demografía de las ciudad a cambiado mucho desde los '80s, el resultado del voto sería armonio con las necesidades.
	Is there a program that help convert industrial land uses into residential land uses?	When and how is Paramount going to construct 362 new units for RHNA.	City demographics have changed since the 80s. The results for units per acre lent would reflect the needs of the community.
	hay un lote de 2000 sq. ft y la ciudad no permite agregar nuevas casas.	algún programa que apoye la construcción de ADU/ conversión de garajes	Las ciudades pueden financiar estos programas a través de tarifas relativamente pequeñas para todos los propietarios de propiedades de alquiler.
	There is a 2000 sq ft vacancy lot and the city does not permit constructing a new unit.	A program that helps construct ADUs/ covert garages into units.	The city can finance these types of programs with small taxes on owners who rent out their homes.

JUSTICIA AMBIENTAL

problemas principales y desafíos

key problems and disadvantages

Spanish	el cambio de zonas que permiten usos industriales cercas de áreas residenciales.	la zonificación permite que las casas existan junto a los negocios/ negocios industriales.	falta de cobertura de árboles
	Zoning changes that permit industrial uses near residences.	Zoning that permits that homes be built on the same lots as industrial business.	Lack of tree canopy.
	Enforcement of rules are lax for some industrial businesses		

que necesita y prioriza la comunidad

what does the community need and prioritize

Spanish	mas restricciones a las empresas industriales que contaminan.	agregar impuestos a las viviendas para construir programas que ayuden el ambiente.	
	More restrictions on industrial businesses that pollute.	Property taxes that help fund programs that improve environmental quality.	



Workshops Summary

Paramount Housing and Environmental Justice Element Update

June 2021

City of Paramount

16400 Colorado Avenue

Paramount, CA 90723

<https://www.paramountcity.com/>



www.migcom.com

Introduction

In June 2021, the City of Paramount conducted two workshops to engage the community in a discussion about the General Plan focusing on the Housing and Environmental Justice Elements. The first workshop was held in Spanish on June 17th, and the second workshop was conducted in English on June 21st. Approximately 20 participants in total attended both workshops. Both workshops, facilitated by consultants MIG, involved a brief presentation, then following by facilitated discussion regarding environmental justice and housing strategies. Due to safety precautions for public gatherings as a result of the COVID-19 (coronavirus) pandemic, both sessions occurred as digital online workshops via Zoom.

Workshop Presentations

MIG Project Manager, Jose Rodriguez, facilitated the presentation and discussion for both workshops. The presentation focused on strategy prioritization that included options to address pollution burdens; park access and active living; healthy food access; increasing walking, biking and transit use; urban greening; and expanding affordable housing strategies and services. A series of options were presented to participants and a poll was administered to register preference. Participants were also asked to provide qualitative responses to the polls for each topic area. The responses are summarized at the end of this summary and were recorded on a Mural digital whiteboard. Planning Department staff were also present to answer questions from the public.

Polling Questions

Polling questions were administered throughout the workshop to engage participants in understanding the preference for potential strategies in addressing community needs. The polls were conducted through Zoom and the participant's responses were anonymous. The results of the polling are summarized on the following pages. A context statement and visual maps were presented for each topic area.

Park Access and Active Living

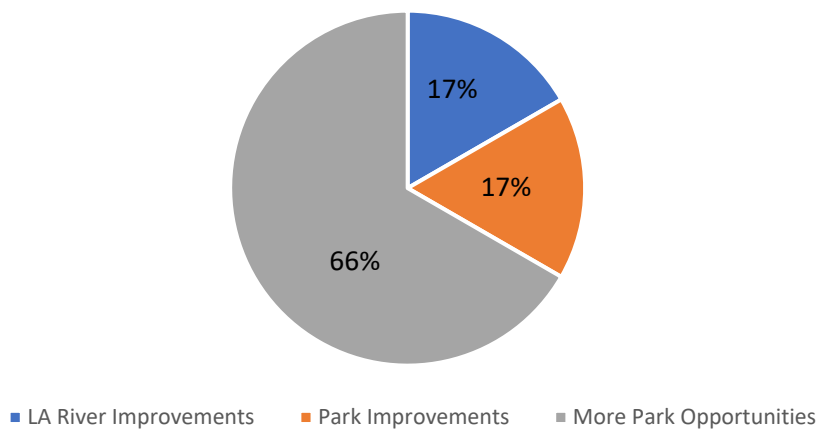
Park Access and Active Living
Acceso a Parques y Vida Activa

Choose your top strategy for promoting access to parks and active living.

Elija su estrategia principal para promover el acceso a los parques y la vida activa.

Participant Responses

Choose your top strategy for promoting access to parks and active living.

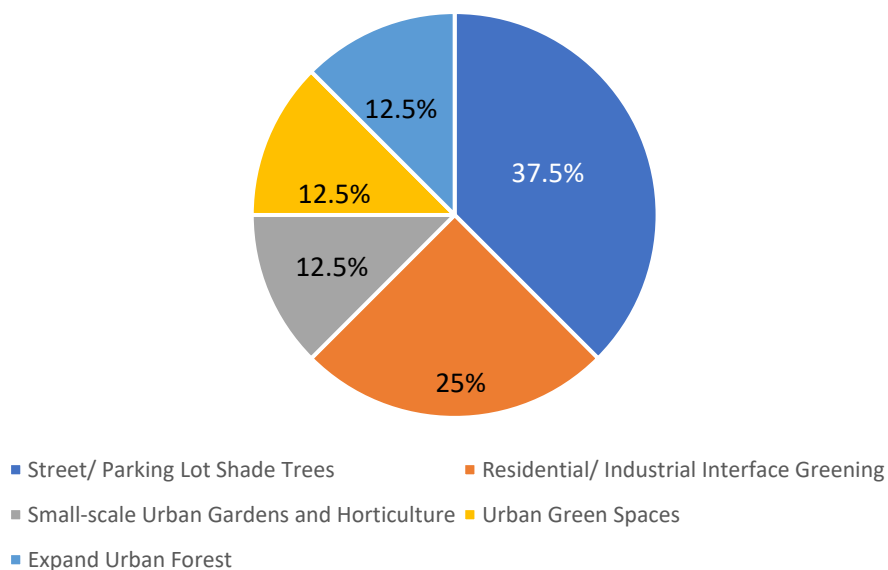


Urban Greening



Participant Responses

Choose your top strategy for promoting urban greening.



Access to Healthy Foods



Provide access to community gardens.



Provide access to local and nutritious foods.



Provide fresh, healthy food affordably and enable to purchase with CalFresh/SNAP benefits.



Local stores with quality food products and healthy foods.



Establish a healthy food campaign that promotes healthy cooking.



Continue food service programs for seniors, families, and individuals in need.

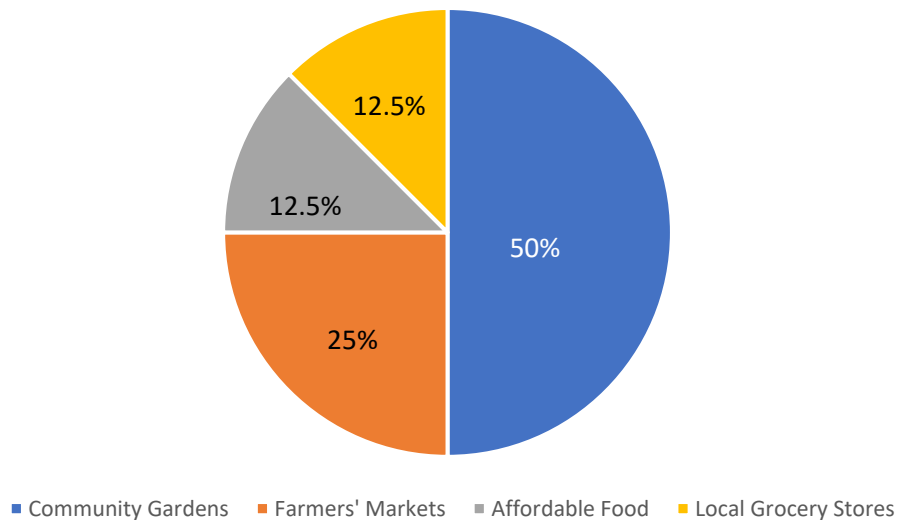
Access to Healthy Foods
Acceso a Alimentos Saludables

Choose your top strategy for promoting access to healthy foods.

Elija su estrategia principal para promover el acceso a alimentos saludables.

Participant Responses

Choose your top strategy for promoting access to healthy foods.



Pollution and Noise Burdens



Minimize air and noise pollution burdens

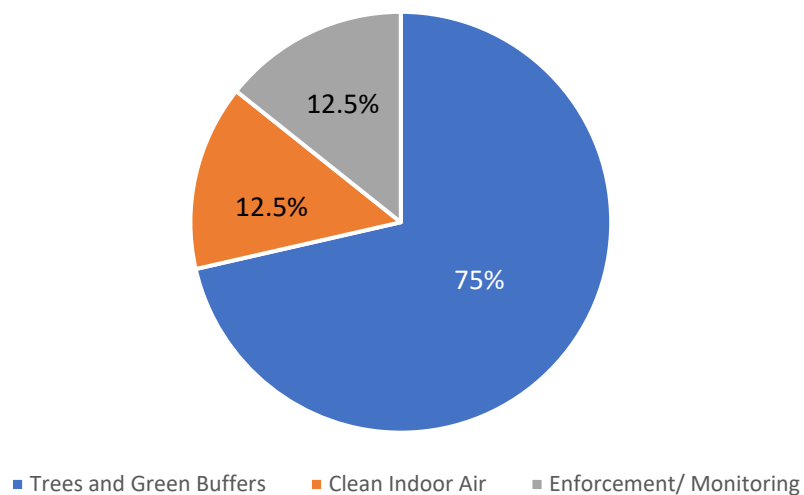
Minimizar la carga de contaminación del aire y el ruido.

Choose your top strategy to improve air quality and reduce pollution.

Elija su mejor estrategia para mejorar el aire y reducir la contaminación acústica en su vecindario.

Participant Responses

Choose your top strategy to improve air quality and reduce pollution.



Increase Walking, Biking and Transit Use



More bike and trail facilities
Más instalaciones para bicicletas y senderos

Support additional bike and trail facilities to encourage biking.



Pedestrian improvements
Mejoras para caminar

Support additional improvements and amenities along streets and boulevards to encourage walking.



More shade trees
Más árboles de sombra

Increase tree coverage, providing more shade and reducing air pollution impacts.



Improving Access to Transit
Mejorando el Acceso al Transporte

Improve access to bus stops and support future transit park-and-ride.



Traffic Calming
Calmar el Tráfico

Slow vehicles to safe speeds and reduce unsafe high traffic in neighborhoods.



Way-finding signage
Señalización Orientadora

Provide signage to guide visual connectivity in destinations.

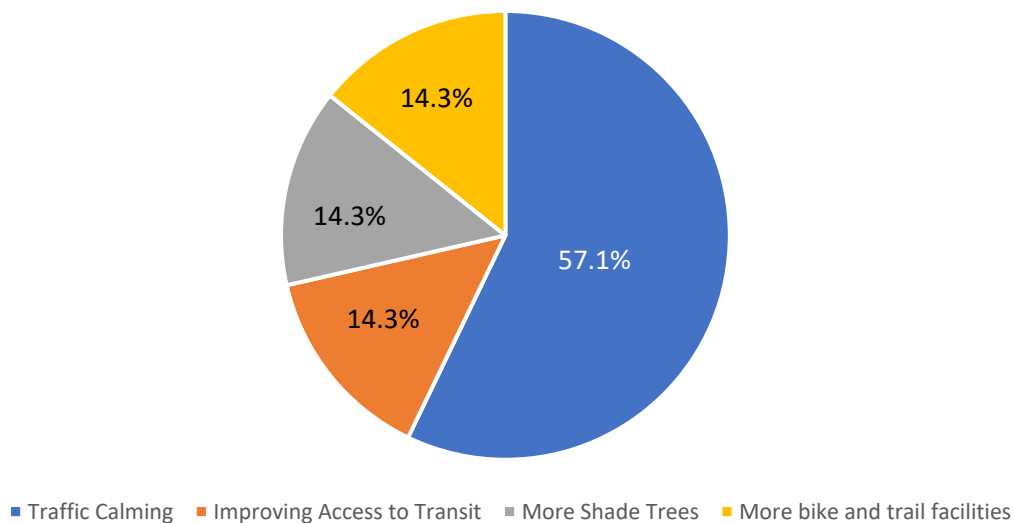


Increase Walking, Biking, and Transit Use
Aumente el uso para caminar, andar en bicicleta y el transporte público

Choose your top priority for increasing walkability, biking, and transit use.
Elija su prioridad para aumentar la accesibilidad para peatones y el ciclismo.

Participant Responses

Choose your top priority for increasing walkability, biking, and transit use.





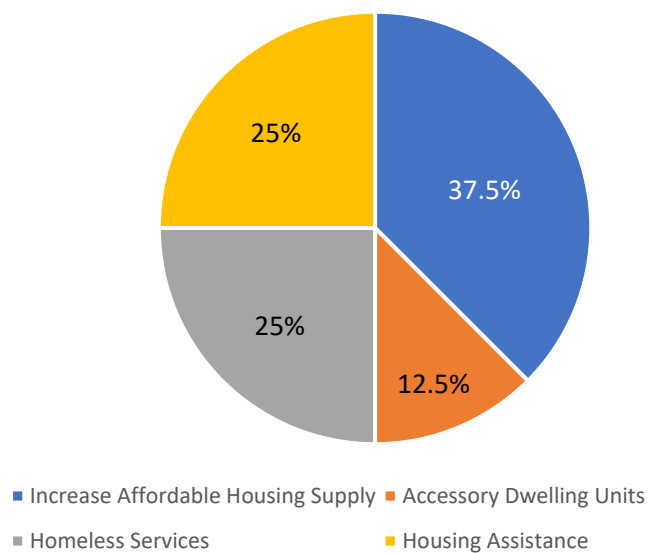
Expanding Affordable Housing and Services
Ampliación de servicios y viviendas asequibles

Choose your top strategy for expanding housing and services.
Elija su mejor estrategia para expandir viviendas y servicios.



Participant Responses

Choose your top strategy for expanding housing and services.



Key Themes

Trees and Green Buffers

Workshop participants expressed a strong desire to increase trees and green landscape buffers to help reduce gaseous air pollution near industrial uses, freeways, and major roadways, as well as to shade surfaces, such as sidewalks and parking lots.

Parks and Open Spaces

As for parks, participants conveyed for more quality parks with amenities that serve the community. A participant explained that Paramount has its share of “pocket parks,” but that the City should allocate more space for green areas and open space.

Community Gardens & Home Gardens

Some participants expressed a desire to provide more access to local and fresh foods. This initiated a discussion regarding community gardens available in the 80s and 90s in the City. Some participants expressed that there should be more opportunities for residents to grow fresh produce. Some participants acknowledged the lack of space to be able to develop community gardens, and instead proposed that the City should encourage allowing for more “home gardens” where residents can create small commercial gardens in their front or backyards and/or coordinate with non-profit organizations that specialize in gardening at home.

Community Engagement

Some participants explained that the City needs to produce more strategic programming throughout the Paramount community. They said that the City should try and cultivate a stronger sense of community pride, so that residents are proud of their community and in turn, contribute to its maintenance and cleanliness.

Traffic Calming and Walking and Biking

Participants highlighted the importance of more preventative and responsive actions addressing issues related to traffic calming measures and cyclist safety. Participants explained that there are certain streets where the community feels unsafe walking and parking their vehicles due to the amount of speeding and cut-through traffic. Other participants pointed out that due to the COVID-19 pandemic, there was an increase of bicyclists on the roads, which demonstrated the need to expand bicycle and pedestrian infrastructure in the City. The Bellflower-Paramount Active Transportation Plan was identified as a plan that identifies implementation strategies to build new bicycle and pedestrian improvements.

Mural Digital Whiteboard

Comments and questions regarding the presentation and discussion topics were noted using the digital Mural whiteboard tool.



Taller Comunitario: Elemento de Vivienda y Justicia Ambiental

17 de Junio 2021
6 PM

Commentario Comments

English Spanish	El monitoreo de la calidad del aire es importante, como solución a largo plazo (AQMC)	Los gobiernos de salud como el gobierno de Los Angeles y los gobiernos estatales y federales deberían trabajar juntos para reducir la contaminación del aire y mejorar la salud pública.	El tamaño y las condiciones de los parques son importantes. Tener un parque solo o necesito más sistemas.	El acceso para bicicletas es excelente.	Zonas donde existen opciones de tránsito. Esas son áreas clave en las que centrase en ecológicas.	Con espacios limitados para desarrollados, estos cosas son difíciles.	Debería existir un requisito ecológico en el futuro, para los negocios nuevos que se hagan cargo de parques.	Más accesibilidad de ADU. Optimización del proceso de permisos.
	Air quality monitoring is important, as a long term solution. (AQMC)	A lot of government health organizations like the City of Los Angeles and the state and federal governments should work together to reduce air pollution and improve public health.	The size and conditions of parks are important. Having a park alone sometimes is not enough.	Bike access is great.	Areas where there are transit options. Those are key areas to focus on greening.	With limited developed spaces these things are difficult.	Whatever new businesses take over certain parcels, there should be a green requirement going forward.	More ADU accessibility. Streamlining the permitting process.



Community Workshop: Housing and Environmental Justice Elements

June 21, 2021
6 PM

Comments

Should much prefer senior centers and facilities, natural landscapes, to improve air quality in the city.	Participants prefer more "Trees and Green Buffers"	Participants prefer more "More Park Opportunities"	We need more security from gang activities, if there are more parks developed.	Participants prefer more "Community Gardens"	Talks about future gardens? And process for how to be approved by the council, be considered as well as Farmers' Markets.	Affordability of fresh foods, talk about bringing in "Everytable"	Proximity to stores and how it affects access for "stable community gardens". Residents have a lot of space, front and backyards, to grow fresh produce.
Community gardens during the 80s-90s, problems with theft of produce.	Participants have a stronger preference for "Traffic Calming Measures"	Participants have a stronger preference for "Street/ Parking Lot Shade Trees"	One solution not enough to solve the Affordable Housing Crisis. Plenty of money is needed to produce and sustain.	Participants have a stronger preference for increasing the Affordable Housing Supply.	City needs to address an increase in trash? Illegal dumping? Need for a campaign or community project? Sensitization.	Lack of strategic and effective community engagement.	More trash bins, and recycling resources.
Strategic community programming to university level programs that bring a sense of pride to residents.	What is responsible for developing policy and legislation? There is a lot of planning, but not enough action being realized.	Deer and McDonalds around lot farmer market (South Gate). Site for affordable housing.	Need for traffic calming mechanisms. Drivers engaging in "donuts" are a public safety hazard.	Accessory Dwelling Units permit fees should be decreased.	Encouraging senior property owners to partner with organizations as a potential source of funding, developing an affordable housing inventory.	Provide agencies that provides rental assistance for residents to be able to keep up with the market price.	Partnering with neighboring cities, cohesively between bike path routes/lines, promoting mobility.
Traffic lights needed along the 105 HWY exit, speed reduction measures. (Specifically Gardendale St).	Staff Review: Paramount Active Transportation Plan provides a good guide for potential bike routes and connectivity.	Residents increased bike usage, inefficient infrastructure increases likelihood of bike collision incidents.	How are other cities successful in providing senior housing?	Paramount Works App is a great resource for requests, and documentation.	Ask the big corporations like McDonalds to give back to seniors?	Limit the number of liquor stores in the city.	Paramount has some of the most overcrowded housing in CA.
Conditions of housing can have implications on quality of education, and educational attainment.	Addressing the parking situation as ADU development rollout.						