

APPENDIX A: PUBLIC OUTREACH

Overview

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2023-2031 Housing Element.

Stakeholder Contact List

Table A-1 shows the stakeholder contact list used by the City for the General Plan Update (GPU), including the Housing Element. The table shows the name of the organization, their location and the organization’s area of focus.

Table A-1: Commerce Stakeholder Contact List

Company/Organization	City	Elderly/ Seniors	Persons Experiencing Homelessness	Families (large families, female headed families)	Persons with disabilities	Persons with developmental disabilities	Lower income households	Spanish speaking residents	Drugs/alcohol services/rehab	Affordable Developer	Market Rate Developer
Meta Housing Corporation	Los Angeles									x	
Heritage Housing Partners	Pasadena									x	
Habitat for Humanity - Greater LA	Bellflower									x	
Century Housing Corporation	Culver City									x	
Mercy Housing	Los Angeles									x	
National Community Renaissance of California (National CORE)	Rancho Cucamonga									x	
Amcal Housing	Agoura Hills									x	
Bridge Housing	Los Angeles									x	
City Ventures	Irvine										x
Abundant Housing Los Angeles											
Abundant Housing Los Angeles											
Abundant Housing Los Angeles											

Company/Organization	City	Elderly/ Seniors	Persons Experiencing Homelessness	Families (large families, female headed families)	Persons with disabilities	Persons with developmental disabilities	Lower income households	Spanish speaking residents	Drugs/alcohol services/rehab	Affordable Developer	Market Rate Developer
Easter Seals Society of Southern California	Whittier	X			X	X					
Housing Rights Center	Los Angeles										
Shelter's Right Hand	Whittier			X							
LA ROSAH											
East Yards											
Hathaway Sycamores Child and Family Services	Commerce			x							
Telacu	Los Angeles									x	
East Yard Communities For Environmental Justice	Commerce										
Heart of Compassion Distribution Food Bank	Montebello		x				x				
Community Legal Aid SoCal.	Santa Ana	X	X	X							
Veterans of Foreign Wars	Santa Fe Springs										
California Association of Realtors	Los Angeles										
Whittier Union High School District	Whittier			X							
Los Angeles Commission on Assaults Against Women, Intervention and Prevention Services (Peace over violence)	Los Angeles	X		X	X						
Department of Rehabilitation, State of California	Los Angeles				X	X					
Southern California Rehabilitation Services (S.C.R.S.)	Downey				X	X					
Southeast Area Social Services Funding Authority (SASSFA)	Santa Fe Springs	X									
Community Legal Aid SoCal.	Santa Ana	X	X	X							

Company/Organization	City	Elderly/ Seniors	Persons Experiencing Homelessness	Families (large families, female headed families)	Persons with disabilities	Persons with developmental disabilities	Lower income households	Spanish speaking residents	Drugs/alcohol services/rehab	Affordable Developer	Market Rate Developer
Veterans of Foreign Wars	Santa Fe Springs										
California Association of Realtors	Los Angeles										
Penny Lane	Commerce		X	X			X				
Bienvenidos Family Services	Los Angeles			x				x			
Department of Children and Family Services	Commerce			x							
Department of Public Social Services Belvedere Office	Los Angeles			x							
Los Angeles Unified School District	Los Angeles			x							
Montebello Unified Sch District	Commerce			x							
AltaMed Health Services Corp	Commerce										
Immediate Medical Center	Commerce										
U.S. HealthWorks Medical Group	Commerce										
Concentra Urgent Care	Commerce										
Health Care Services Department	Commerce										
Enki Health and Research Systems Inc.	Commerce										
NARCOTICS PREVENTION ASSOCIATION	Los Angeles								x		
Siempre Viva	Los Angeles								x		
C.I.H. SERVICIOS GENERALES de A.A.	Commerce								x		
Commerce City Senior Citizens	Commerce	x									
East Los Angeles Community Youth Center	Los Angeles			x							
Eastmont Seventh Day Adventist Spanish Church - Food Distribution Center	Los Angeles		x				x				
Food Distribution Center - Door of Hope Ministries	Los Angeles		x				x				

Company/Organization City of Commerce Community Center - Food Distribution Center	City Commerce	Elderly/ Seniors	Persons Experiencing Homelessness	Families (large families, female headed families)	Persons with disabilities	Persons with developmental disabilities	Lower income households	Spanish speaking residents	Drugs/alcohol services/rehab	Affordable Developer	Market Rate Developer
			X				X				

Outreach Materials, Presentations and Summaries

The following pages contain the outreach materials, presentations and summaries during the General Plan Outreach process.

Pop-Up Workshop Summary



I. Introduction

Purpose and Objectives

On Saturday, September 8, 2018, the City of Commerce hosted a pop-up workshop to launch its General Plan Update and receive initial feedback from the community. MIG assisted the City in the design and facilitation of the event that took place on Farrar Street at Atlantic Boulevard and attracted nearly 50 participants of all ages.

The pop-up workshop was an opportunity to showcase potential improvements to Commerce’s built environment and streetscape and spark the imagination of the local community to visualize possibilities for the future of Commerce. The workshop was designed as an interactive activity, allowing participants to share their thoughts, ideas, and preferences with the project team through a variety of engagement tools.

The objectives for the demonstration pop-up workshop were to:

- Create a celebratory and interactive environment to engage and educate community members about the General Plan Update
- Demonstrate potential for vitality and attraction of investment and business
- Demonstrate a contextualized visualization of potential improvements to the street that will improve the area’s quality of life for residents, business owners, employees, and visitors
- Confirm framework for Atlantic Boulevard area improvements and inform community members about the relationship to the General Plan Update process and timeline



Emerging Themes and Key Findings

Throughout the workshop and the various engagement activities several prominent themes emerged from the feedback provided by participants. Recommendations and ideas that received a lot of attention and high rankings throughout the different engagement activities were identified as emerging themes. These emerging themes indicate the community's priorities in terms of improving the quality of life in Commerce. As such they will help guide the development of the General Plan update.

- **Access to affordable and healthy food** - Many participants requested better access to a grocery store with healthy food options in Commerce. This request emerged as a key finding throughout many of the input tools and was one of the proposed improvements that received the most votes overall.
- **Increased retail and restaurant options** - Broadening the variety and number of restaurants and retail options on the main commercial streets in Commerce emerged as a priority for participants. Many identified Atlantic Boulevard as a preferred location for more restaurants as well as, to a lesser degree, Washington Boulevard. Several specific types of preferred retail services were identified by participants, including a grocery store, a bank and a drug store.
- **Enhanced green space and vegetation** - Many participants indicated the need for more green space and vegetation throughout the city. Providing a better connection to the natural environment, even through smaller interventions to the streetscape, was a key element in most participants' vision of the future for Commerce. Many envision a greener city with more bike and walking trails and more trees throughout the city.
- **New recreation facilities** - Creating new sports facilities as well as a dog park emerged as a preferred improvement for many of the workshop participants. They indicated that new opportunities for recreation and physical activity would help improve the quality of life in Commerce. This finding builds on participants' recognition that the city's parks and recreation facilities was one of its strongest assets.
- **Encouraging clean businesses** - Participants indicated the need to limit the location of heavy industrial businesses in Commerce and instead encourage clean and green businesses to locate in the city. The attraction of such businesses would help improve the environment in Commerce.

II. Format and Methodology

The pop-up demonstration event was designed as an interactive environment where participants could arrive at any point during the event and stay as long as they wish. The activities organized at several different stations aimed to attract and engage participants of all ages and backgrounds, including families, youth, and seniors. All materials were translated to Spanish, and at least one bilingual Spanish speaker from MIG was in attendance. Participants were asked to check-in at the sign-in table to receive an event passbook and information about the General Plan Update and Specific Plan development.

The event was organized by station and each station covered a different topic based on the various types of improvements and investment strategies that could be included in the General Plan. Participants were encouraged to visit every location to receive a passbook stamp and a small prize. The passbook helped guide participants through the activities and incorporate the community's input into contemplated changes along Atlantic Boulevard and the General Plan in general.

When a participant completed all activities, she/he turned in her/his passbook and received a raffle ticket for an opportunity to win a grand prize. Prizes of increasing value were raffled off throughout intervals of the day—attracting and maintaining the participation of more residents.

The event was designed to be festive with vibrant displays and signage. Each station included the following elements:

- Staged activity demonstrating potential improvements, interventions, strategies
- Displays to provide education about how these ideas contribute to and enhance a community
- Engagement tools to solicit input from the community regarding preferences for the ideas presented

Various engagement tools were available throughout the event. In most cases, participants were asked to use dot stickers to identify their preferences between different types of improvements. They were also invited to share their own ideas for improvements by either writing or drawing their vision for the future of Commerce. Each activity was staffed by members of the project team to encourage participants to provide input, provide assistance if needed, and answer any questions that community members had.



III. Summary of Community Input

Participants were encouraged to share their thoughts and ideas about the future of Commerce and what they would like to see improved or changed in the city as it evolves over the next decades. Community input was collected on a variety of different topics relating to Commerce’s built environment and community amenities. The feedback collected through these interactive activities is summarized below by topic. Since participants were encouraged to select their top-two or -three preferred answer choices, the results of the dot-activities presented below should not be interpreted as percentages of total participants but, instead, should be understood as percentages of total dots.

The first input board asked participants where they live, work, and play in Commerce. Although not all participants answered this question, figure 1 below demonstrates that the majority of workshop participants were Commerce residents representing all residential neighborhoods of the city.



Figure 1: Where do you live, work, or play?

REIMAGINE COMMERCE

GENERAL PLAN UPDATE

What would you like to see more of in Commerce?

Participants were asked to identify what types of improvements or new amenities they would like to see more of in Commerce. Grocery stores received the most number of votes from participants, who were allowed to select up to three answer choices. Other preferences identified by participants included, in order of preference, more places to eat and shop, more housing options and plazas and open spaces. Other answer choices provided by participants included recommendations for specific types of grocery stores, such as Trader Joe's (identified by over 10 participants), as well as a desire to bring back the small town feel to Commerce. One participant requested adding a stop on the Metrolink shuttle line to better serve the community.

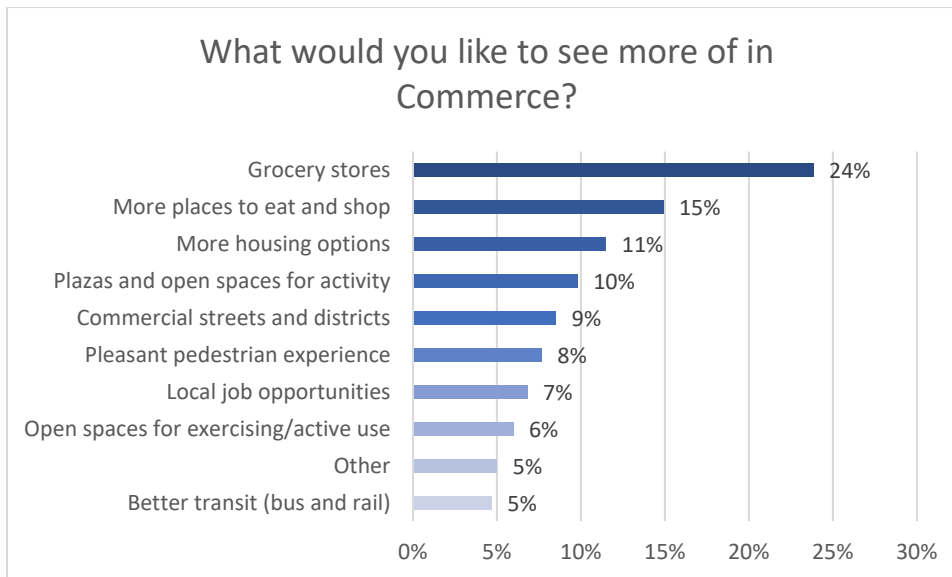


Table 1: What would you like to see more of in Commerce?



REIMAGINE COMMERCE

GENERAL PLAN UPDATE

What should Commerce prioritize to improve the environment?

Participants identified encouraging clean and green businesses as the top priority for Commerce to improve the environment. Other strategies, ranked as second-tier priorities by participants, included reducing noise and pollution by businesses and addressing vehicle pollution.



A recommendation provided by a participant in the “other” category encouraging the city to add more trees received many votes from participants. Combined with the answer choice “plant sustainable landscaping,” this recommendation would rank second in terms of priorities for improving the environment in Commerce. Other write-in answers provided by participants included providing free wifi for residents, providing public recycling bins, and improving the bus experience.

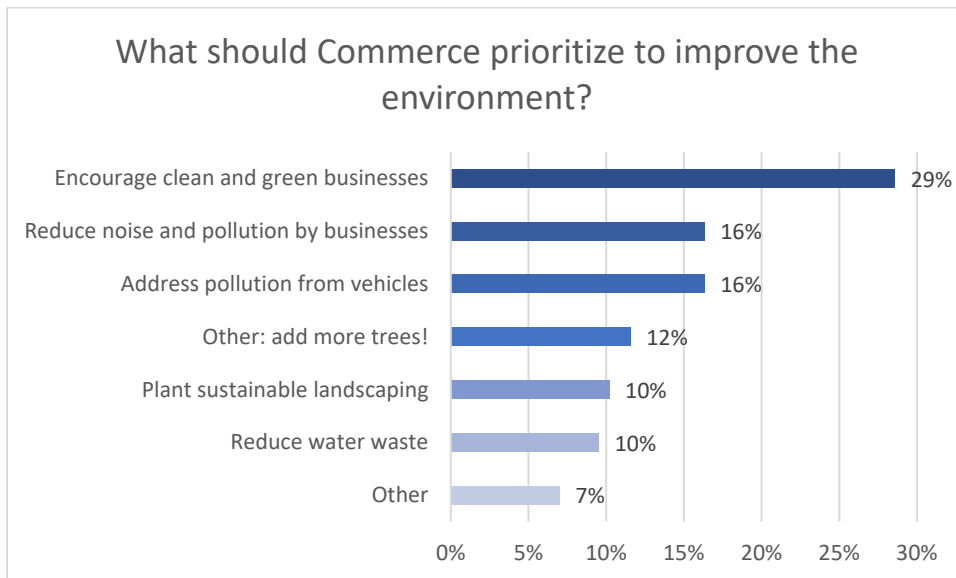


Table 2: What should Commerce prioritize to improve the environment?

How can Commerce become a healthier place?

The top strategy identified by participants to help Commerce become a healthier place is encouraging healthy food markets. The two second-most preferred strategies were limiting the locations of heavy industrial business and reducing truck traffic near residential areas. Other recommendations provided by participants included increased beautification near the Veteran’s memorial park, creating a farmer’s market and redirecting truck traffic off Washington, with clearer signs.

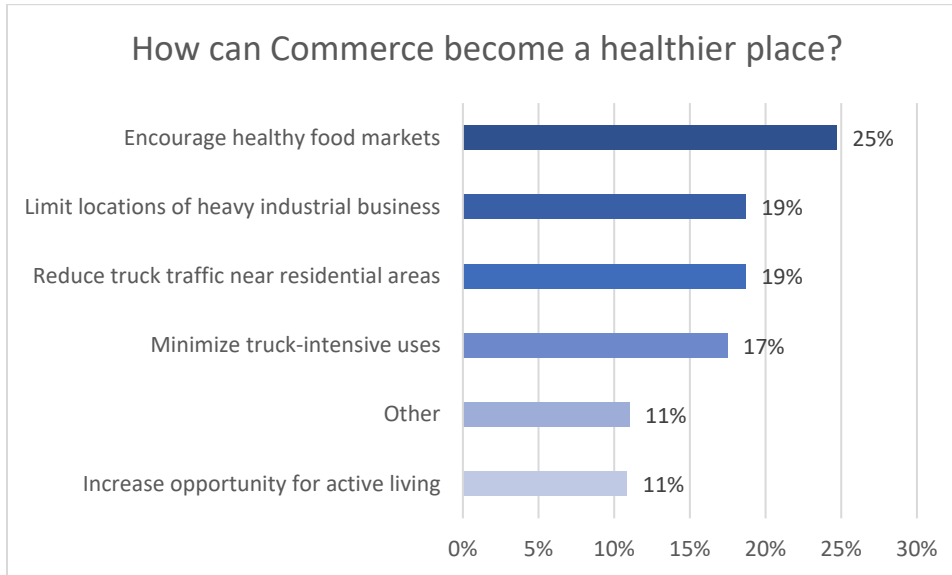


Table 3: How can Commerce become a healthier place?



How can we improve our parks, recreation facilities, and open space so people can lead healthier lives?

The two preferred improvements to parks, recreation facilities and open space in Commerce were creating more walking and bike trails and improving existing facilities. Creating a high school and expanding the library was identified by several participants as another improvement to Commerce’s quality of life.

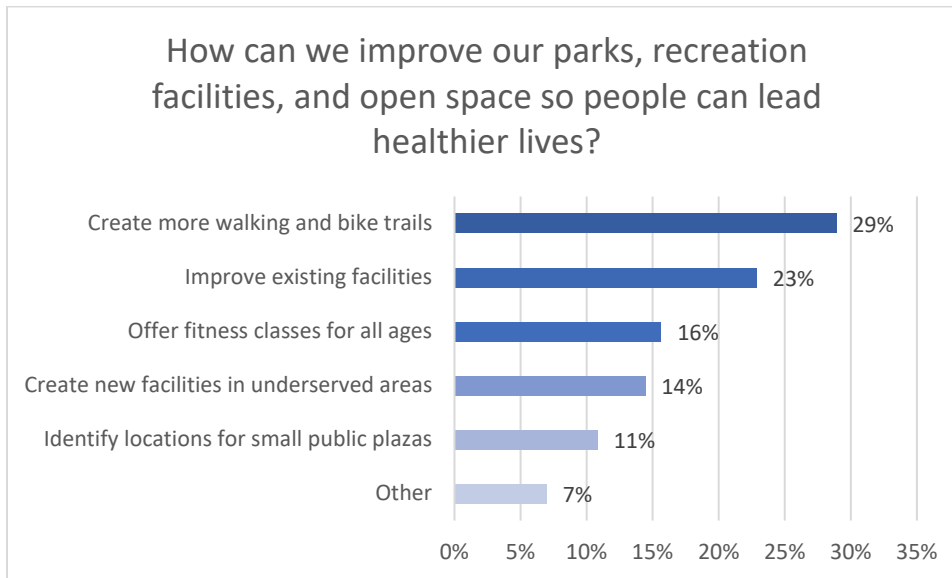


Table 4: How can we improve our parks, recreation facilities, and open space so people can lead healthier lives?



Commerce should provide housing for...

The top two populations that Commerce should provide more housing for, according to workshop participants, are young homeowners and large families. Housing for low-income residents and seniors were identified as a lower priority for Commerce.

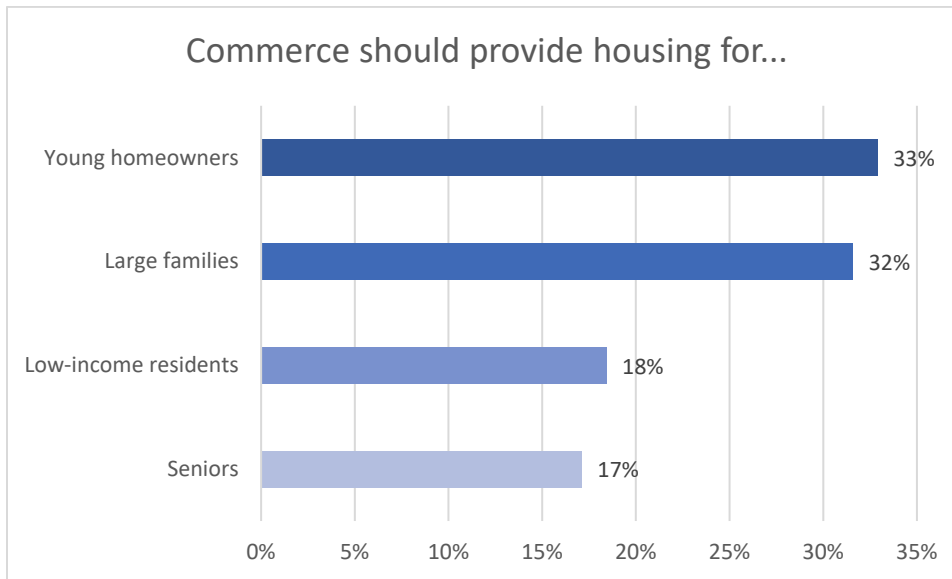


Table 5: Commerce should provide housing for...

What kind of improvements would you like to see to Atlantic Blvd?

Increasing the number and variety of restaurants as well as providing opportunities for entertainment were the top two preferred improvements that participants would like to see on Atlantic Blvd. Another improvement that received a significant amount of votes from participants was the creation of a dog park. This recommendation was provided by a participant as a write-in and received the third-most votes overall. Creating public plazas, gathering spaces, and pleasant pedestrian experiences were other improvements identified by many participants for Atlantic Blvd. Participants also recommended that additional amenities and services be available on Atlantic Blvd, such as a bank, a super market, and a drug store.



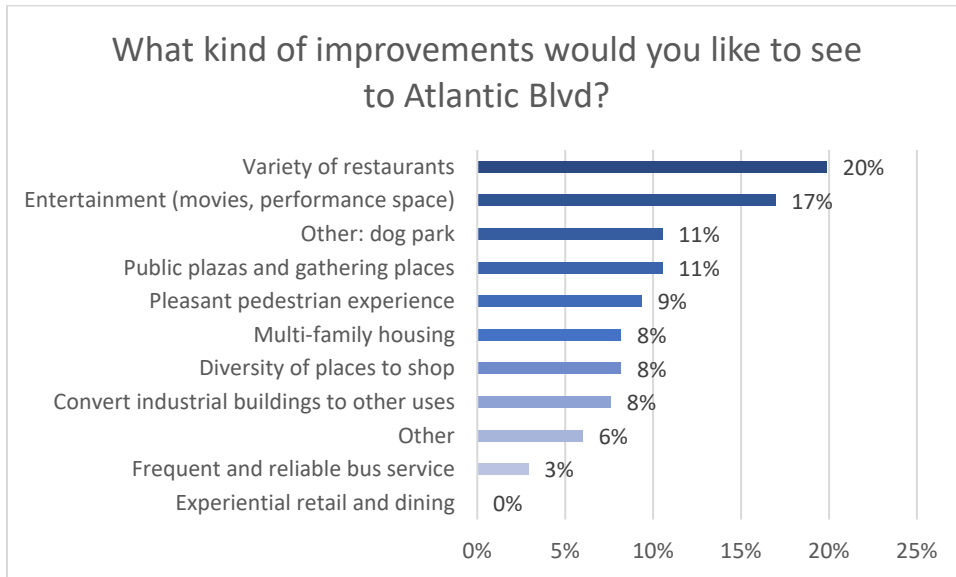


Table 6: What kind of improvements would you like to see to Atlantic Blvd?

What kind of improvements would you like to see on Washington Blvd

Similar to the findings for Atlantic Blvd, many participants would like to see a larger variety of restaurants on Washington Blvd. However, other findings differed as participants identified different types of uses for Washington Blvd than those identified for Atlantic. Furthermore, no clear favorites came out of the results with votes almost evenly distributed among several uses, including converting industrial buildings to other uses, providing a diversity of places to shop, and creating pleasant pedestrian experience. Other amenities and improvements proposed by participants included a high school, a nature trail or garden and a drug store.



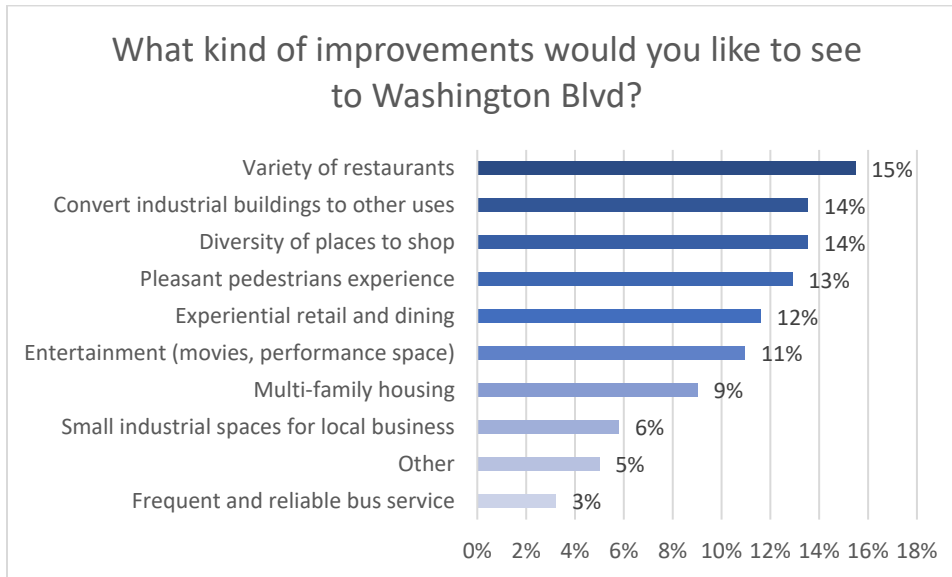


Table 7: What kind of improvements would you like to see to Washington Blvd?

What do you like most about Commerce?

Participants were asked to share what they most about Commerce in an open-ended question where participants were encouraged to write their answers. The most frequently mentioned local assets and benefits of living in Commerce were its many activities, especially for kids, and its parks and recreation facilities. Each asset was mentioned by nearly a third and a quarter of participants, respectively. All answers provided by participants fell into the following categories, organized in order of importance:



- Activities, especially for kids
- Parks and recreation facilities
- City services
- Community and local culture
- Transportation
- Retail options
- Representation by elected officials

REIMAGINE COMMERCE

GENERAL PLAN UPDATE

Your vision for Commerce

Workshop participants were asked to envision Commerce's future and share what that vision would look like through drawings. Several key improvements emerged as priorities through this drawing exercise, with over half of the participants identifying more parks, green space and sports facilities in their vision for Commerce's future. Participants' vision for Commerce included the following key elements, listed in order of importance based on the number of times they were mentioned by participants:

- More parks and green space
- New sports facilities
- More retail options
- New or improved community centers
- New schools
- Better transportation
- More community events, especially family-friendly
- Improved neighborhood safety
- Local employment opportunities



IV. Next Steps

ReImagine Commerce
General Plan Advisory Committee
Meeting #1

December 19, 2018

S U M M A R Y

Introduction

On Wednesday, December 19, 2019 the City convened the first meeting of General Plan Advisory Committee. The purpose of the meeting was to provide the Committee with an overview of the process to update the city's General Plan, review the charge of the committee, and update on the work to date. Matt Marquez, Deputy Director of Development Services, welcomed the meeting and introduced Laura Stetson and Esmeralda García from MIG. He described that the city selected the consulting firm to lead the General Plan update.

The following is a summary of the Committee's discussion.

Outcomes

Laura and Esmeralda lead a round of self-introductions and asked committee members share their desired outcomes from the process.

- Commerce is ready for change and there are great benefits that can come from this.
- Best practices from other places will greatly inform how the community provides input on the future vision.
- The freeways and rail yards pose a challenge and this needs to be considered in the development of the General Plan update.
- Parks are important in our community and we need to understand how they are changing.
- The process needs to involve youth; they want to help shape future.

- It's important to see youth contribute ideas
- The long-range vision should be to see Commerce prosper.

Project Updates

The consultant team provided a brief presentation summarizing the work completed to date. This included the results of the first community workshop and planning strategies for Atlantic Boulevard, Washington Boulevard, and the Housing Opportunity Overlay. Committee members asked the following questions and comments.

- Will the team host pop-up demonstrations in other parts of the city? It would be important to have events throughout the city and provide more publicity so there is a great turn out.
- Does the team plan to coordinate with Bicycle and Pedestrian Master Plan committee?
- How will warehouses be addressed?
- We need to plan for more housing.
- Is the proposed Gold Line alternative going to be unground? This will help reduce congestion?

The consultant team facilitated a discussion to get feedback into the planning strategies for Atlantic Boulevard, Washington Boulevard, and the Housing Opportunity Overlay. These were shared with the City Council and Planning Commission and feedback from the GPAC is the next step in the process. The committee provided the following comments.

- Survey business community to see what types of activities and uses they would like to see after 6:00 p.m. The team can assess what types of businesses would address these needs.
- Consider amenities for employees to stay a little longer after hours. Places where they can dine, go out for drinks, etc.
- Many businesses would like amenities for all employees, especially when off-shift.
- There is a need to provide housing opportunities for the local workforce.
- There will always be traffic and parking impacts. Look at ideas to address this. For example the residents near Steven's Stake House have issues with patrons parking in the neighborhood.
- The ideas for Atlantic Boulevard area a good vision.

- Improve local transit to improve connections.
- Create more walkable places
- Add more landscaping and improve the tree canopy. Trees are also a good way to improve the air quality.
-
- Plan for housing that meets the needs of the younger generation. Look at these current trends.
- New housing should include childcare centers.
- The way workers use office space has evolved and current trends include on site amenities and a different environment.
- Consider the WeWork model when planning for office space.
- Co-housing is a good option.
- Like the co-housing idea
- Denser development is a good option and should be considered as an opportunity to address housing needs. Single family homes will be too expensive.
- There is little access to healthy food. Consider a food desert grant (Federally subsidized) to attract a supermarket.
- Housing for young adults wanting to move back to Commerce is needed.
- Look at Millennials as we shape our new vision.
- Commerce has fallen behind in residential development.
- Arrange a site visit and tour of places to inspire our vision and identify opportunities.
- Provide examples from aboard.
- Undergrounding utilities will improve aesthetics.
- Prioritize a supermarket. The city should look for incentives such as purchasing a property and leasing it (almost cost-free) to a grocery store.
- Make sure adequate parking is available.

The team discussed a standing time for the GPAC to meet over the next year. The group agreed on the 4th Tuesday of the month. The committee will take a break in January and begin convene on February 26, 2019 at 6:00 p.m.

General Plan Advisory Committee

Meeting #6

July 30, 2019

SUMMARY

Introduction

On Tuesday, July 30th, 2019 the City convened the sixth meeting of the General Plan Advisory Committee (GPAC). The focus of the meeting was to elicit input about new land uses in Commerce.

Previous Meeting Recap

The comment regarding motels is general.

- *The group discussed that motels along Atlantic Boulevard are an eyesore and undesirable.*

The following is a summary of the Committee's discussion.

Areas for Opportunity

Ms. García introduced an aerial map of Commerce displaying assets and major corridors, an updated map based upon feedback from June's meeting of the GPAC, and a legend depicting uses that resulted from the community visual survey that was distributed during the first phase of community engagement. She facilitated a discussion to gather ideas about new uses the GPAC members would like to see in different parts of the city and exactly where they should be.

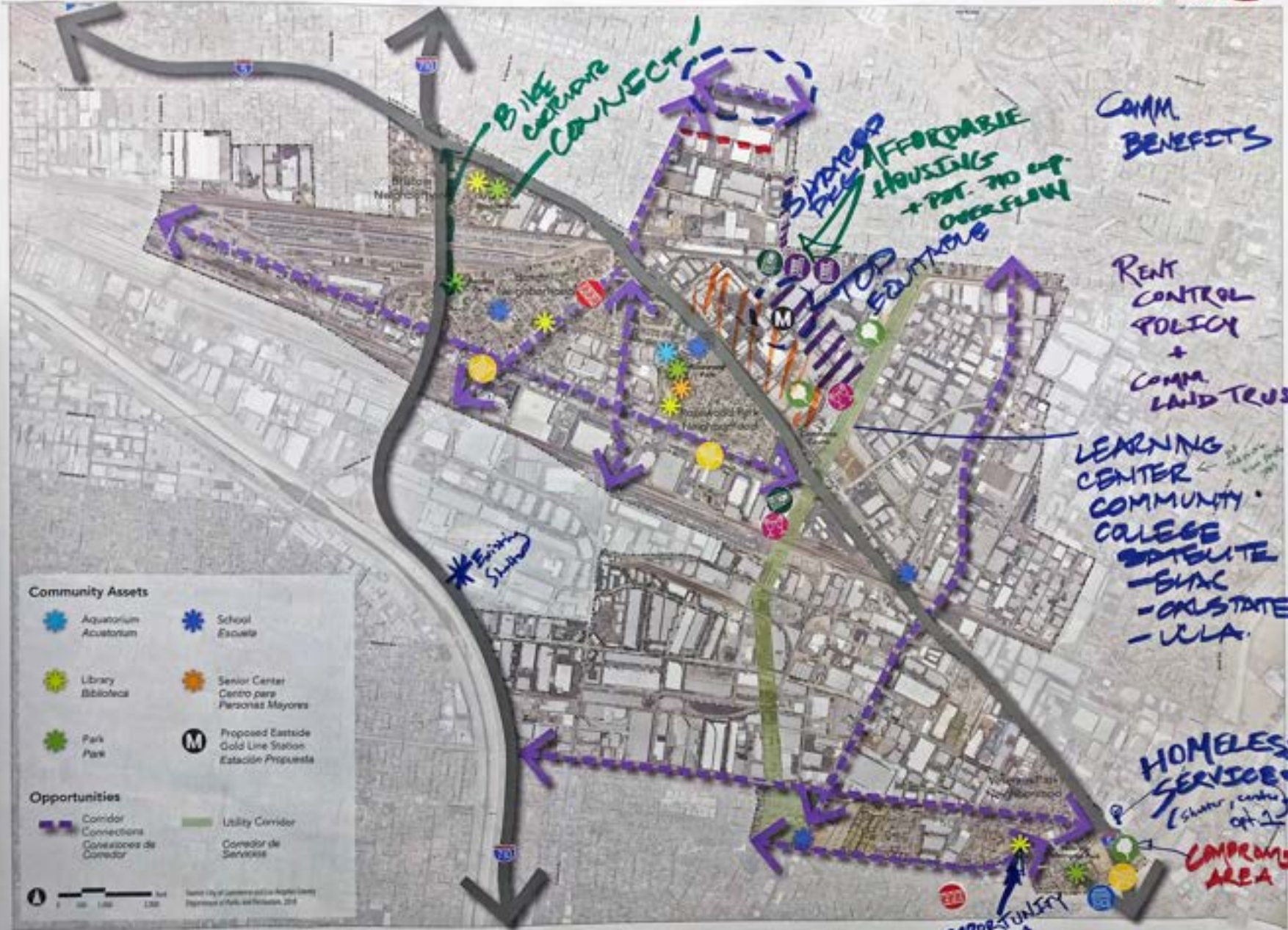
GPAC members had the following comments:

- Address existing issues in the General Plan.
 - Homelessness is increasing annually in the region and the Plan should consider how to provide for that population.
 - Parking spaces, both on and off-street, for residents are a major need throughout Commerce.
 - Amenities for day workers vs. amenities for permanent residents are disproportionate in favor of day workers who do not live in Commerce.
- Ensure careful planning if I-710 freeway is improved.
 - Provide site(s) for relocation of displaced residents.
 - Consider community benefits as a development requirement.
- Consider proposed Metro light-rail station as a unique opportunity for a vibrant plan area.
- Consider a transit-oriented development (TOD) near the proposed Metro light-rail station.
 - Maximize the use of land near the Metro station.
 - Balance parking availability between residents and transit users. Provide parking as a premium for residents and consider shared parking options.
 - Make the TOD equitable and accessible for all.
- Enhance the Target shopping center and leverage success of food trucks and local businesses.
- Consider diverse types of business.
 - Some industrial areas could be converted to other land uses.
 - Commerce is currently the #3 port city in the U.S.
- Add a life skills center in Commerce.
- Provide better connections within the Bristow neighborhood.
 - Create bike corridors.
- Provide homeless shelter/center services in the Veteran's Park neighborhood.

Action Items/Next Steps

- The GPAC members can email comments on the previous meeting summary to General Plan team by August 5, 2019.

The team reminded the committee members that the next meeting will take place on August 27, 2019 at 6:00 p.m.



Community Assets

- Aquarium Acustorium
- School Escuela
- Library Biblioteca
- Senior Center Centro para Personas Mayores
- Park Park
- Proposed Eastside Gold Line Station Estación Propuesta

Opportunities

- Corridor Connections Conexiones de Corridor
- Utility Corridor Corridor de Servicios

OPPORTUNITY AREA

HOMELESS SERVICES (shower, coffee) opt 2

CAMPESTRO AREA

LEARNING CENTER COMMUNITY COLLEGE SATELLITE - BLAC - CALSTATE - UCLA.

RENT CONTROL POLICY + COMM. LAND TRUST

COMM. BENEFITS

AFFORDABLE HOUSING + POT. TO CAP OVERFLOW
TOP EDITIONS

Bike Corridor CONNECT

Eastside Station

General Plan Advisory Committee

Meeting #7

August 27, 2019

SUMMARY

Introduction

On Tuesday, August 27th, 2019, the City convened the seventh meeting of the General Plan Advisory Committee (GPAC). The focus of the meeting was to elicit input about the emerging vision and guiding principles for Commerce.

The following is a summary of the Committee's discussion.

Emerging Vision

Ms. García introduced Commerce's emerging vision and community values that incorporate the feedback from the GPAC and this summer's community engagement events. She facilitated a discussion to confirm the vision and guiding principles. The GPAC members provided a variety of comments on the overarching vision and provided ideas for consideration in the General Plan update.

Circulation and Connections

- Improve and strengthen transportation connections to from the southern (residential) side of Commerce to the area on the north (Citadel).
 - Consider constructing a pedestrian bridge from Ferguson Drive over the rail yard.
 - Improve mobility at Ferguson/Goodrich/Atlantic to address the bottle neck. This causes access and safety issues for the residents in the Ferguson neighborhood.
 - Plan intentional connections along Atlantic Boulevard, Telegraph Road, and Eastern Avenue for residents and visitors.

- Plan for increased traffic as a result of all proposed development projects.
- Reexamine and reestablish Goodrich Blvd's full connection into the Mix Master.
- Increase the amount of parking in residential areas.
- Consider shared parking programs in residential areas.

Housing

- Create more housing in Commerce.
- Make housing more affordable and stable.
- Emphasize affordability and stability
- Consider options to retrofit motels along Atlantic Boulevard, possibly for affordable housing or apartments for the homeless.

Economic Development

- Incorporate the daily workforce into the community fabric.
 - Incentivize workers to stay after 5 pm to shop.
 - Give workers a vested interest in Commerce's amenities and services.
- Bring a supermarket into Commerce.
- Balance support for Commerce's "legacy businesses" and new businesses.

Services

- Provide quality medical care for Commerce residents.
 - Build Commerce a medical facility.
- Look at the Altamed medical facilities as an example.
- Bring amenities into Commerce that engage and activate the local community.
- Provide more amenities after business hours.

Community Health

- Mandate and enforce healthy noise and pollution levels.
 - Consider making Commerce carbon neutral.
 - Plant more street trees that produce oxygen.
- Update and upgrade Commerce's local businesses.
 - Provide City-sponsored programs to help local businesses operate "cleaner and greener."
- Build community gardens in Commerce.

- Consider cooperative ownership models for Commerce businesses as a strategy to implement green practices while addressing the needs of community members in need.
 - Bring thrift shops into Commerce.
- Create innovative solutions to address issues related to community members experiencing homelessness.
 - Consider policies that partner with Commerce industrial businesses for using parking during non-business hours for community members residing in vehicles.
 - Provide services such as bathrooms.
- Consider available uncontaminated land for agricultural uses such as community gardens.

The group had a question regarding the planned improvements for the I-5 project, specifically the schedule. Staff will follow up with other departments to follow up with the group.

Closing

Ms. García summarized the input provided during the meeting and informed the group that Committee would address the community benefits during the September meeting. In preparation she asked the group to think about the types of community benefits that will inform the General Plan Update.

She reminded the group that they can email comments on the previous meeting summary to General Plan team by September 2, 2019. The next meeting will take place on September 24th, 2019 at 6:00 p.m.

General Plan Advisory Committee

Meeting #8

September 24, 2019

SUMMARY

Introduction

On Tuesday, September 24th, 2019, the City convened the eighth meeting of the General Plan Advisory Committee (GPAC). The focus of the meeting was to elicit input about the draft vision for Commerce and potential community benefit.

The following is a summary of the Committee's discussion.

Draft Vision and Guiding Principles

Ms. García introduced Commerce's draft vision and guiding principles that incorporate the feedback from the GPAC, the community survey, and this summer's community engagement events. She facilitated a discussion to confirm the vision and guiding principle components and explained that these drafts will lead to the vision statement and guiding principles. The GPAC members provided a variety of comments on the overarching vision and guiding principle statements and provided ideas for consideration in the General Plan update.

- Ensure the vision has a consistent active voice
- The term "green" should be defined
- The statement regarding transportation network should improve air quality.
- Improving human health is important and the statement related to addressing noise and pollution should be bolder

Community Benefits

Landscaping

- Include trees that will oxygenate and provide canopy
- Use best environmental practices for public landscaping (non-harmful products and xeriscaping)
- Consider “green/living walls” in publicly visible spaces

Plazas and Open Spaces

- Consider nontraditional seating areas in medians
- Use visual examples:
 - Pasadena Paseo
 - Portland mall - Multi-modal, active transportation

Meeting Places

- Include meeting spaces on rooftops
- Require visible, welcoming privately owned public spaces

Bikeways

- Require bikeway access to and from private developments

Housing

- Provide affordable housing for both low- and middle-income residents, including workforce
 - Use community’s median income to determine respective goal amounts for affordability
 - Build cooperative housing for disabled and veteran residents

Local Restaurants

- Allow small storefronts, pop-up businesses, and kiosks
- Add a coffee shop near the Metrolink stop/parking lot
- Use good examples:
 - Anaheim GardenWalk
 - Merkado—stalls for mom-and-pops with a shared commercial kitchen
- Encourage developer to implement programming

- Developer should contribute offsite amenities (commercial kitchen or open space) if unable to provide onsite

Parking

- New housing/dwelling units will increase the need for traffic and parking solutions
 - Consider bundled/shared parking requirements between developers. Use examples like New York.
 - Cars are projected to get smaller and smaller in the next ten years

Housing

- Create an accessory dwelling unit (ADU) policy

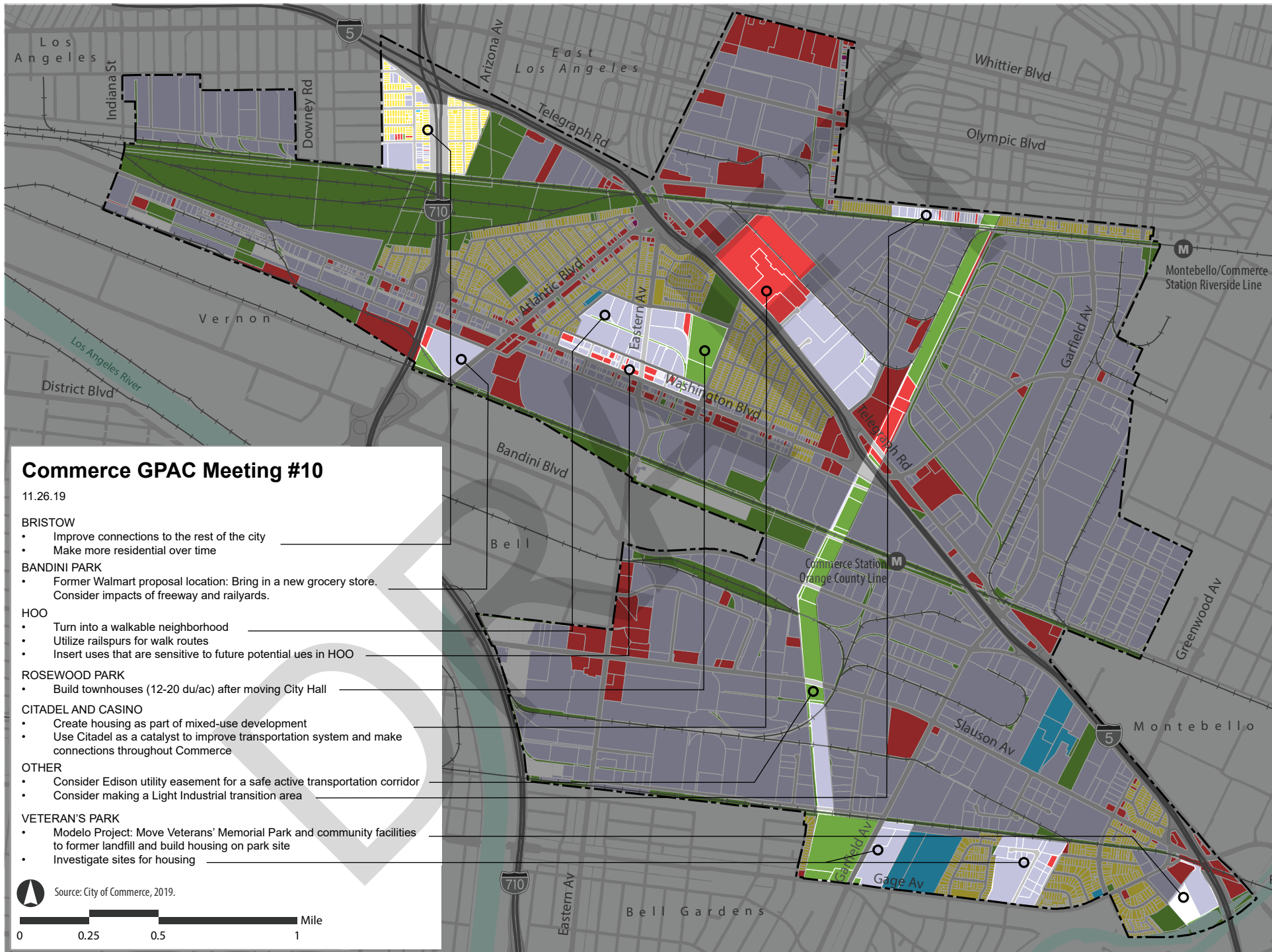
Railways

- Improve communication between residents and Union Pacific railway

Closing

Ms. García summarized the input provided during the meeting and informed the group that Committee would discuss land use during the September meeting.

She reminded the group that they can email comments on the previous meeting summary to General Plan team by September 30, 2019. The next meeting will take place on October 22nd, 2019 at 6:00 p.m.



Commerce GPAC Meeting #10

11.26.19

BRISTOW

- Improve connections to the rest of the city
- Make more residential over time

BANDINI PARK

- Former Walmart proposal location: Bring in a new grocery store.
- Consider impacts of freeway and railyards.

HOO

- Turn into a walkable neighborhood
- Utilize railspurs for walk routes
- Insert uses that are sensitive to future potential uses in HOO

ROSEWOOD PARK

- Build townhouses (12-20 du/ac) after moving City Hall

CITADEL AND CASINO

- Create housing as part of mixed-use development
- Use Citadel as a catalyst to improve transportation system and make connections throughout Commerce

OTHER

- Consider Edison utility easement for a safe active transportation corridor
- Consider making a Light Industrial transition area

VETERAN'S PARK

- Modelo Project: Move Veterans' Memorial Park and community facilities to former landfill and build housing on park site
- Investigate sites for housing



Source: City of Commerce, 2019.



Montebello/Commerce Station Riverside Line

Commerce Station Orange County Line



City of Commerce Community Workshop

Housing Element Update November 17, 2022



Agenda

- Introductions and Welcome
- General Plan
 - Housing Element Overview
- Special Housing Needs
- Next Steps
- Share Your Thoughts

Meeting Format and Zoom Tools

How to Use 
Video Conferencing

Black menu bar at top or bottom of screen:



Audio

Please mute yourself when not speaking

Video

Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

View

Gallery/Speaker View of videos and screen share can be changed in top right corner

Poll Question #1

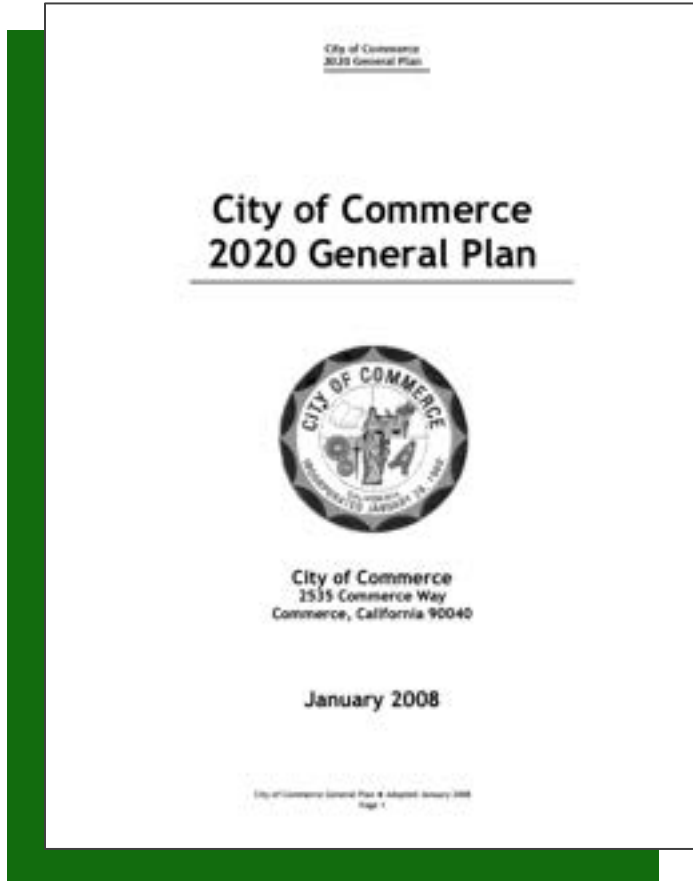
What special needs group does your organization represent?

- Seniors
- Immigrants
- Low income households
- People experiencing homelessness
- People with disabilities
- Female-headed households
- Other

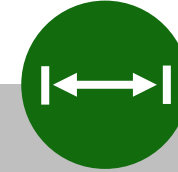


General Plan Overview

A General Plan is...



High-level policy document required by State law



Long-range in scope



Blueprint for change over time



Focused on 15-20 years outlook

General Plan Elements





Housing Element

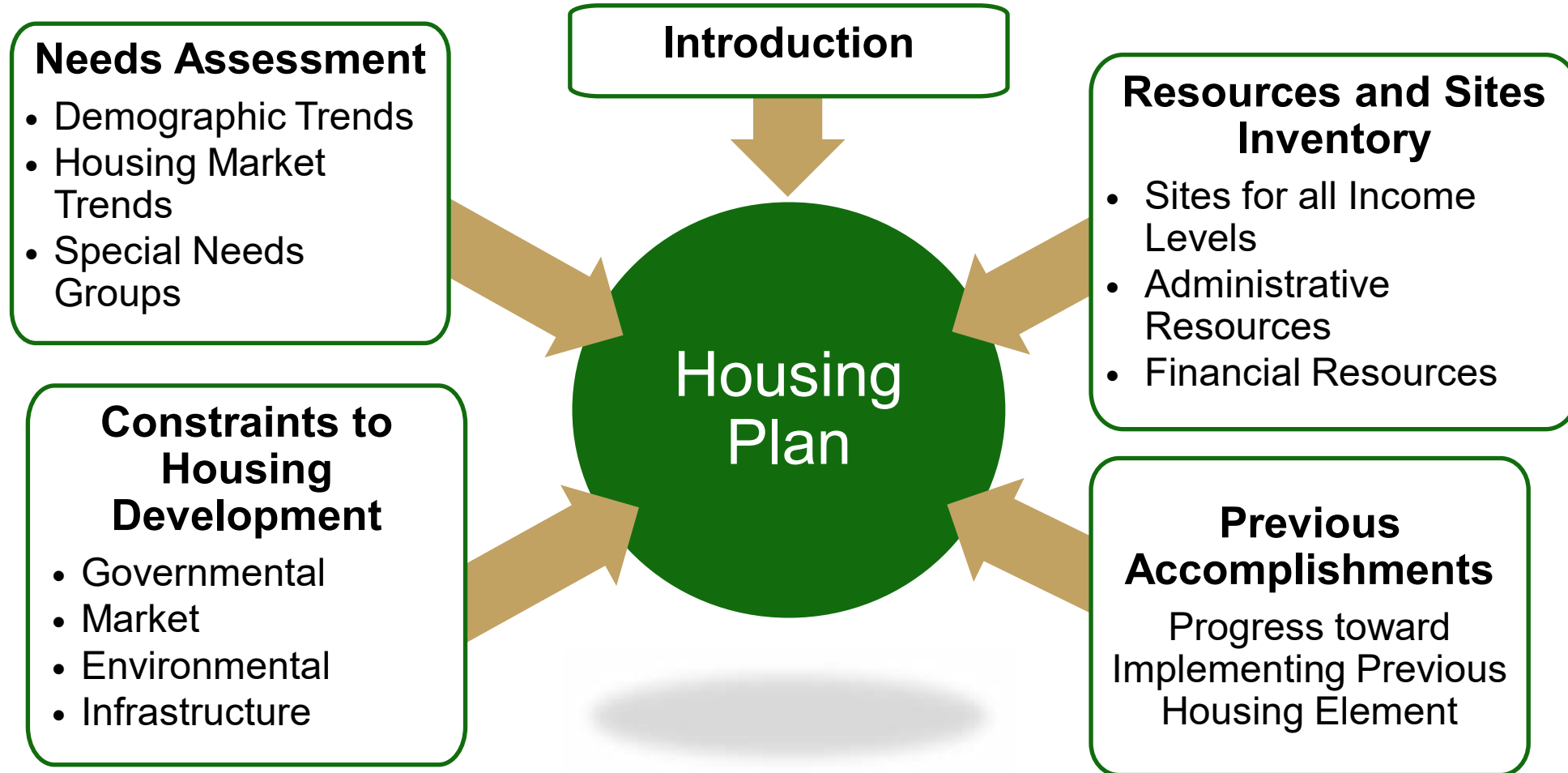
What is a Housing Element

- A State-required element of the General Plan
- Only General Plan element that requires review and “certification” by a State agency, the Department of Housing & Community Development (HCD)
- 2021-2029 update due October 15, 2021

Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

What is in a Housing Element?



Poll Question #2

Are your organization's participants mostly:

- Homeowners
- Renters
- Not sure
- Other

What is Affordable Housing?

- **Affordable housing:** A household pays no more than 30% of its annual income on housing
- **Cost burden:** When monthly housing costs (including utilities) exceed 30% of monthly income



39% of all Commerce households

and

54% of low-income households experience housing cost burden

Income Limits for Los Angeles County

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate (81-120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Area Median Income (AMI)	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400

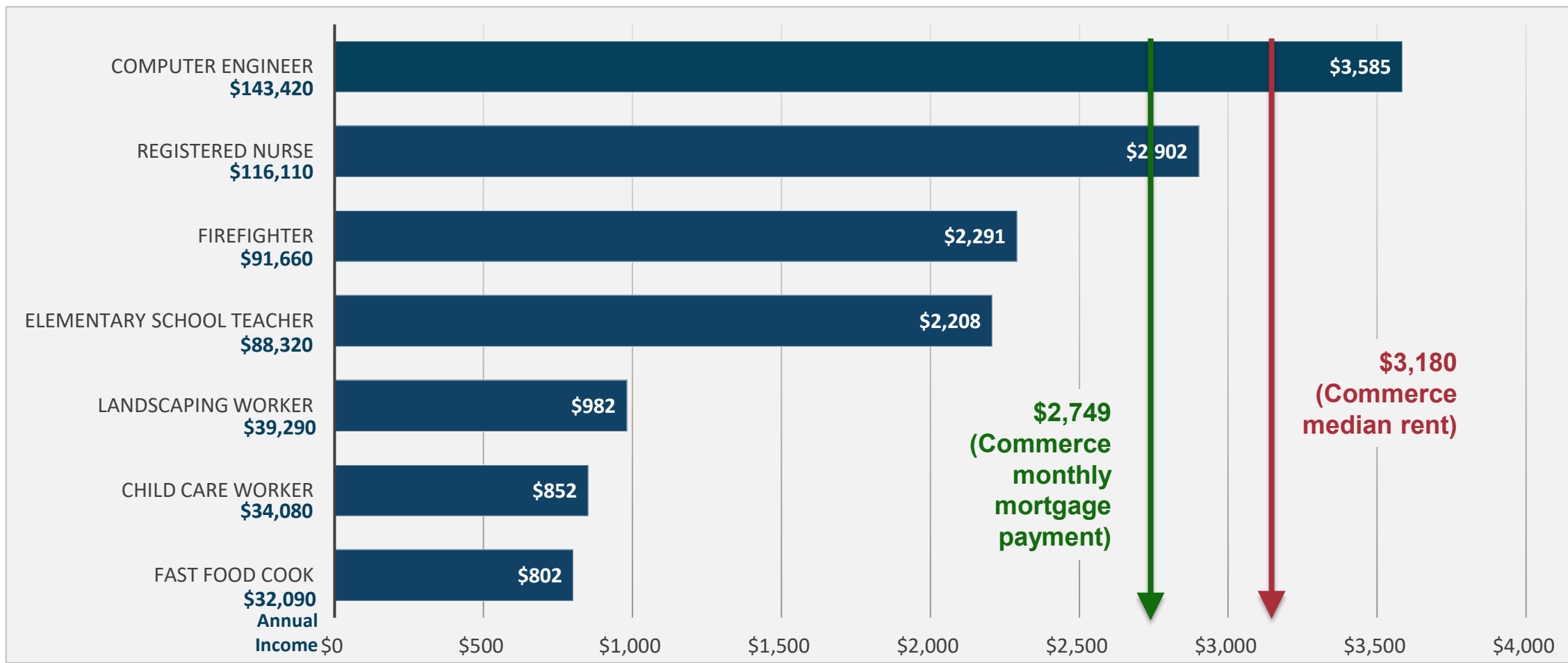
Affordable housing = 30% of household income

Example: $\$90,100 \times 30\% = \$27,030/12 \text{ months} \rightarrow \$2,252 \text{ per month}$

AMI = Area Median Income

Los Angeles County AMI = \$91,100 (family of 4)

Housing Cost v. Income



*For a median priced home; Source: Zillow.com mortgage data; Zumper rent trend data November 2022

What is the RHNA?

Regional Housing Needs Assessment:

(Asignación Regional de Necesidades de Vivienda)



HCD determines
RHNA for each
Council of
Governments



RHNA for
SCAG region:
1,341,827
housing units



RHNA for
Commerce:
247 housing units

Commerce RHNA by Income Group

Income Group	% of AMI	Annual Income Range*	Commerce 2021-2029 RHNA	% Of Units
Very Low	0-50%	\$0 - \$38,650	55	22%
Low	51-80%	\$38,651 - \$61,840	22	9%
Moderate	81-120%	\$61,841 - \$92,760	39	16%
Above Moderate	120% +	\$92,760 +	131	53%
Total			247	

*A range of household incomes that represents a percentage of the area median family income (MFI). The 2022 MFI for a family of four in Los Angeles County is \$91,100. Source: SCAG, 2020; CA HCD 2020 Income Limits

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)

(not a construction obligation)

Neighboring RHNA Allocations

Jurisdiction	Population	Housing Units	Units for 2021 – 2029 RHNA
Commerce	12,868	3,468	247
Bell Gardens	42,449	10,012	503
Montebello	63,544	20,051	5,186
Downey	113,529	35,838	6,525
Pico Rivera	63,374	17,173	1,024
South Gate	97,003	24,540	8,282
Los Angeles County	10,172,951	3,590,574	812,060

Meeting the RHNA

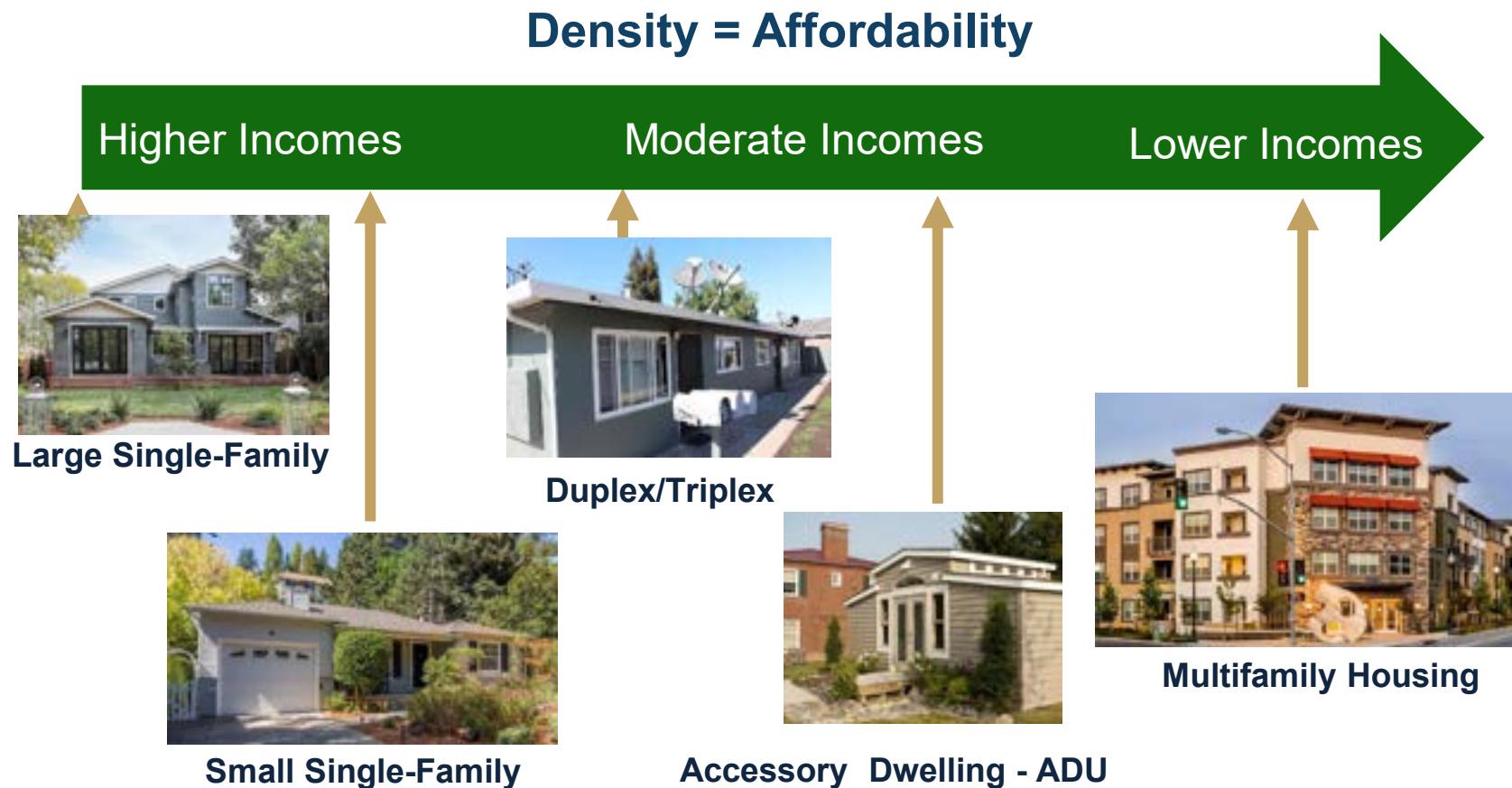
1 **Approved housing and mixed-use projects**

2 **Projects in the development process**

3 **Potential sites for new housing**

- Vacant sites
- Underutilized sites that could redevelop
- Accessory dwelling units

How Do We Assign Affordability?



What does density look like?



30
units per acre



42
units per acre



60
units per acre

Affirmatively Furthering Fair Housing (AFFH)

Meaningful actions to combat discrimination, overcome patterns of segregation and **foster inclusive communities** free from barriers that restrict access to opportunity.



Special Housing Needs

Special Needs Groups

- Housing element law requires an analysis of housing needs for residents in specific special needs groups
- These groups often spend a disproportionate amount of their income on safe and decent housing and are sometimes subject to discrimination



Persons with Disabilities



Large Households (5+ members)



Female Headed Households



Elderly (65+ Years)



Agricultural Workers

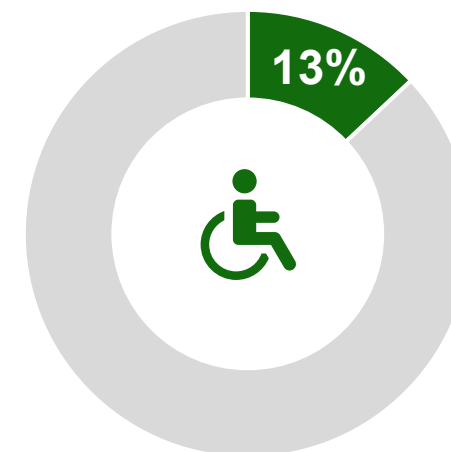


People Experiencing Homelessness

Persons with Disabilities

- Disabled residents typically have limited incomes and often receive Social Security income only, which means their monthly income is often devoted to housing costs.
- They may face difficulty finding accessible housing (heights of installations and cabinets, wheelchair access, etc.) because of limited number of such units

Commerce residents
with a disability

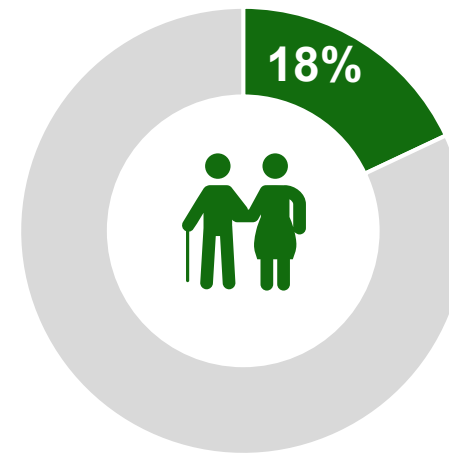


Disability Type	Percent
Hearing Difficulty	2.2%
Vision Difficulty	2.9%
Cognitive Difficulty	6.5%
Ambulatory Difficulty	7.2%
Self-Care Difficulty	4.0%
Independent Living Difficulty	6.9%
Total with a Disability	13.4%

Elderly 65+

- Senior-headed households have special needs due to:
 - Low incomes
 - Disabilities
 - Dependency needs

Commerce Senior Population



30% of seniors have a disability

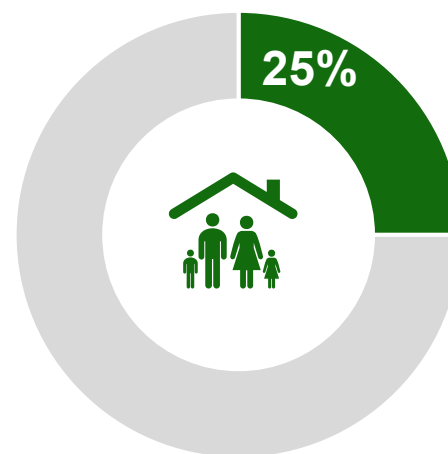


14% of seniors live alone

Large Households (5+ members)

- Large households are defined by HCD as containing five or more persons
- These households require adequately sized and affordable housing units, which can be difficult to acquire
- A lack of this type of housing could lead to doubling-up with other families and overcrowding

Large Households in Commerce



Of these large households



31% are renter households

vs.



69% are owner households

Agricultural Workers

- Agricultural workers have difficulty finding affordable and safe housing due to low wage and high housing costs



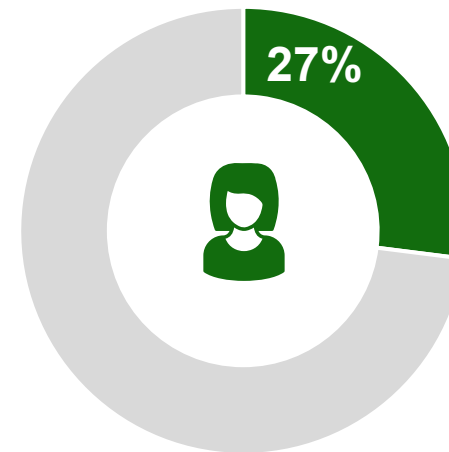
0.5% of Commerce residents are **agricultural workers***

*Agricultural workers includes agriculture, forestry, fishing, and hunting

Female Headed and Single Parent Households

- Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, due to only one income

Commerce Female-Headed Households



35% of female-headed households live in poverty

and

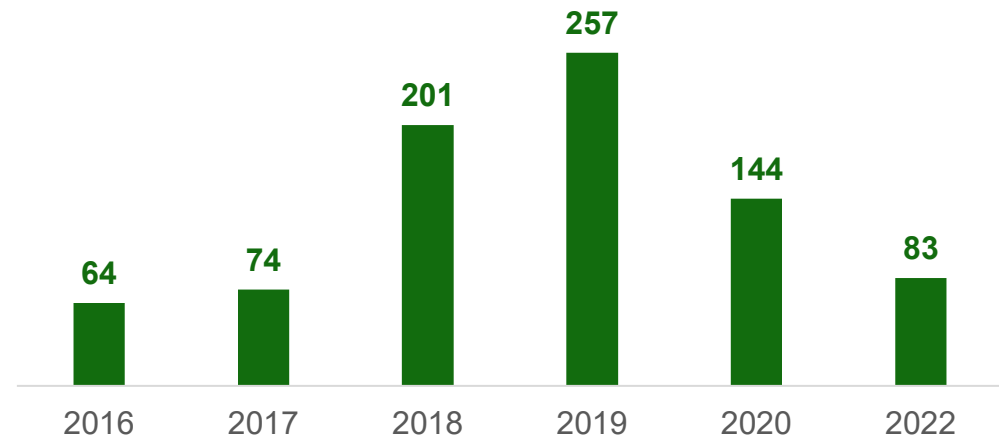
Over **60%** of all households living in poverty are female-headed households

People Experiencing Homelessness

- Homelessness results from a combination of factors, such as loss of employment, inability to find a job due to lack of skills, and high housing costs in comparison to incomes
- Chronic health problems, physical and mental disabilities, and substance use could also lead to homelessness

83 unsheltered individuals were counted in Commerce.

The number has decreased since 2019.





Next Steps

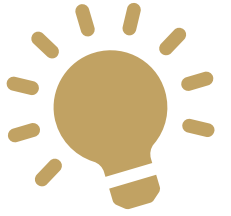
Schedule and Next Steps

- **November 17 – December 16:** Citywide online housing survey
- **December 1 or December 8:** Joint City Council/Planning Commission study session
- **February 13:** Joint City Council/Planning Commission study session
- **Spring 2023:** Preliminary draft housing element released for public comment



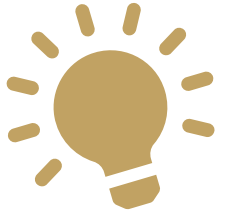
Share Your Thoughts

Your Ideas



What are the major special housing needs issues/challenges in Commerce?

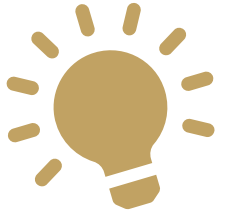
Your Ideas



What types of special needs housing are particularly needed in the community?

What kinds of supportive services should be included in the housing for your clients?

Your Ideas



Where can new housing catering to your clients be accommodated in the City? Any locational considerations?

What are creative solutions to address special housing needs in Commerce?



Housing Element Workshop

Taller de Elemento de Vivienda

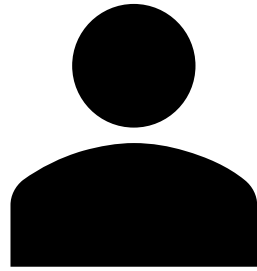
February 28, 2023



Agenda / *Agenda*

- Welcome & Introductions
 - Setting the Stage
 - What We've Heard So Far
 - Commerce Today
 - A Housing Element is...
 - Your Thoughts
 - Next Steps
- *Bienvenida y presentaciones*
 - *Preparando el escenario*
 - *Lo que hemos escuchado hasta ahora*
 - *Commerce hoy*
 - *Un Elemento de Vivienda es...*
 - *Sus pensamientos*
 - *Próximos pasos*

Workshop Facilitators / *Facilitadores del Taller*



[INSERT
HEADSHOT]
Viviana Esparza
Interim Director
Commerce



Ignacio Rincon
Contract City Planner
Commerce



Lisa Brownfield
Principal
MIG



Veronica Tam
Principal
Veronica Tam & Associates



Alfonso Ramirez
Project Associate
MIG

How to Use Video Conferencing

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View

Gallery/Speaker View of videos and screen share can be changed in top right corner



Setting the Stage

Preparando el escenario

The General Plan is a visionary document that identifies if and how a city will grow and change

The Housing Element is:

- One of 7 required General Plan elements
- Required to be updated every 8 years
- Reviewed and “Certified” by Department of Housing & Community Development (HCD)
- Pertinent for the 2021 to 2029 (6th Cycle) period

El Plan General: Un documento para planear el crecimiento y desarrollo urbano

El Elemento de Vivienda es:

- Uno de 7 capítulos que abarca el plan general conocido como *elementos*
- *Actualizado cada ocho años*
- Revisión requerido por el estado, el Departamento de Vivienda y Desarrollo Comunitario
- Con respecto al período 2021 a 2029 (6^{to} ciclo).

Why this planning process matters/

Por qué es importante este proceso de planificación



Addresses the City's strategic priorities related to housing, transportation, children and youth
Aborda las prioridades estratégicas de la ciudad relacionadas con vivienda, transporte, niños y jóvenes



Helps us respond to the needs of our most vulnerable community members
Nos ayuda a responder a las necesidades de los miembros más vulnerables de nuestra comunidad



Supports the City's economic development and ability to attract and retain a local workforce
Apoya el desarrollo económico de la Ciudad y la capacidad de atraer y retener una fuerza laboral local



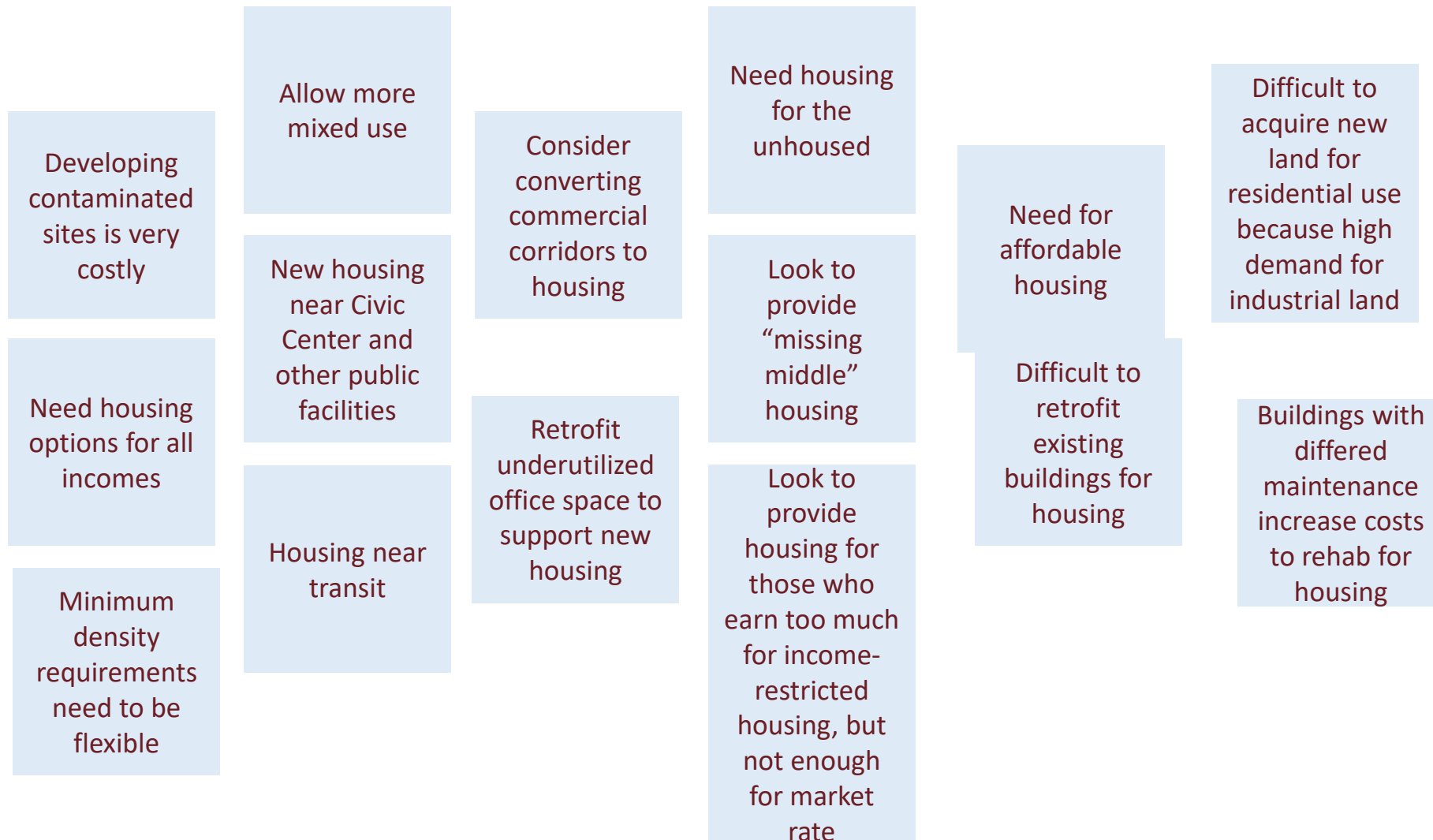
Demonstrates our community values of our residents
Demuestra los valores comunitarios de los residentes



What We Have Heard So Far

Lo que hemos escuchado hasta ahora

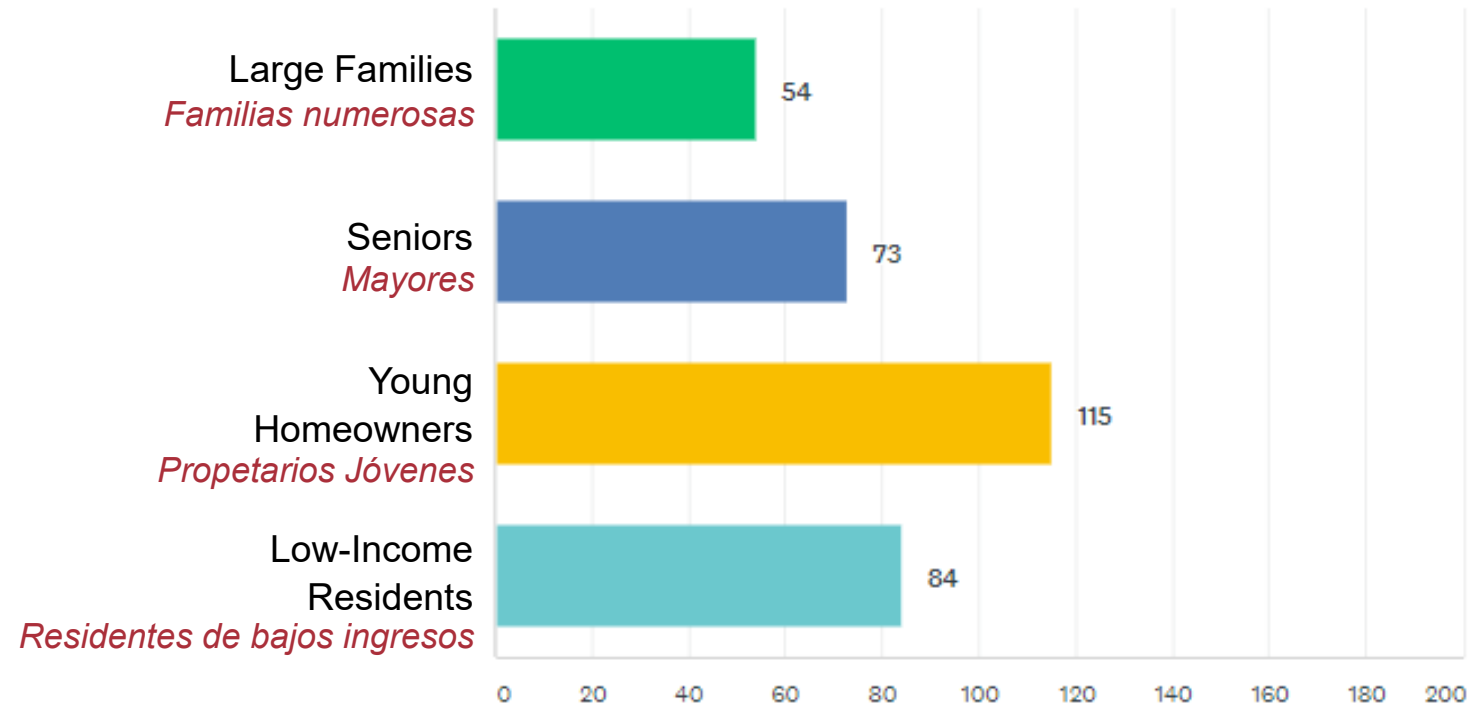
Focus Group / Grupo Focal



Commerce should provide housing for...

Commerce debe proporcionar Viviendas para...

170 Respondents / Encuestados



- What are the major housing issues in Commerce?
- What are the challenges to providing housing in Commerce?
- Where can new housing be accommodated?
- What are creative solutions to provide more housing?

- *¿Cuáles son los problemas principales de vivienda en Commerce?*
- *¿Cuáles son los desafíos para proporcionar vivienda en Commerce?*
- *¿Dónde se pueden acomodar las nuevas viviendas?*
- *¿Cuáles son las soluciones creativas para proporcionar más viviendas?*



Commerce Today

Commerce Hoy

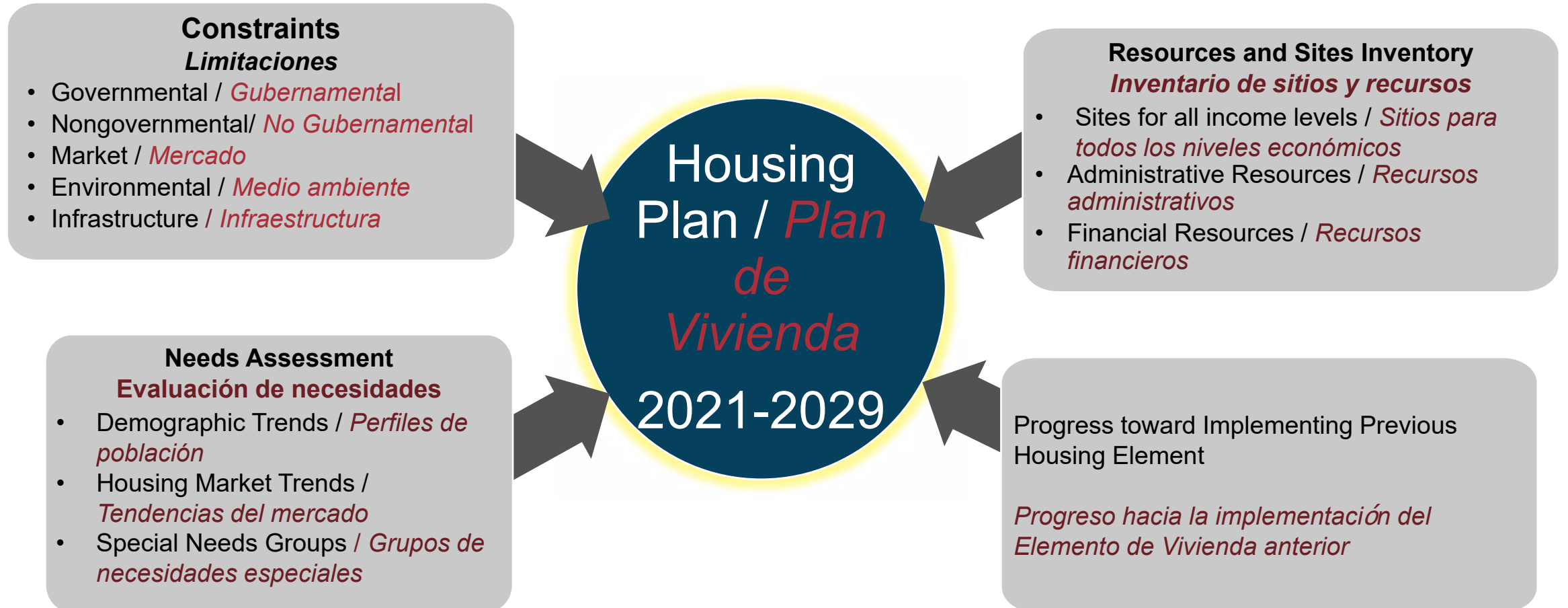
	2010	2020	Change/Diferencia
Population/ <i>Poblacion</i>	12,823	12,888	+0.5%
% Seniors/ <i>Mayores</i>	9.2%	17.9%	+94.6%
Median Age/ <i>Edad Media</i>	28.1	37.5	+33.5%
% Hispanic/ <i>Hispano</i>	91.3%	95.2%	+4.3%
% Homeowners/ <i>Propetarios de viviendas</i>	51.3%	55.2%	+7.6%
% Renters/ <i>Inquilinos</i>	48.7%	44.8%	-8.2%
% Families/ <i>Familias</i>	82.8%	76.5%	-7.6%
Housing Units/ <i>Unidades de Viviendas</i>	3,470	3,524	+1.5%
% Single-Family Homes/ <i>Casas Unifamilares</i>	78.0%	77.9%	-0.1%



A Housing Element is ...
Un Elemento de Vivienda es ...

Housing Element Content

Contenido del Elemento de Vivienda



Housing Element Role / *Papel de Elemento de Vivienda*

The housing element DOES...

El elemento de la vivienda SI...

- Assess and address constraints to development
- *Evalúa y abordar las limitaciones al desarrollo*
- Guide housing development policy
- *Orienta la política de desarrollo de la vivienda*
- Identify opportunities to meet the City's housing needs
- *Identifica oportunidades para satisfacer las necesidades de vivienda de la Ciudad*

Housing Element Role / *Papel de Elemento de Vivienda*

The housing element DOES NOT...

El elemento de vivienda NO...

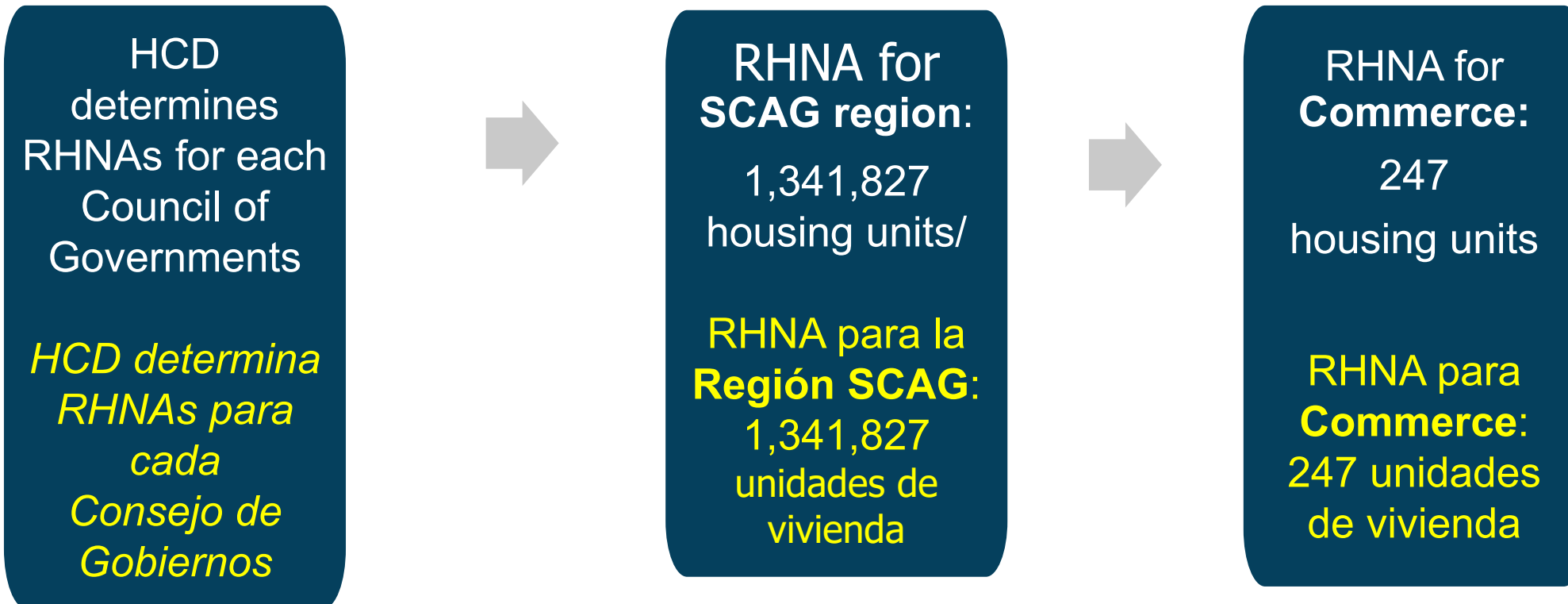
- Require the City to build the housing units identified in the RHNA
- *Requiere que la Ciudad construya las unidades de vivienda identificadas en la RHNA*

- Solve all housing problems
- *Soluciona todos los problemas de vivienda*

What is the RHNA / ¿Qué es la RHNA?

Regional Housing Needs Allocation:

Asignación de las necesidades regionales de vivienda:



Regional Housing Needs Allocation

Asignación de las Necesidades Regionales de Vivienda

Income Category / <i>Nivel Económico</i> (% of AMI)	RHNA	% of Housing <i>% de Viviendas</i>
Extremely Low / <i>Extremadamente Bajo</i> (<50% AMI)	28	11.3%
Very Low / <i>Muy Bajo</i> (31-50% AMI)	27	10.9%
Low / <i>Bajo</i> (51 to 80% AMI)	22	8.9%
Moderate / <i>Moderado</i> (81 to 120%)	39	15.8%
Above Moderate / <i>Más que Moderado</i> (Over 120%)	131	53.0%
Total	247	100.0%

State Income Threshold / *Ingresos Estatales*

Affordable housing +30% of household income/ *Vivienda asequible + 30% del salario de la familia*

Income Level/ Nivel Economico	1-Person/ Persona	2-Persons/ Personas	3-Persons/ Personas	4-Persons/ Personas	5-Persons/ Personas
Extremely Low/ <i>Extremadamente bajo</i> (<30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low/ <i>Muy bajo</i> (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low/ <i>Bajo</i> (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate/ <i>Moderado</i> (81-120% AMI)	\$76,500	\$87,450	\$96,350	\$109,300	\$118,050

AMI = Area Median Income/*Nivel promedio del área*

2022 AMI for Los Angeles County = \$91,100/ *2022 AMI del Condado de Los Angeles*

What is Affordable Housing?

¿Qué es la Vivienda Asequible?

Affordable housing: a household paying no more than 30% of its annual income on housing

Vivienda Asequible: *una familia o hogar que paga no más del 30% de su salario anual en vivienda*

Cost burden: when monthly housing costs (including utilities) exceed 30% of monthly income

Carga Económica: *cuando los costos de vivienda mensuales (incluyendo servicios) sobre pasa el 30% del salario mensual*

	Owner-Occupied / Propietario Ocupado		Renter-Occupied / Arrendatario Ocupado		All Households / Todos Los Hogares		Los Angeles County
	Units / Unidades	%	Units / Unidades	%	Units / Unidades	%	%
Cost Burden / Carga Económica (>30%)	637	33.0%	740	47.1%	1,377	39.3%	40.1%
Severe Cost Burden / Carga Económica Severa (>50%)	241	12.5%	355	22.6%	576	16.4%	20.1%
Total Households / Total de hogares	1,933		1,570		3,503		

MEETING THE RHNA / *CUMPLIR EL RHNA*

Projected ADUs

2 units/year; 16 units over 8

Approved projects (constructed/completed after July 1, 2021)

Rosewood Village Project (3 sites; 133 total units; 9 workforce units)

Potential sites

- Vacant sites
- Underutilized sites that could redevelop
- Higher-density sites for lower-income RHNA

ADU: Accessory Dwelling Unit
Unidad de Vivienda Accesoría

Proyectado ADUs

2 unidades/año; 16 unidades en 8 años

Proyectos aprobados (construidos/completado después del 1 de julio de 2021)

Proyecto Rosewood Village (3 sitios; 133 unidades en total; 6 unidades workforce)

Sitios potenciales

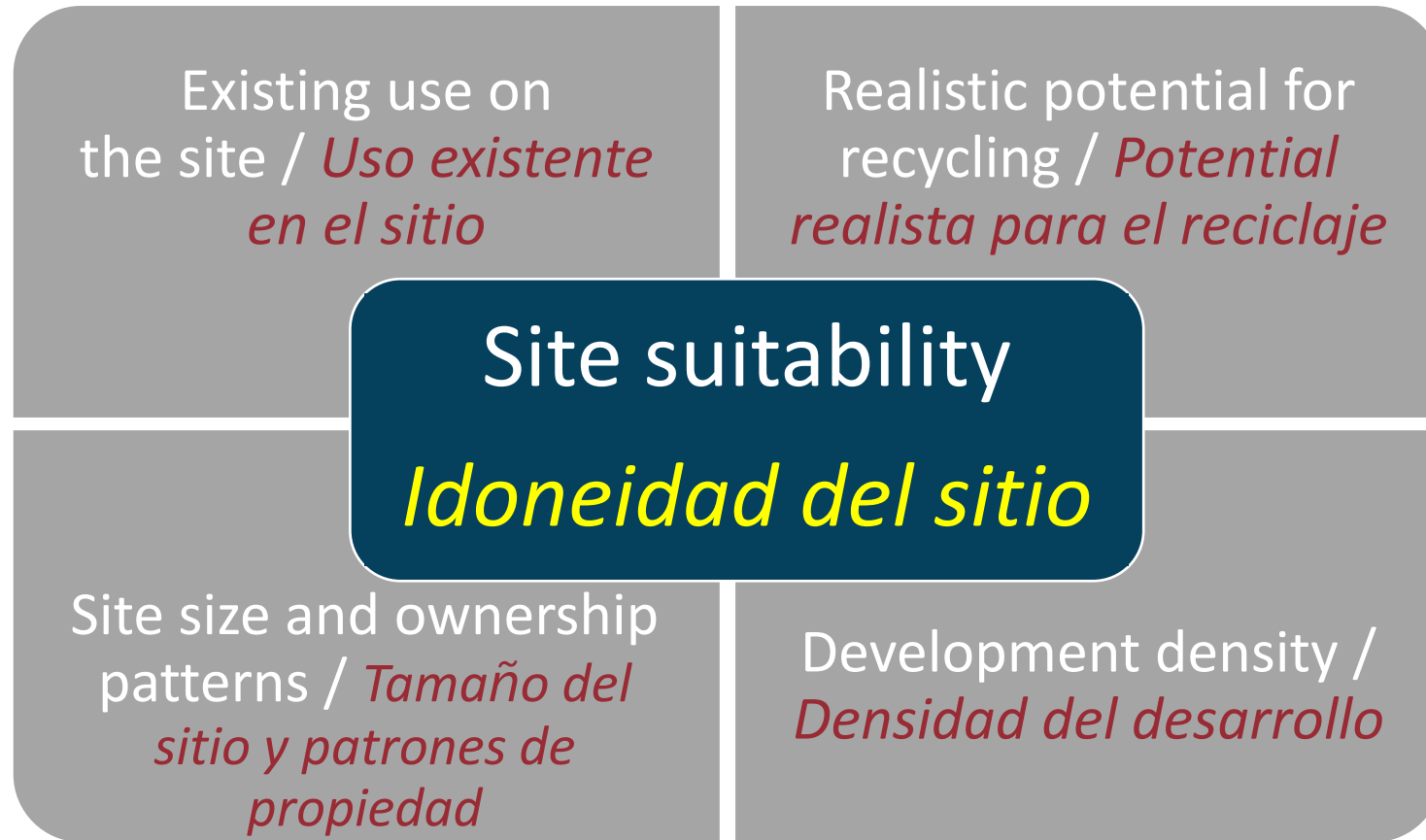
- *Terrenos vacantes*
- *Sitios subutilizados que podrían redesarrollarse*
- *Sitios de mayor densidad para RHNA de bajos ingresos*

Income Category / <i>Nivel Económico</i>	RHNA	Potential ADUs / <i>Proyectado ADUs</i>	Entitled or Building Permit Issued / <i>Permiso de Construcción Emitido</i>	Under Review or Pending / <i>En Revisión o Pendiente</i>	Remaining Need / <i>Necesidad Restante</i>
Extremely Low / <i>Extremadamente Bajo</i> (50% or less)	28	2	0	0	26
Very Low / <i>Muy Bajo</i> (31-50% AMI)	27	1	0	0	26
Low / <i>Bajo</i> (51 to 80%)	22	7	0	0	15
Moderate / <i>Moderado</i> (81 to 210%)	39	1	0	0	38
Above Moderate / <i>Más que Moderado</i> (120% +)	131	5	31	102	0
Total	247	16	31	102	105

Goal for accommodating housing need through land use policies and planning (zoning) – not a construction obligation

Metas para satisfacerla demanda de vivienda mediante políticas comprensivas de uso de suelo y zonificación – no son obligaciones constructivas

Site Suitability Criteria / *Criterios de sitios apropiados*



Additional Sites / *Sitios Adicionales*

- Sites in the approved Modelo Specific Plan
- Opportunity sites in existing residential zones
- City-owned sites in proposed mixed use rezone areas
- Opportunity sites in proposed mixed use rezone areas

- *Sitios en el Modelo Specific Plan aprobado*
- *Sitios de oportunidad en zonas residenciales existentes*
- *Sitios propiedad de la ciudad en áreas de rezonificación de uso mixto propuestas*
- *Sitios propiedad de la ciudad en áreas de rezonificación de uso mixto propuestas*



Your Thoughts

Sus Pensamientos

- What are the major housing issues in Commerce?
- What are the challenges to providing housing in Commerce?
- Where can new housing be accommodated?
- What are creative solutions to provide more housing?

- *¿Cuáles son los problemas principales de vivienda en Commerce?*
- *¿Cuáles son los desafíos para proporcionar vivienda en Commerce?*
- *¿Dónde se pueden acomodar las nuevas viviendas?*
- *¿Cuáles son las soluciones creativas para proporcionar más viviendas?*

*6



Mute/Unmute
Silenciar/Desactivar

*9



Raise Hand
Mano arriba

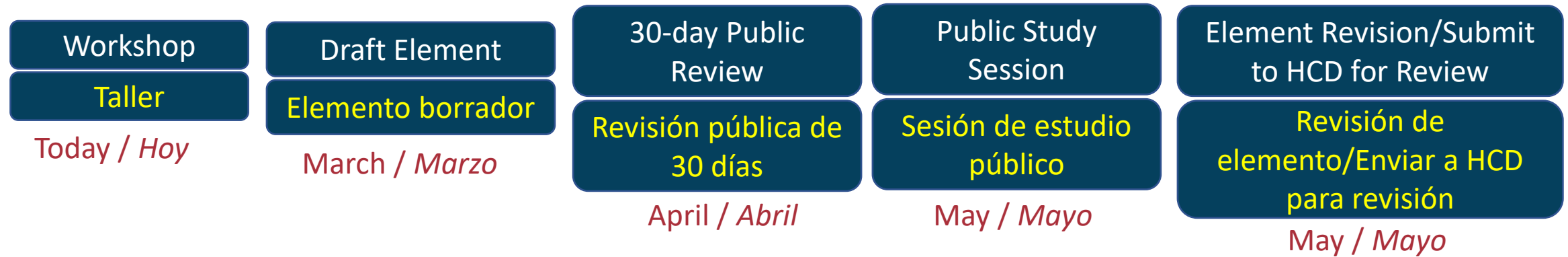


Next Steps

Próximos Pasos

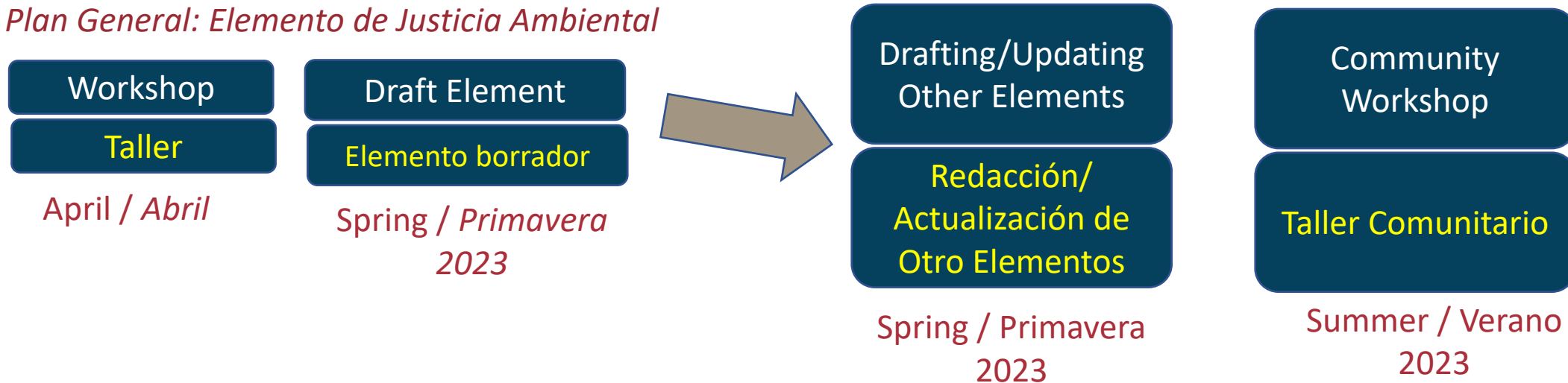
Timeline / Linea de tiempo

Housing Element/ *Elemento de Vivienda*



General Plan : Environmental Justice Element

Plan General: Elemento de Justicia Ambiental





Housing Element Workshop

Taller de Elemento Vivienda

February 28, 2023



¿Cómo voy a poder
reimaginar el comercio
en mi vecindario?
¿Qué me gustaría ver más?

Icon 1	Icon 2	Icon 3	Icon 4
Icon 5	Icon 6	Icon 7	Icon 8
Icon 9	Icon 10	Icon 11	Icon 12
Icon 13	Icon 14	Icon 15	Icon 16

REIMAGINE COMMERCIAL LIBRARY

REIMAGINE COMMERCER

GENERAL REPORT

What kind of improvement would you like to see in your neighborhood?

¿Qué tipo de mejora le gustaría ver en su vecindario?

PICK YOUR TOP 5



REIMAGINE COMMERCER

GENERAL REPORT

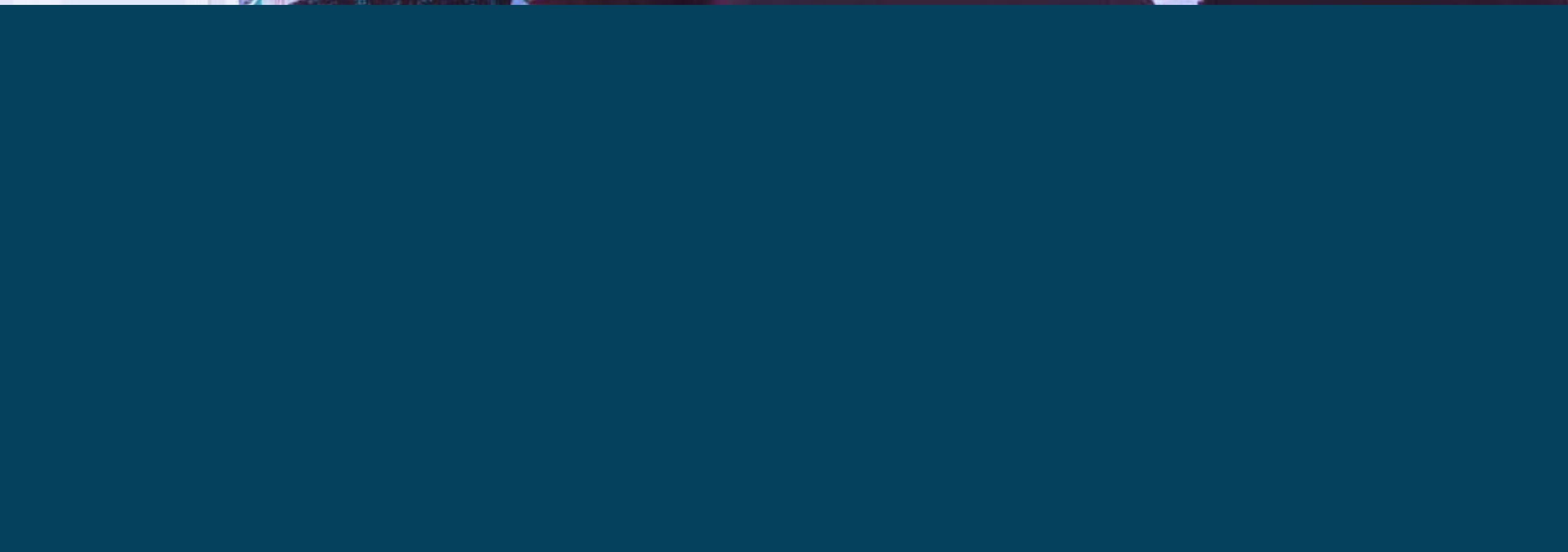
What would you like to see in your neighborhood?

¿Qué le gustaría ver más en su vecindario?

PICK YOUR TOP 5 | ELIGE TUS MEJORES 5



LOW-INCOME RESIDENTS





Housing Element Workshop

Taller de Elemento de Vivienda

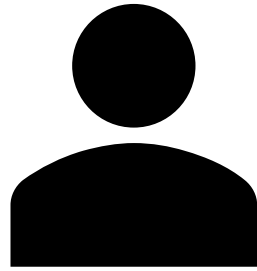
February 28, 2023



Agenda / *Agenda*

- Welcome & Introductions
 - Setting the Stage
 - What We've Heard So Far
 - Commerce Today
 - A Housing Element is...
 - Your Thoughts
 - Next Steps
- *Bienvenida y presentaciones*
 - *Preparando el escenario*
 - *Lo que hemos escuchado hasta ahora*
 - *Commerce hoy*
 - *Un Elemento de Vivienda es...*
 - *Sus pensamientos*
 - *Próximos pasos*

Workshop Facilitators / *Facilitadores del Taller*



[INSERT
HEADSHOT]
Viviana Esparza
Interim Director
Commerce



Ignacio Rincon
Contract City Planner
Commerce



Lisa Brownfield
Principal
MIG



Veronica Tam
Principal
Veronica Tam & Associates



Alfonso Ramirez
Project Associate
MIG

How to Use Video Conferencing

Black menu bar at top or bottom of screen:



Audio

Please mute yourself when not speaking

Video

Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

View

Gallery/Speaker View of videos and screen share can be changed in top right corner



Setting the Stage

Preparando el escenario

The General Plan is a visionary document that identifies if and how a city will grow and change

The Housing Element is:

- One of 7 required General Plan elements
- Required to be updated every 8 years
- Reviewed and “Certified” by Department of Housing & Community Development (HCD)
- Pertinent for the 2021 to 2029 (6th Cycle) period

El Plan General: Un documento para planear el crecimiento y desarrollo urbano

El Elemento de Vivienda es:

- Uno de 7 capítulos que abarca el plan general conocido como *elementos*
- *Actualizado cada ocho años*
- Revisión requerido por el estado, el Departamento de Vivienda y Desarrollo Comunitario
- Con respecto al período 2021 a 2029 (6^{to} ciclo).

Why this planning process matters/

Por qué es importante este proceso de planificación



Addresses the City's strategic priorities related to housing, transportation, children and youth
Aborda las prioridades estratégicas de la ciudad relacionadas con vivienda, transporte, niños y jóvenes



Helps us respond to the needs of our most vulnerable community members
Nos ayuda a responder a las necesidades de los miembros más vulnerables de nuestra comunidad



Supports the City's economic development and ability to attract and retain a local workforce
Apoya el desarrollo económico de la Ciudad y la capacidad de atraer y retener una fuerza laboral local



Demonstrates our community values of our residents
Demuestra los valores comunitarios de los residentes



What We Have Heard So Far

Lo que hemos escuchado hasta ahora

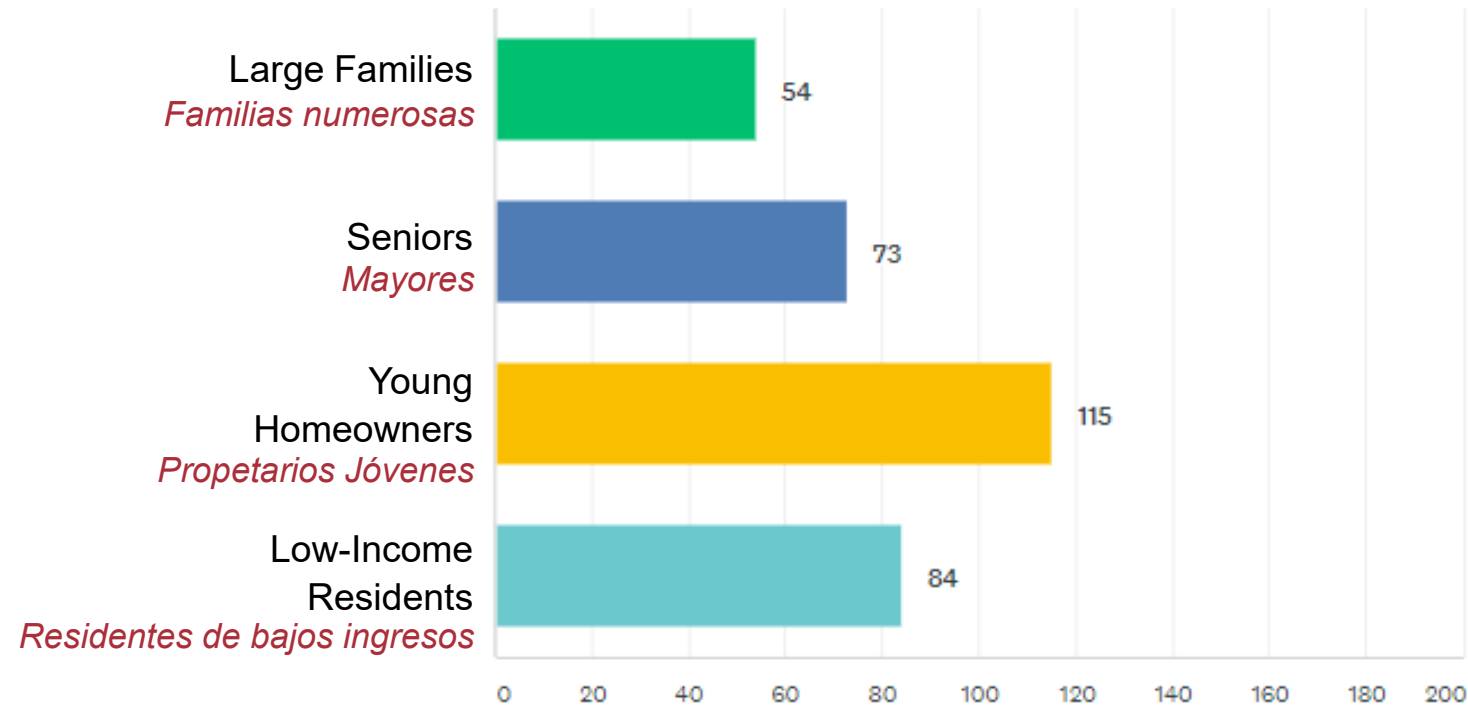
Focus Group / Grupo Focal



Commerce should provide housing for...

Commerce debe proporcionar Viviendas para...

170 Respondents / Encuestados



- What are the major housing issues in Commerce?
- What are the challenges to providing housing in Commerce?
- Where can new housing be accommodated?
- What are creative solutions to provide more housing?

- *¿Cuáles son los problemas principales de vivienda en Commerce?*
- *¿Cuáles son los desafíos para proporcionar vivienda en Commerce?*
- *¿Dónde se pueden acomodar las nuevas viviendas?*
- *¿Cuáles son las soluciones creativas para proporcionar más viviendas?*



Commerce Today

Commerce Hoy

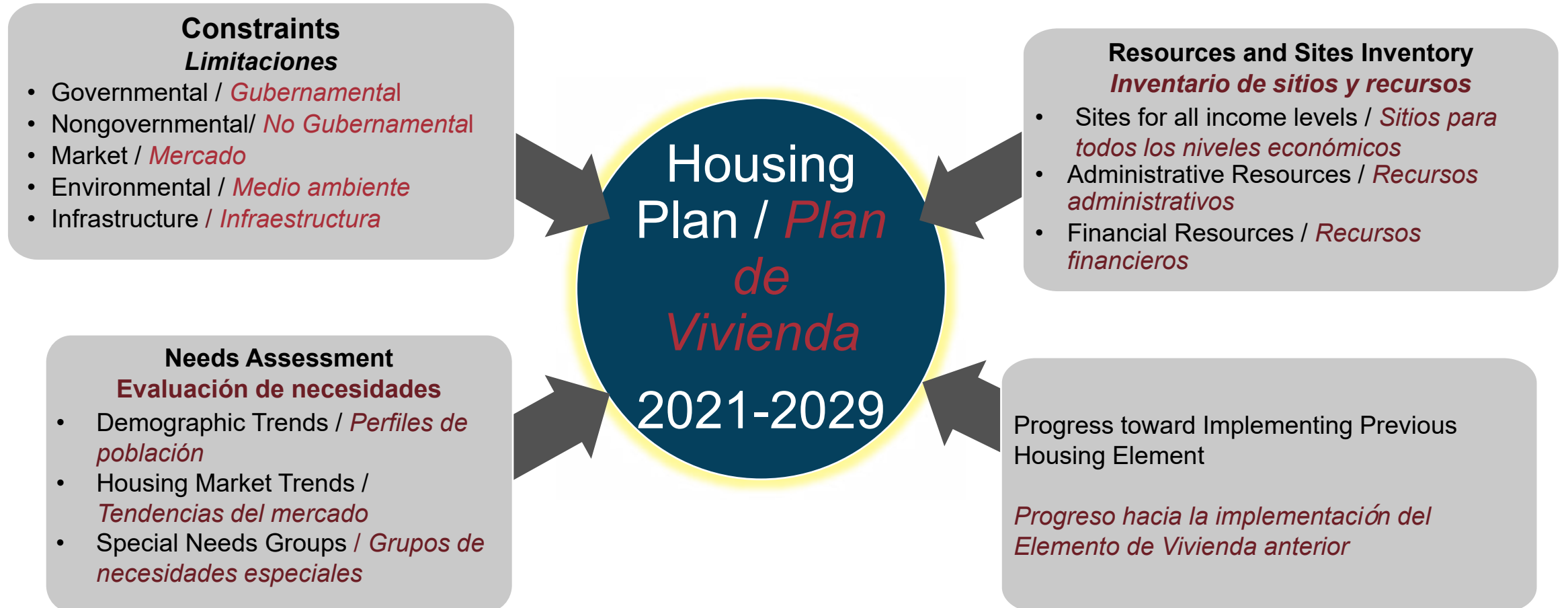
	2010	2020	Change/Diferencia
Population/ <i>Poblacion</i>	12,823	12,888	+0.5%
% Seniors/ <i>Mayores</i>	9.2%	17.9%	+94.6%
Median Age/ <i>Edad Media</i>	28.1	37.5	+33.5%
% Hispanic/ <i>Hispano</i>	91.3%	95.2%	+4.3%
% Homeowners/ <i>Propetarios de viviendas</i>	51.3%	55.2%	+7.6%
% Renters/ <i>Inquilinos</i>	48.7%	44.8%	-8.2%
% Families/ <i>Familias</i>	82.8%	76.5%	-7.6%
Housing Units/ <i>Unidades de Viviendas</i>	3,470	3,524	+1.5%
% Single-Family Homes/ <i>Casas Unifamilares</i>	78.0%	77.9%	-0.1%



A Housing Element is ...
Un Elemento de Vivienda es ...

Housing Element Content

Contenido del Elemento de Vivienda



Housing Element Role / *Papel de Elemento de Vivienda*

The housing element DOES...

El elemento de la vivienda SI...

- Assess and address constraints to development
- *Evalúa y abordar las limitaciones al desarrollo*
- Guide housing development policy
- *Orienta la política de desarrollo de la vivienda*
- Identify opportunities to meet the City's housing needs
- *Identifica oportunidades para satisfacer las necesidades de vivienda de la Ciudad*

Housing Element Role / *Papel de Elemento de Vivienda*

The housing element DOES NOT...

El elemento de vivienda NO...

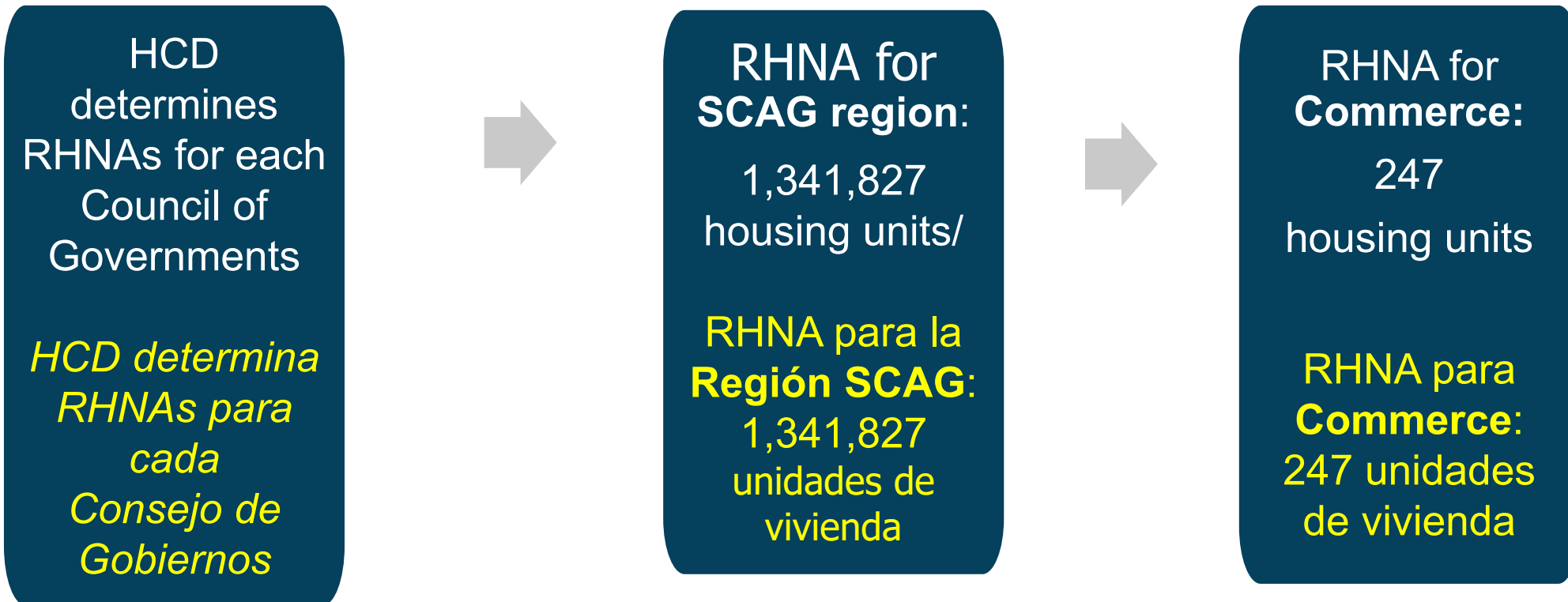
- Require the City to build the housing units identified in the RHNA
- *Requiere que la Ciudad construya las unidades de vivienda identificadas en la RHNA*

- Solve all housing problems
- *Soluciona todos los problemas de vivienda*

What is the RHNA / ¿Qué es la RHNA?

Regional Housing Needs Allocation:

Asignación de las necesidades regionales de vivienda:



Regional Housing Needs Allocation

Asignación de las Necesidades Regionales de Vivienda

Income Category / <i>Nivel Económico</i> (% of AMI)	RHNA	% of Housing <i>% de Viviendas</i>
Extremely Low / <i>Extremadamente Bajo</i> (<50% AMI)	28	11.3%
Very Low / <i>Muy Bajo</i> (31-50% AMI)	27	10.9%
Low / <i>Bajo</i> (51 to 80% AMI)	22	8.9%
Moderate / <i>Moderado</i> (81 to 120%)	39	15.8%
Above Moderate / <i>Más que Moderado</i> (Over 120%)	131	53.0%
Total	247	100.0%

State Income Threshold / *Ingresos Estatales*

Affordable housing +30% of household income/ *Vivienda asequible + 30% del salario de la familia*

Income Level/ Nivel Economico	1-Person/ Persona	2-Persons/ Personas	3-Persons/ Personas	4-Persons/ Personas	5-Persons/ Personas
Extremely Low/ <i>Extremadamente bajo</i> (<30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low/ <i>Muy bajo</i> (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low/ <i>Bajo</i> (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate/ <i>Moderado</i> (81-120% AMI)	\$76,500	\$87,450	\$96,350	\$109,300	\$118,050

AMI = Area Median Income/*Nivel promedio del área*

2022 AMI for Los Angeles County = \$91,100/ *2022 AMI del Condado de Los Ángeles*

What is Affordable Housing?

¿Qué es la Vivienda Asequible?

Affordable housing: a household paying no more than 30% of its annual income on housing

Vivienda Asequible: *una familia o hogar que paga no más del 30% de su salario anual en vivienda*

Cost burden: when monthly housing costs (including utilities) exceed 30% of monthly income

Carga Económica: *cuando los costos de vivienda mensuales (incluyendo servicios) sobre pasa el 30% del salario mensual*

	Owner-Occupied / Propietario Ocupado		Renter-Occupied / Arrendatario Ocupado		All Households / Todos Los Hogares		Los Angeles County
	Units / Unidades	%	Units / Unidades	%	Units / Unidades	%	%
Cost Burden / Carga Económica (>30%)	637	33.0%	740	47.1%	1,377	39.3%	40.1%
Severe Cost Burden / Carga Económica Severa (>50%)	241	12.5%	355	22.6%	576	16.4%	20.1%
Total Households / Total de hogares	1,933		1,570		3,503		

MEETING THE RHNA / *CUMPLIR EL RHNA*

Projected ADUs

2 units/year; 16 units over 8

Approved projects (constructed/completed after July 1, 2021)

Rosewood Village Project (3 sites; 133 total units; 9 workforce units)

Potential sites

- Vacant sites
- Underutilized sites that could redevelop
- Higher-density sites for lower-income RHNA

ADU: Accessory Dwelling Unit
Unidad de Vivienda Accesoría

Proyectado ADUs

2 unidades/año; 16 unidades en 8 años

Proyectos aprobados (construidos/completado después del 1 de julio de 2021)

Proyecto Rosewood Village (3 sitios; 133 unidades en total; 6 unidades workforce)

Sitios potenciales

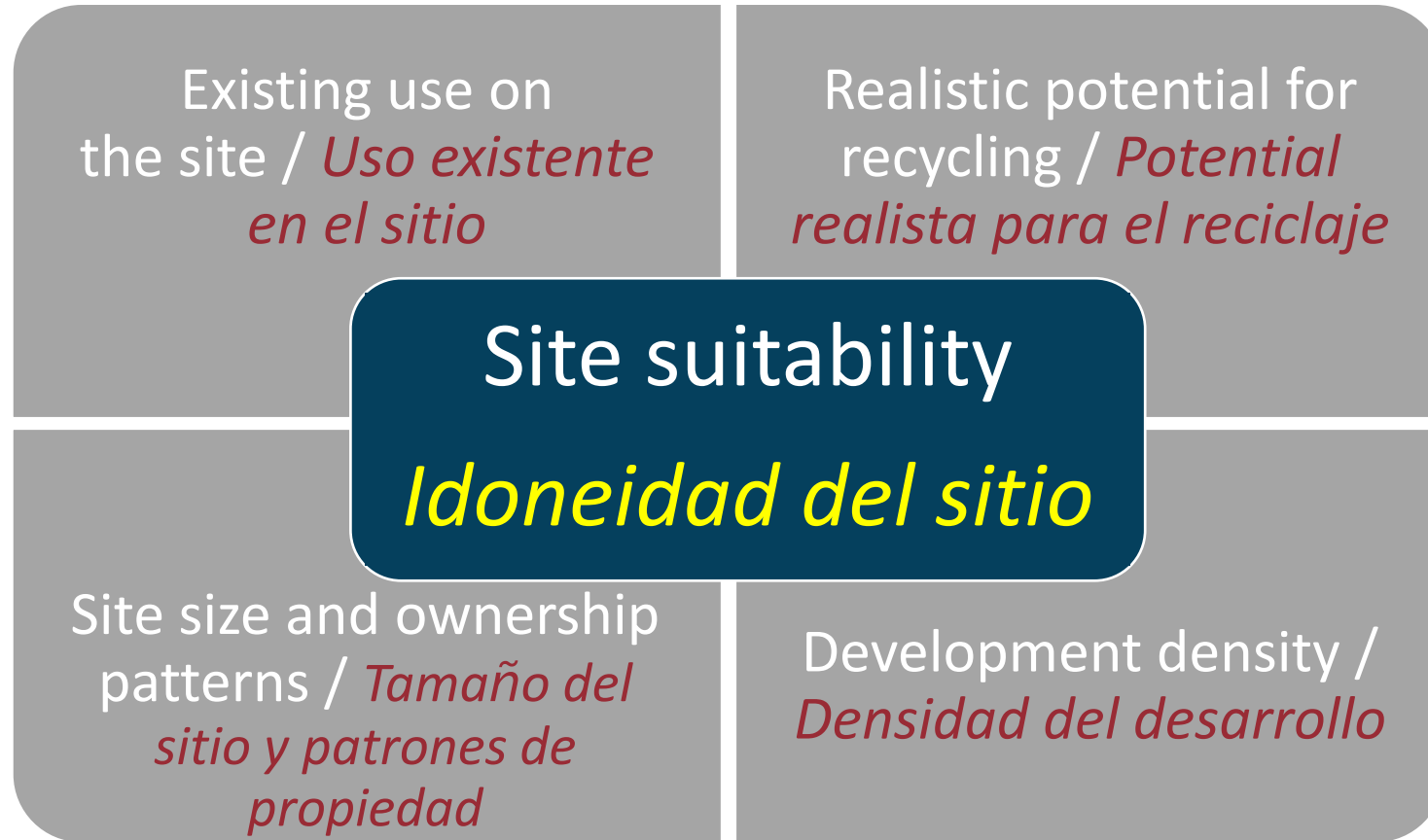
- *Terrenos vacantes*
- *Sitios subutilizados que podrían redesarrollarse*
- *Sitios de mayor densidad para RHNA de bajos ingresos*

Income Category / <i>Nivel Económico</i>	RHNA	Potential ADUs / <i>Proyectado ADUs</i>	Entitled or Building Permit Issued / <i>Permiso de Construcción Emitido</i>	Under Review or Pending / <i>En Revisión o Pendiente</i>	Remaining Need / <i>Necesidad Restante</i>
Extremely Low / <i>Extremadamente Bajo</i> (50% or less)	28	2	0	0	26
Very Low / <i>Muy Bajo</i> (31-50% AMI)	27	1	0	0	26
Low / <i>Bajo</i> (51 to 80%)	22	7	0	0	15
Moderate / <i>Moderado</i> (81 to 210%)	39	1	0	0	38
Above Moderate / <i>Más que Moderado</i> (120% +)	131	5	31	102	0
Total	247	16	31	102	105

Goal for accommodating housing need through land use policies and planning (zoning) – not a construction obligation

Metas para satisfacerla demanda de vivienda mediante políticas comprensivas de uso de suelo y zonificación – no son obligaciones constructivas

Site Suitability Criteria / *Criterios de sitios apropiados*



Additional Sites / *Sitios Adicionales*

- Sites in the approved Modelo Specific Plan
- Opportunity sites in existing residential zones
- City-owned sites in proposed mixed use rezone areas
- Opportunity sites in proposed mixed use rezone areas

- *Sitios en el Modelo Specific Plan aprobado*
- *Sitios de oportunidad en zonas residenciales existentes*
- *Sitios propiedad de la ciudad en áreas de rezonificación de uso mixto propuestas*
- *Sitios propiedad de la ciudad en áreas de rezonificación de uso mixto propuestas*



Your Thoughts

Sus Pensamientos

- What are the major housing issues in Commerce?
- What are the challenges to providing housing in Commerce?
- Where can new housing be accommodated?
- What are creative solutions to provide more housing?

- *¿Cuáles son los problemas principales de vivienda en Commerce?*
- *¿Cuáles son los desafíos para proporcionar vivienda en Commerce?*
- *¿Dónde se pueden acomodar las nuevas viviendas?*
- *¿Cuáles son las soluciones creativas para proporcionar más viviendas?*

*6



Mute/Unmute
Silenciar/Desactivar

*9



Raise Hand
Mano arriba

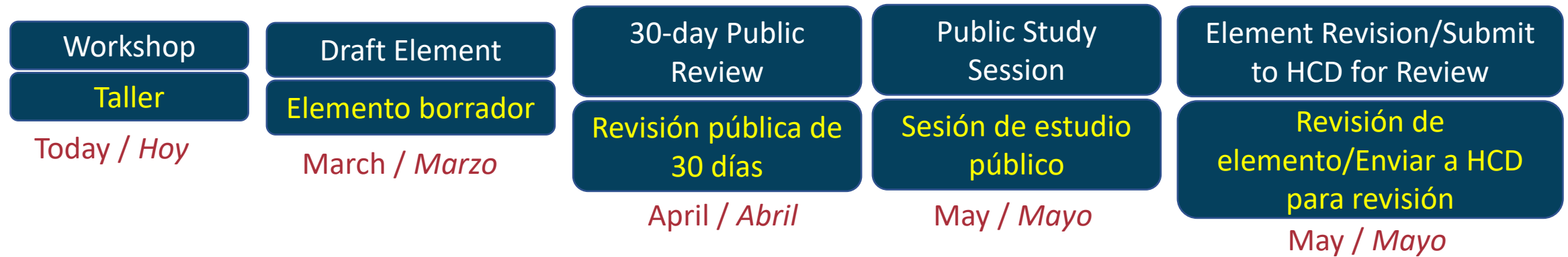


Next Steps

Próximos Pasos

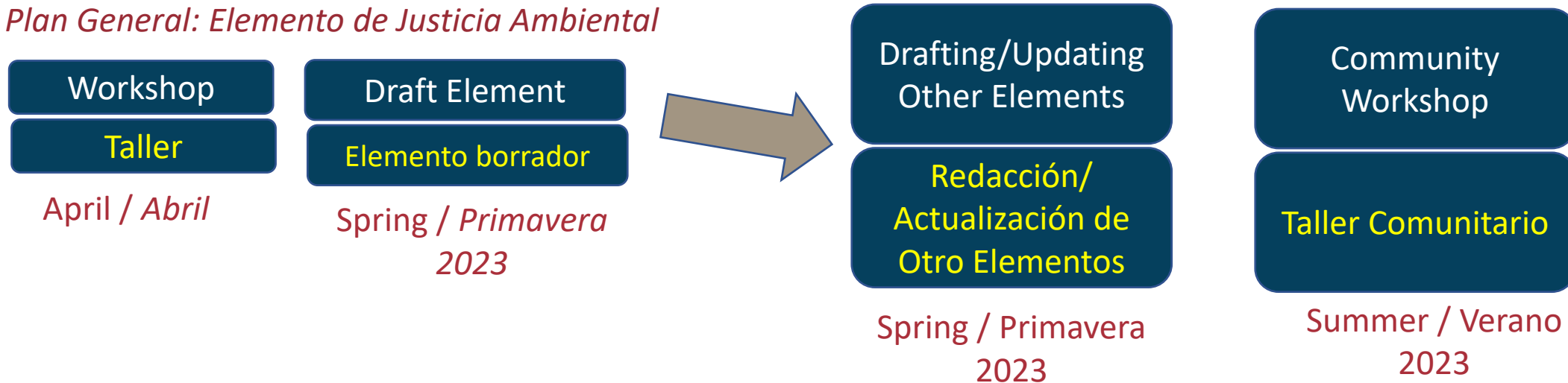
Timeline / Linea de tiempo

Housing Element/ *Elemento de Vivienda*



General Plan : Environmental Justice Element

Plan General: Elemento de Justicia Ambiental





Housing Element Workshop

Taller de Elemento Vivienda

February 28, 2023



¿Cómo voy a poder
reimaginar el comercio
en mi vecindario?
¿Qué me gustaría ver más?

Icon 1	Icon 2	Icon 3	Icon 4
Icon 5	Icon 6	Icon 7	Icon 8
Icon 9	Icon 10	Icon 11	Icon 12
Icon 13	Icon 14	Icon 15	Icon 16

REIMAGINE COMMERCIAL LIBRARY

REIMAGINE COMMERCER

GENERAL REPORT

REIMAGINE COMMERCER

GENERAL REPORT

What kind of improvement would you like to see in your neighborhood?

¿Qué tipo de mejora te gustaría ver en tu vecindario?

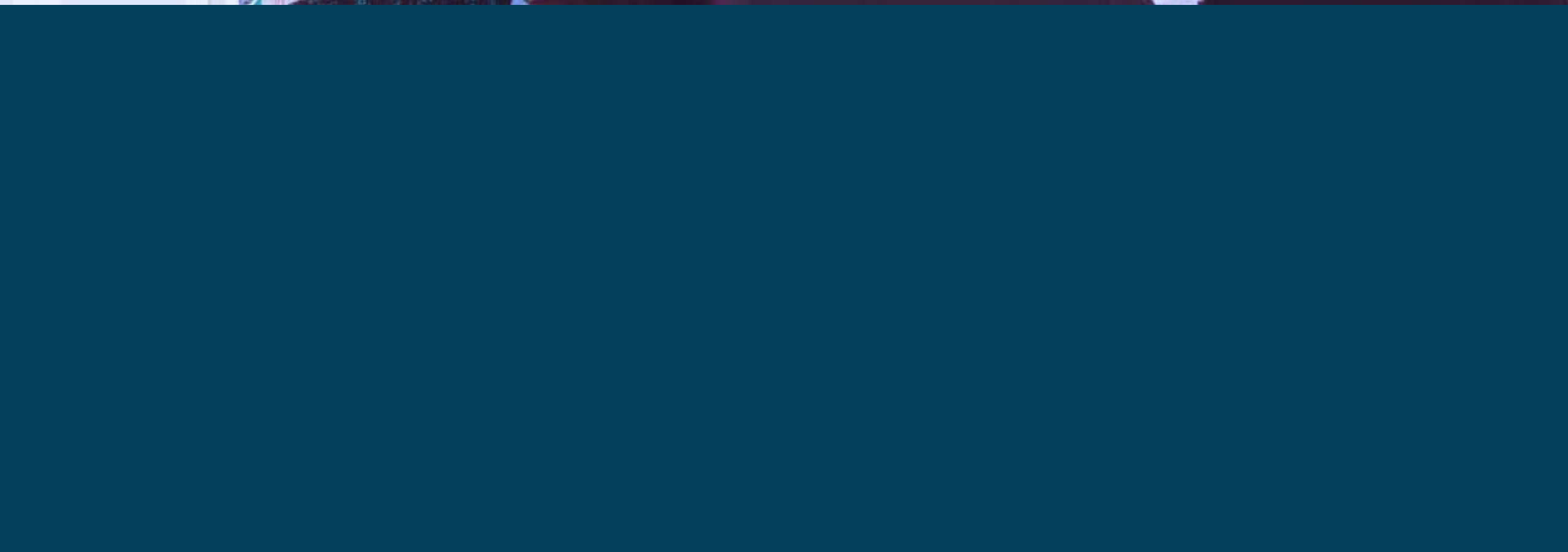
PICK YOUR TOP 5

What would you like to see in your neighborhood?

¿Qué te gustaría ver más en tu vecindario?

PICK YOUR TOP 5 | ELIGE TUS MEJORES 5

LOW-INCOME RESIDENTS





City of Commerce Housing Element Update Survey

The City of Commerce needs your input! As we continue to grow, we must plan for current and future needs of residents by updating our housing policies and designating spaces to accommodate the City's share of regional housing for the 2021-2029 planning period. The Housing Element update helps us develop a variety of goals and policies to support the needs of our growing population, and for this we need to hear from you!

**WITH YOUR HELP WE CAN BETTER IDENTIFY
CURRENT HOUSING CONDITIONS, NEEDS,
AND PRIORITIES!**

TAKE OUR SURVEY

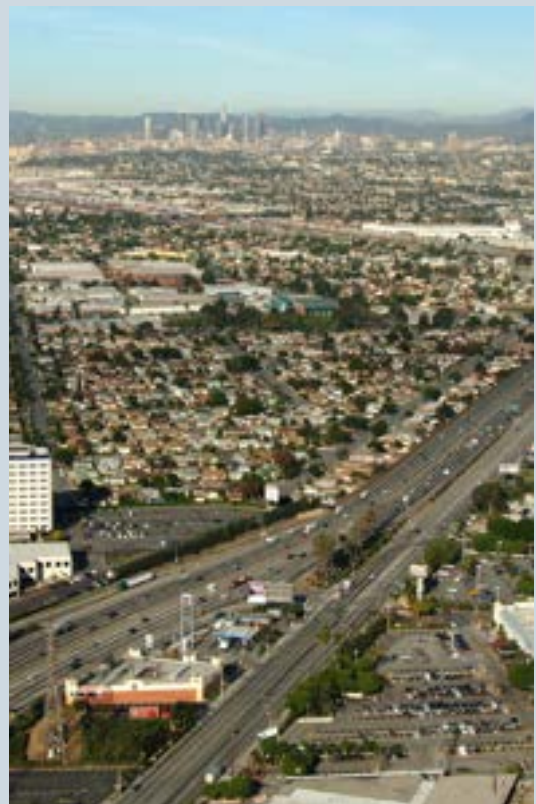
Scan the QR code below:



Or visit:

<https://migsurvey.limequery.com/245166?lang=en>

**Available from November 17, 2022 to
December 15, 2022**





Ciudad de Commerce

Actualización del elemento de vivienda

Encuesta

¡La Ciudad de Commerce necesita su opinión! A medida que continuamos creciendo, debemos planificar las necesidades actuales y futuras de los residentes actualizando nuestras políticas de vivienda y designando espacios para acomodar la parte de viviendas regionales de la Ciudad para el período de planificación 2021-2029. La actualización del Elemento de Vivienda nos ayuda a desarrollar una variedad de objetivos y políticas para apoyar las necesidades de nuestra creciente población, ¡y para esto necesitamos escuchar de usted!

**¡CON SU AYUDA PODEMOS IDENTIFICAR
MEJOR LAS CONDICIONES, NECESIDADES Y
PRIORIDADES ACTUALES DE VIVIENDA!**

TOMA NUESTRA ENCUESTA

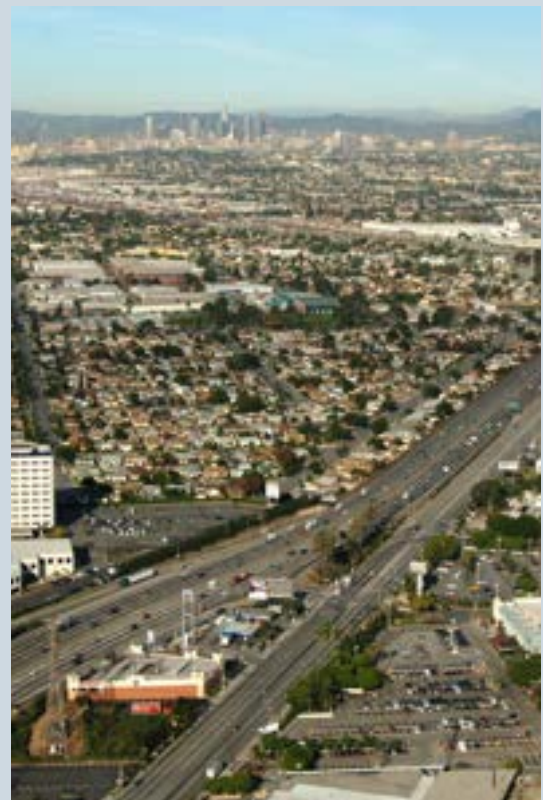
Escanea el código QR a continuación:



O visita:

<https://migsurvey.limequery.com/245166?lang=es>

**Disponible del 17 de noviembre de 2022 al
15 de diciembre de 2022**





Housing Element Update Survey Results Summary

Prepared by:



537 S. Raymond Avenue
Pasadena CA 91105

March 13, 2023

Introduction:

California cities are required to adopt a General Plan. A General Plan establishes the framework for decision making in the community. As required by State law, the City of Commerce is updating one of its General Plan's elements – Housing. The Housing Element identifies how Commerce can meet existing and future housing needs for all income levels of its population. Community input is critical to ensure community needs, values, and preferences are reflected. Woven throughout the Element's update is a comprehensive community engagement plan that will be used to inform the plan update process.

This Housing Element community survey solicited public input regarding the current state of housing, as well as any housing-related issues facing Commerce and its residents. The survey responses and results are summarized below.

The City's website contains more information about the General Plan update and upcoming activities. <https://www.reimaginecommerce.com/>

Methodology:

The City is conducting a variety of outreach activities to solicit community input. The Housing Element survey being one of the outreach methods. The survey was made available from November 17, 2022 to December 15, 2022. The survey was promoted extensively through the City's online and "live" communication channels, including email communications to stakeholders, social media posts, and the City's website.

In total, the City received 11 responses to the survey questions. Of these responses, 3 surveys received complete responses (answers provided for every survey question), the remaining 8 received partial responses (some questions did not receive answers); these partial responses were included in the summary analysis.

Key Findings:

Of the survey respondents, 18% were homeowners living in single-family homes. Respondents said they lived in Commerce due to its proximity to their jobs and their appreciation of the "small-town community feel". When asked why the respondents didn't own a home, the only response said that he/she/they could not afford owning a home. Approximately 18 percent of respondents indicated satisfaction with the current condition of their housing situation. Similarly, 9 percent said they were satisfied by their home's current physical condition, while another 18 percent said they were unsatisfied. Additionally, 27 percent of respondents indicated being unsatisfied with the range and variety of housing options in the Commerce.

When asked what type of housing is most needed in the Commerce, a strong preference for more 'single-family homes' was stated. When asked what the most important housing challenge is, four concerns were prioritized:

- Prioritize housing affordability for children growing up in Commerce, who wish to remain in the city when they become adults.
- Focus on developing new housing near commercial locations, further establishing 'live/work' neighborhoods.

- Consider existing housing rehabilitation.
- Establish mortgage loan programs and create support programs which aid homeowners at risk of mortgage default.

When asked where new housing should be located, respondents indicated the City should consider locating housing along major streets (such as Washington Boulevard and Atlantic Boulevard), as well as near the future Montebello/Commerce station, or near existing and planned public transit.

Responses:

Housing:

1. Currently, do you...

- 33.3% live in Commerce
- 33.3% live and work in Commerce
- 33.3% work in Commerce
- 0% do not live or work in Commerce

Respondents: 3

2. Which best describes your current living situation?

- 100% live in a single-family home
- 0% live in a duplex/triplex/fourplex
- 0% live in condominium/townhome
- 0% live in an apartment
- 0% live in an accessory dwelling unit (granny flat/guest house)
- 0% live in a mobile home
- 0% live in a group home/assisted living
- 0% live in interim/transitional housing and shelter
- 0% do not currently have a permanent home
- 0% specified "no answer"

Respondents: 3

3. Which best describes your current housing situation?

- 33.3% live in a home they rent
- 33.3% live in a home they own
- 0% live with friends/family, do not own or pay rent
- 0% do not currently have a permanent home
- 9.09% specified "no answer"

Respondents: 3

4. If you rent, what prohibits you from owning your home?

- 0% anticipate moving to another city in the near future
- 0% prefer to rent
- 33.3% cannot afford the down payment or mortgage
- 0% stated job instability
- 66.7% specified “no answer”

Respondents: 3

5. If you live in Commerce, why have you chosen to live here? Mark all that apply.

- 33.3% said proximity to job
- 0% said to proximity to family and/or friends
- 33.3% said they like the small-town community feel
- 0% said they grew up in Commerce
- 0% said affordability
- 33.3% specified “no answer”

Respondents: 3

6. Are you satisfied with your current housing situation?

- 66.7% said yes
- 33.3% said no
- 0% said no opinion

Respondents: 3

7. Are you satisfied with the physical condition of your home?

- 33.3% said yes
- 66.7% said no
- 0% had no opinion

Respondents: 3

8. Are you satisfied with the range and variety of housing options in Commerce

- 0% said yes
- 100% said no
- 0% had no opinion

Respondents: 3

10. Indicate the importance of current housing challenges in Commerce? Respondents ranked their top choices in order of importance, with 1 being the most important.

	Housing Challenges in Commerce					Total Points
	Very Important	Somewhat Important	Not Important	Don't Know	No Answer	
Ensure that children who grow up in Commerce can afford to live in Commerce on their own as adults	2	1				3
Focus new housing near commercial locations, creating "live/work" neighborhoods.	3					3
Streamline the process for new housing construction.	1	1				2
Establish housing for seniors, large families, veterans, and/or persons with disabilities.		2				2
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing	2					2
Encourage the rehabilitation of existing housing in older neighborhoods.	2	1				3
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs	2	1				3
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting	1	1				2

11. Indicate the best location for new housing in Commerce. Respondents ranked their top two choices in order of importance, with 1 being the most important.

	1	2	Total
Along major streets (such as Washington Boulevard and Atlantic Boulevard)	1	2	3
Near the future Montebello/Commerce Station	2	1	3
In existing multi-family neighborhoods	0	0	0
In existing single-family neighborhoods	0	0	0
Scattered throughout Commerce	0	0	0

12. Indicate the best approach to provide more housing in Commerce. Respondents ranked their top two choices in order of importance, with 1 being the most important.

	1	2	Total
New housing should be concentrated near existing and planned public transit	1	2	3
New housing should blend in with the character of surrounding neighborhoods.	0	0	0
New housing should be spread evenly across all parts of the city	0	0	0
New housing should be located where it will have the least impact on traffic in Commerce	0	0	0
New housing should be located with easy access to shops, services, and community facilities.	2	0	2
New housing should be located away from truck routes and industry	0	0	0

13. What else would you like the City to consider when updating Commerce’s Housing Element? (write in response)

- “Incorporating mixed-use housing developments is important, because Commerce is in need of additional restaurants, markets and recreational amenities like communal public spaces and perhaps a movie house or Performing Arts center.”

14. How long have you lived in Commerce?

- 33.3% have lived in Commerce for 21+ years.
- 33.3% have lived in Commerce 11-20 years
- 33.3% do not live in Commerce.

Respondents: 3

15. Please indicate your gender.

- 66.7% indicated ‘Female’
- 33.3% indicated ‘Male’

Respondents: 3

16. How do you identify yourself? (select all that apply)

- 100% identified as Hispanic/Latino

Respondents: 3

17. What language is primarily spoken in your household?

- 100% indicated English

Respondents: 3

18. What is your age group?

- 66.7% are between ages 30-49
- 33.3% are between ages 50-64

Respondents: 3

19. Which zip code do you reside in?

- 66.7% reside in zip code 90040
- 33.3% indicated 'Other'

Respondents: 3

20. Which best describes your annual household income?

- 33.3% indicated between \$50,000 - \$74,999
- 33.3 % indicated between \$75,000 - \$99,999
- 33.3% preferred not to say

Respondents: 3

21. Do you have children in the house under the age of 18?

- 66.7% indicated 'Yes'
- 33.3% indicated 'No'

Respondents: 3

Do you live and/or work in Commerce? *¿Vives y/o trabajas en Comercio?*

Live and Work *Vivo y trabajo en Comercio*



Live Only *Vivo en Comercio*



Work Only *Trabajo en Comercio*



I do not live nor work in Commerce *No vivo, ni trabajo en Comercio*



Or send comments to/
O enviar comentarios a:

City of Commerce

ATTN: Ignacio Rincon

2535 Commerce Way
Commerce, CA 90040

323.722.4805

Name/ Nombre: Joe Chaides
Email/ Correo electrónico: fergusoncommerce@gmail.com

Comments/ Comentarios:

The city needs to encourage and make easier for home owners to convert existing square footage for ADU use to provide housing for low income. Our city is aging and there is unused square footage. It should also identify properties where additional housing can be constructed, encouraging homeowners to develop that space

Name/ Nombre: Frank LOPEZ
Email/ Correo electrónico: FJLFLOPEZ@GMAIL.COM

O enviar comentarios a:

City of Commerce

ATTN: Ignacio Rincon

2535 Commerce Way
Commerce, CA 90040

323.722.4805

Comments/ Comentarios:

The speaker is very knowledgeable of the concept. The slides ^{are} very thorough. However, as a resident, I'd benefit from a functional mission statement for the housing element. I ~~think~~ found the Key Housing Programs to be very important but I left confused how these programs address the housing constraints.

WHERE SHOULD
HOUSING GO

- MAP SHOWS HCD
WHERE CAN POSSIBLY GO

- NEW CONST. TARGET ABOVE M

- IS CITY GOING TARGET AHEAD,

- CONVERSION ~~EXCUS~~

- HOUSING OVERLAY,

CITY EFFORT FOR MU →
BAPP HSG DEL

WANT TXM OR HBS

HSG. OVERLAY

- AFFD. DEV. HAS
FIRST OPPOR.

CITY ~~IS~~ NEAR J. BOX
BURR KING - CITY
OWNS.

INCREASE SENIOR
HOUSING.

Commerce Public Outreach May 30, 2023 Workshop and Comments

The Draft Housing Element was available for public review from May 25, 2023 through June 26, 2023. The City also held a community workshop on May 31, 2023 to review the Draft Housing Element and to receive public input. The workshop materials are included in Appendix A.

Comments received during the workshop are included below. The italicized text shows how these issues are addressed in the Housing Element:

- New construction targets above moderate housing. Is the City going to target affordable housing? *Yes, the sites inventory includes potential units for moderate, low and very low income housing.*
- Conversion of existing housing equals ADUs. *The City's current ADU standards include provisions for ADUs and a program in the Housing Element calls for the ADU Ordinance to be updated to the most recent State requirements. Also, as part of the AFFH program (Program 5.1), the City will create an information sheet/brochure on ADUs. This will include information on building requirements and the permitting process.*
- Housing Overlay – City effort for mixed use should result in affordable housing development; affordable development has first offer. *With the update to the General Plan, the Housing Overlay is no longer a necessary tool.*
- Sites near Jack-in-the-Box and Burger King are City owned – *The Jack-in-the-Box site is City owned and is included in the sites inventory for mixed use development.*
- Increase senior housing – *Several programs in the Housing Element propose a variety of housing types to meet the needs of seniors. These include Program 1.3 (Accessory Dwelling Units), Program 1.4 (Extremely Low-Income and Special Needs Housing) and Program 1.5 (Alternative Housing Models).*
- The City needs to encourage and make it easier for home owners to convert existing square footage for ADU use to provide housing for low income residents. *Programs 1.3 and 5.1 address how the City will comply with the most recent State laws regarding ADUs and ways to advertise the ADU development process on the City website and Community Development Department.*
- The City should identify properties where additional housing can be constructed, encouraging homeowners to develop that space. *Program 3.4 addresses SB 9, which allow lot splits in the R-1 zone. The Program calls for the City to amend the Zoning Ordinance to process SB 9 applications at the ministerial (Department Director) level.*
- A functional mission statement for the Housing Element would be helpful. *As described in the Introduction Chapter of the Element:*

The Housing Element establishes the City's housing policies for the planning period of October 15, 2021 through October 15, 2029. It guides City officials in decision making and sets forth an action plan to implement the housing goals. This Housing Element is intended to direct residential development and preservation in a manner consistent with the Commerce General Plan and overall requirements of the State Housing Element law.

- The programs were very important but it was confusing as to how they address the housing constraints. *The Constraints chapter of the Element describes how the programs address issues, including special needs housing, affordability, etc.*

APPENDIX B: REVIEW OF 2014 HOUSING ELEMENT

Overview

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the periodic update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Commerce 2014-2021 Housing Element set forth a series of housing programs with related goals for the following areas:

- Conservation of the City's Existing Housing Stock
- Increase Affordable Housing Opportunities
- Removal of Constraints to New Housing Construction
- Equal Housing Opportunity
- Identify Adequate Sites to Achieve Housing Variety

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. [Table B-1](#) summarizes the City's housing program accomplishments, followed by a review of its quantified objectives ([Table B-6](#)). The results of this analysis will provide the bases for developing the comprehensive housing program strategy for the 2021-2029 Element.

Cumulative Impacts on Addressing Housing for Special Needs

The City addressed housing needs of special populations through the following include:

- Neighborhood Fix Up Grant and CDBG Home Preservation Grant programs which benefit many senior homeowners.
- Modelo Specific Plan that provides a mix of unit sizes, especially larger homes for multigenerational living.

As part of the 2021-2029 Housing Element update, the City will explore other actions to expand housing opportunities for special needs populations.

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.1 - Code Enforcement Program. The objective of the City's Code Enforcement Program is to bring substandard housing units into compliance with City codes. Potential code violations are identified based on exterior windshield surveys and complaints reported to the City.</p>	<p>To maintain and improve the condition of the City's existing housing stock and promote the use of established City programs for rehabilitation and revitalization of housing units in the City. Corrections will be addressed on a case by case basis.</p>	<p>The City currently conducts windshield surveys and addresses complaints on an ongoing basis. Throughout the planning period the City addressed 3,200 violations including: 292 violations in 2014, 421 violations in 2015, 522 in 2016, 386 in 2017, 206 in 2018, 205 in 2019, 717 in 2020 and 449 in 2021. This is an average of 400 violations addressed per year. When appropriate code enforcement officers referred residents to the Substantial Housing Rehabilitation Loan Program, CDBG Home Preservation Grant Program, Neighborhood Fix Up Grant Program, and the Environmental Rehabilitation Program. Between 2014 and 2021, approximately 37 property owners with code enforcement cases were assisted through the City's Home Preservation Grant or Neighborhood Fix-Up Grant Programs.</p>	<p>This program is continued in the 2021-2029 Housing Element.</p>

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.2 – Substantial Housing Rehabilitation Loan Program. The program provides deferred loans of up to \$100,000 for the rehabilitation of owner-occupied single-family homes.</p> <p>The elimination of the Commerce Community Development Commission resulted in the loss of a permanent funding source for this program.</p>	<p>Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City’s website and in other public places to encourage residents to utilize the program.</p>	<p>On an annual basis the City administers loans between \$50,000 and \$100,000 to substantially rehabilitate units and in return property owners are required to put affordability covenants in place. During the planning period the City was able to achieve their objectives and assist 3 households with substantial rehabilitation loans. The units assisted were rehabilitated and affordability covenants put in place to preserve the units as affordable to low income households for 45 years. Units that utilized \$100,000 loans will be counted as “substantial rehab” project units towards the City’s required housing allocation consistent with HCD requirements.</p>	<p>Due to limited funding, program was discontinued. No funding has been found for this program.</p>

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.3 – Environmental Rehabilitation Program. The Environmental Rehabilitation Program will provide grant assistance up to \$30,000 to address the negative air quality and noise impacts created by the operation of the rail road yards and freeways within the City. This program targets those households with very low- or low-incomes.</p> <p>This program was historically funded by the Redevelopment Agency Low and Moderate Income Housing Fund (“Housing Set-Aside Funds”), however the elimination of the Commerce Community Development Commission in the previous planning period, resulted in the loss of a permanent funding source for this program.</p>	<p>Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City’s website and in other public places to encourage residents to utilize the program.</p>	<p>No funding was identified for this program.</p>	<p>This program is removed from the 2021-2029 Housing Element.</p>
<p>Program 1.4 - Neighborhood Fix Up Grant Program. The Neighborhood Fix Up Grant Program provides up to \$1,000 for housing repairs and alterations that are visible from the street.</p> <p>This program was historically funded by the Low and Moderate Income Housing Fund (“Housing Set-Aside Funds”), however the elimination of the Commerce Community Development Commission in the previous planning period, resulted in the loss of a permanent funding source for this program</p>	<p>Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City’s website and in other public places to encourage residents to utilize the program.</p>	<p>Funded through Measure AA, the Neighborhood Fix-Up Grant Program provided financial assistance to residents for minor improvements to their homes. The Program provided funding for the cost of materials associated with eligible home exterior upgrades that are visible from the street or public right-of-way. Between 2014 and 2021, approximately 96 homes were assisted through the Neighborhood Fix-Up Grant Program.</p>	<p>This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.5 – CDBG Home Preservation Grant Program. The CDBG Home Preservation Grant Program provides up to \$25,000 to qualified applicants to complete improvements to their residence. The Program addresses substandard housing conditions promotes property maintenance by providing residential rehabilitation grants to qualified low- and moderate-income residents living in single-family owner-occupied dwellings</p>	<p>Provide \$60,000 in available funding to assist approximately 3 households annually.</p>	<p>From 2014 through 2021, a total of \$1,083,507 was allocated for the City's Home Preservation Grant Program. During that time, the City assisted between 3 to 6 households annually.</p> <p>The City's website includes information on the grant program's guidelines as well as an interest form for residents to fill out and submit to the Economic Development and Planning Department.</p>	<p>This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.6 - Monitor and Preserve Affordable Housing. The City will inventory and gather information to establish an early warning system for publicly assisted housing projects that have the potential to convert to market rate.</p>	<p>Maintain their AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. The database will indicate the expiration date of any covenant and any requirements governing reimbursement.</p> <p>The City will also continue to monitor at-risk developments throughout the planning period. Once the City receives notice of a potential conversion of the federally assisted units, the Housing Division will contact the owners to ascertain what will be required to extend the participation of these projects in the HUD 221 program.</p> <p>The City will strive to maintain all existing affordable rental units by monitoring their affordability and contacting property owners to discuss options for long term affordability.</p>	<p>The City maintains a number of affordable units through existing deed restrictions. No rental units were at-risk of conversion to market rate during the planning period. An inventory of affordable units will be kept up-to-date by Staff to monitor affordable units throughout the planning period and update the list with new deed restricted properties that are developed during the planning period.</p>	<p>This program continues to be appropriate and is updated and included in the 2021-2029 Housing Element.</p>

Table B-1: Evaluation of 2014-2021 Housing Element Programs

Goal 1: Conserve and enhance the quality of existing housing and residential neighborhoods in Commerce.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 1.7 – Energy Efficient Design. The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations.</p>	<p>The Housing Division will advertise the appropriate information related to this program on the City's website. In addition, the Planning Division and code enforcement personnel will refer potential applicants to the Housing Rehabilitation Program or the Neighborhood Fix-up Grant Program as potential funding sources.</p>	<p>The City currently provides information on energy efficiency programs on their website and at City Hall. When appropriate, City Staff and code enforcement officers, direct residents to apply for applicable programs. Additionally, the City encourages all new development to be energy efficient and to take into consideration LEED standards.</p>	<p>Implementation of the Building Code energy efficiency requirements is not included in the 2021-2029 Housing Element as a housing program.</p>

Table B-2: Evaluation of 2014-2021 Housing Element Programs

Goal 2: Provide a variety of housing types to accommodate all economic segments of the community.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 2.1 – First Time Homebuyer Program. This Program was intended to operate in conjunction with the Substantial Housing Rehabilitation Loan, by providing residents the opportunity to apply for assistance to purchase homes acquired and rehabilitated by the City. Residents were also allowed to identify a non-City owned residence and apply for rehabilitation and financial assistance. To further homeownership opportunities the City of Commerce also partners with the Los Angeles County Housing Authority to assist Commerce residents currently on the County’s Section 8 waitlist.</p>	<p>Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City’s website and in other public places to encourage residents to utilize the program.</p>	<p>The City offered first-time homebuyer assistance to nine households in conjunction with the Rosewood Village project. Up to \$150,000 in secondary financing was offered to nine first-time homebuyers. Application deadline was May 2022. The Modelo Specific Plan also commits to providing 85 units as housing affordable to middle income households.</p>	<p>This program is updated and included in the 2021-2029 Housing Element.</p>
<p>Program 2.2 - (Senior and Handicapped) Rent Subsidy Program The program provides subsidies to eligible households with residents that are at least 57 years of age or are physically handicapped. The prospective applicant must also qualify as low- or very low-income. The maximum monthly subsidy for a qualified household is \$200.</p> <p>The City previously utilized redevelopment set-aside monies to provide rent vouchers to seniors and handicapped residents. With the dissolution of the Commerce Community Development Commission, the City has allocated money from their General Fund to continue the program, but has reduced and limited the number of recipients.</p>	<p>Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City’s website and in other public places to increase awareness and solicit additional applications.</p>	<p>The City did not find a permanent funding source for this program.</p>	<p>Funding for rent subsidies is limited. This program is not included in the 2021-2029 Housing Element.</p>

Table B-2: Evaluation of 2014-2021 Housing Element Programs

Goal 2: Provide a variety of housing types to accommodate all economic segments of the community.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 2.3 – Los Angeles County Partnership. As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Community Development Commission (CDC) and Los Angeles County Housing Authority to promote resident awareness and application for County run housing assistance programs.</p>	<p>Increase resident awareness about housing programs offered by the County by providing information at City Hall, on the City’s website and in other public places to increase awareness</p>	<p>The City continues to participate in programs available through LACDA.</p>	<p>This program is updated in the 2021-2029 Housing Element.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.1 – Housing Opportunity Overlay Program. During the 2008-2014 planning period, the City established a new Housing Opportunity Overlay in the 2020 General Plan to facilitate the transition of existing non-residential uses to new residential development.</p> <p>To finalize the creation of the overlay, the City has established the development process required to implement the overlay area, including the creation of development standards and design guidelines. In developing the guidelines and standards the City plans to ensure that the development of high density, multifamily, affordable housing is allowed and encouraged.</p>	<p>Facilitate the redevelopment of underutilized sites by identifying housing opportunity sites. Approach land owners and business operators in the overlay area to discuss the future transition of uses. Provide information to interested developers about potential residential opportunity sites.</p>	<p>The Rosewood Village program provides 133 units through the Housing Opportunity Overlay program.</p>	<p>With the General Plan update, the City has identified appropriate locations for facilitating housing development in the future through various mixed use designations. The Overlay is no longer needed to facilitate the transition of industrial uses to housing.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.2 - Atlantic Blvd. Housing Program. In the 2020 General Plan, a Mixed-Use designation along the Atlantic Boulevard corridor between the Mixmaster (on the north) and Washington Boulevard (on the south) was created. This land use designation provides for both residential development and commercial development.</p>	<p>The City will develop standards and design guidelines for the Mixed Use Overlay in the City's Zoning Ordinance. The City will maintain an inventory of opportunity sites along Atlantic Boulevard and provide information about development opportunities and the development standards established for the overlay.</p> <p>The City will contact developers in the area to inform them of opportunity sites, the established development standards, and other pertinent information. The City may also publish information online and at City Hall about the Atlantic Boulevard Housing Program.</p>	<p>The City is updating its General Plan. Design guidelines will be included as part of the General Plan and Zoning Ordinance update.</p>	<p>This is included in the 2021-2029 Housing Element, as part of the General Plan update.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.3 - Lot Consolidation Program. Parcels located in specific areas of the City within the Housing Opportunity overlay and along Atlantic Boulevard tend to be narrow and shallow in size, which can act as a constraint to the development of larger housing projects. To encourage the development of higher density residential and mixed-use projects on vacant and underutilized sites, the City offers incentives to encourage lot consolidation.</p>	<p>The City will notify housing developers of development incentives and opportunities for lot consolidation.</p>	<p>The City has provided info about lot consolidation to promote Housing Overlay.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>
<p>Program 3.4 - Density Bonus Program The City will evaluate its density bonus provisions as part of the Zoning Ordinance revisions that will be required to implement the General Plan. In the event it is not in conformance with current State requirements, the Density Bonus section of the City's Zoning Ordinance will be revised.</p>	<p>To increase the number of affordable units throughout the City in new housing developments. The Density Bonus will be emphasized in future development within the Housing Opportunity Overlay Areas.</p>	<p>While the City has not updated its Density Bonus Ordinance since 2014, the City continues to offer density bonus for lower and moderate income housing consistent with State law.</p> <p>Modelo and Rosewood Village both utilized specific plan as a tool for development. Middle income housing units (up to 175 AML) are made available through development agreement.</p>	<p>This program is included in the 2021-2029 Housing Element as part of the Zoning Ordinance amendments.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.5 - Streamlined Processing. The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications and identify any impediments to affordable housing. Additionally, the processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized.</p>	<p>Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.</p>	<p>The City continues to prioritize processing for affordable and senior housing. Also the creation of new mixed use zones will eliminate the requirement to pursue residential and mixed use developments through the Housing Opportunity Overlay.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>
<p>Program 3.6 – Incentives for Large Multi-Family Units. Review the Zoning Ordinance to determine what incentives and/or regulations can be implemented as a means to promote the development of rental housing with three or more bedrooms. As part of the Housing Opportunity Overlay the City has also included development standards to encourage and facilitate an increased number of larger units. The requirements for mixed-use housing are applicable to both rental and owner occupied housing.</p>	<p>To increase the number of affordable multi-bedroom units to accommodate larger low-income families</p>	<p>The City facilitates multigeneration housing. The Modelo Specific Plan offers a range of unit sizes.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.7 – Residential Development Standards Review the development standards for the R-1, R-2, and R-3 zones to identify standards that may constrain the development of affordable housing and housing for disabled individuals. Specifically, Staff will review requirements such as the minimum unit size, property line setbacks, parking requirements, height restrictions, etc. to ensure that they are necessary and pertinent.</p>	<p>Review development standards to identify constraints and remove or offset constraints where possible.</p>	<p>Much of the future residential growth is expected to occur within the new mixed use designations proposed by the General Plan update. The Zoning Ordinance update will establish appropriate development standards to facilitate multi-family and mixed use development in these new designations.</p>	<p>This program is incorporated with the Adequate Sites for RHNA program in the 2021-2029 Housing Element.</p>
<p>Program 3.8 – Accessory Dwelling Unit (Second Unit) Ordinance. Ensure that the second unit ordinance complies with State law and promote the ordinance to homeowners and property managers.</p> <p>Encourage residents that have illegally constructed a second unit on their property to bring existing illegal units into compliance with City zoning and building codes. The City may recommend that homeowners apply for assistance through existing rehabilitation programs.</p>	<p>Encourage the construction of 5 units over the planning period. To facilitate use of the ordinance the City will provide informational materials about the second unit ordinance at City Hall, on the City’s website and in other public places to increase awareness.</p>	<p>During the planning period, five accessory dwelling units were permitted.</p>	<p>This program is expanded in the 2021-2029 Housing Element.</p>

Table B-3: Evaluation of 2014-2021 Housing Element Programs

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 3.9– Off Site Improvements. Provide opportunities for public, private and non-profit groups to develop affordable housing by constructing off-site improvements and physical infrastructure as Capital Improvement Projects.</p>	<p>Facilitate easier development of affordable housing by allowing improvements to be negotiated.</p>	<p>The City continues to offer off-site improvements on a case-by-case basis to facilitate affordable housing.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>
<p>Program 3.10 – Water and Sewer Service Providers. Ensure compliance with Government Code Section 65589.7- the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Commerce.</p>	<p>Ensure that water and sewer providers are aware of the City’s intentions for residential development throughout the City.</p>	<p>A copy of the 2014-201 Housing Element was delivered to all water and sewer providers.</p> <p>An EIR was prepared for the Modelo residential project and the Rosewood Village project. These EIRs included analysis of water and sewer capacity for the residential units.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>
<p>Program 3.11 - Flood Management Continue to utilize information from the General Plan and consider flood risks in all future land use decisions.</p>	<p>Ensure that flood risks are considered when making land use decisions.</p>	<p>Review of flood risks is part of the planning and development engineering review process for residential projects.</p>	<p>This is not a housing program and is not included in the 2021-2029 Housing Element.</p>

Table B-4: Evaluation of 2014-2021 Housing Element Programs

Goal 4: Promote equal housing opportunity for all residents.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 4.1 – Reasonable Accommodation Program for Disabled. Ensure that sufficient provisions are in place by the City to facilitate a resident’s request for “reasonable accommodation.”</p>	<p>Administer City operated programs to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Provide information in public places regarding the City’s reasonable accommodation ordinance and make information on this program more widely available to residents. Referrals will be made whenever possible.</p>	<p>The City continues to offer reasonable accommodation to facilitate housing for persons with disabilities.</p>	<p>The City will remove subjective condition for reasonable accommodation approval. This is included in the Zoning Ordinance Amendments program.</p>
<p>Program 4.2 – Fair Housing Program. The City will continue to contract with the Housing Rights Center to provide residents with fair housing services using Community Development Block Grant (CDBG) funds.</p>	<p>Comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.</p>	<p>The City assisted in program outreach through placement of fair housing program brochures in both English and Spanish at the public counter, City library, post office, and other community locations such as the City’s senior center.</p>	<p>The fair housing program is expanded in the 2021-2029 Housing Element to comply with AB 686 (Affirmatively Furthering Fair Housing).</p>

Table B-4: Evaluation of 2014-2021 Housing Element Programs

Goal 4: Promote equal housing opportunity for all residents.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Action 4.3 – Housing for Developmentally Disabled Persons Program. To accommodate residents with developmental disabilities the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities.</p> <p>Provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities</p> <p>Reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups.</p> <p>Finally, as housing is developed or identified, Commerce will work with the Eastern Los Angeles Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities.</p>	<p>The City will continue to offer specific regulatory incentives throughout the planning period, when funding is available, apply for funding at least twice during the planning period to encourage development of unit specifically for persons with disabilities, will reach out annually to developers, and will initiate a cooperative outreach program with the Regional Center by 2014.</p>	<p>The city provides priority processing, reasonable accommodation, and potential funding/infrastructure improvements to support housing for lower and moderate income households and households with special needs, including persons with disabilities.</p>	<p>This is not included as a separate program in the 2021-2029 Housing Element.</p>

Table B-5: Evaluation of 2014-2021 Housing Element Programs

Goal 5: Identify adequate sites to achieve housing variety.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 5.1 – Ensure Adequate Sites to Accommodate the RHNA. To ensure sufficient residential capacity to accommodate the identified regional need for lower-income households is maintained within the Housing Opportunity Overlay, the City will develop and implement a formal monitoring.</p> <p>The program will track development approvals on identified sites and for those that result in a reduction of potential affordable units below the residential capacity assumed in Table 6-6, the City will identify and designate additional sites to rezone to ensure that no net loss occurs.</p>	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City’s website whenever possible.</p>	<p>The City was able to facilitate the development of a significant number of new units through Rosewood Village and Modelo specific plans.</p>	<p>This program is updated to reflect the City’s new RHNA in the 2021-2029 Housing Element.</p>
<p>Program 5.2 – Extremely Low-Income and Special Needs Housing. Ensure that the Zoning Code is updated to be consistent with SB2 provisions and implemented concurrent with Housing Element adoption.</p> <p>Assist in the development of housing to meet the needs of extremely low-, very low- and low-income households.</p> <p>The City prioritizes funding opportunities to ensure that extremely low- and very low-income housing are given precedence and are able to easily access the financial and regulatory incentives offered by the City.</p>	<p>Monitor available sites for the development of emergency, transitional and supportive housing.</p>	<p>The City created affordable housing for its workforce through the Rosewood Village and Modelo specific plans.</p>	<p>The City will continue to facilitate lower income and special needs housing. This program is included in the 2021-2029 Housing Element.</p>

Table B-5: Evaluation of 2014-2021 Housing Element Programs

Goal 5: Identify adequate sites to achieve housing variety.			
Description of Previous Housing Element Program	Objective	Progress and Effectiveness	Appropriateness
<p>Program 5.3 – Alternative Housing Models. Encourage through development incentives the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors</p>	<p>Facilitate the development of alternative housing models suited to the community housing needs through the provision of flexible zoning regulations. Continue to provide appropriate standards to encourage development of senior housing to meet the needs of the City's growing senior population.</p>	<p>The City continues to encourage a variety of housing in the community. The General Plan update offers increased opportunities for multi-family and mixed use housing.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>

Table B-6: Summary of RHNA Progress (2014-2021)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total
Accessory Dwelling Units	0	0	0	0	0	5	5
Attached Townhomes (Rosewood Village)	0	0	0	0	0	31	31
Total Units	0	0	0	0	0	36	36
Regional Fair Share Housing Need 2014-2021	6	6	7	7	26	20	46
Percent of RHNA Met	0%	0%	0%	0%	0%	180%	78%

APPENDIX C: SITES INVENTORY

METHODOLOGY

In developing the sites inventory for the City of Commerce, we used a multi-tier approach to identify parcels or “sites” with the best potential for development/redevelopment over the next eight years.

Strategies for Meeting RHNA

The following are factors considered in parcel selection for the sites inventory:

1. Approved units in Modelo Specific Plan;
2. City-owned properties that have been identified for future residential development;
3. Non-City-owned vacant sites and parking lots;
4. Non-City-owned nonvacant sites that met at least three of the following factors:
 - a. Owned by the same owner that will facilitate lot consolidation,
 - b. Existing uses that are similar types of uses being recycled in Commerce and surrounding cities;
 - c. Building age is at least 30 years or building is vacated. Buildings older than 30 years often require significant improvements to update the systems and difficult to meet ADA requirements as warranted with substantial rehabilitation;
 - d. Existing Floor Area Ratio (FAR) that is less than 0.50;
 - e. Improvement to Land Ratio (ILR) of less than 1.0, indicating the land is worth more than the structures on site. However exceptions to the rule are sites with large structures such as older shopping centers, office buildings, motels, and warehouses. Often these high improvement values may serve as financial liability to property owners if the uses are not generating adequate revenues but are still subject to high property taxes.
 - f. Property is in obvious condition of deferred maintenance.

Recent Development Trends

In selecting sites appropriate for development or redevelopment over the sixth cycle Housing Element, the City reviewed recent projects in the City and surrounding communities (Table C-1). For density assumptions in the site inventory, the proposed density ranges in the General Plan Update (Land Use Element) were considered. The proposed R2 land use designation will change from 0 to 17 du/ac to 11.1 to 17 du/ac and the R3 land use designation will change from 0 to 27 du/ac to 17.1 to 27 du/ac. Given these alterations, the lower range of these ranges were assumed: 12 du/ac in the medium density residential zone and 20 du/ac in the high density residential zone. The proposed densities for the General Plan Update new land use categories are 40 to 80 du/ac. Based on recent projects, a conservative assumption of 50 du/ac for mixed use zones was applied. For the affordability break down, assumptions included 50 percent lower income, 25 percent moderate income and 25 percent above moderate income for sites that are city-owned.

Table C-1: Recent Development Trends in Commerce and Neighboring Cities

Address	City	Year Approved/ Constructed	Acres	Previous Use	Proposed/Approved Use and Zone	Density
Townhomes						
5625 Jillson Street (Rosewood Village - Site 1B)	Commerce	2020/ 2021	1.33	19,629 sq. ft. (1 1/2 stories) light industrial, warehouse and office bldg. Built in 1949	Attached single family homes/townhomes	23.3
5550 Harbor Blvd (Rosewood Village Site 1A)	Commerce	2020/ Building Permit Review	1.98	27,376 sq. ft. office building (1 1/2 stories), parking lot for Aquatic Center. Built in 1956	Attached single family homes	18.6
5555 Jillson Street (Rosewood Village Site 2)	Commerce	2020/ Waiting for Plan Check Submittal	2.43	City of Commerce Transportation Center office building, maintenance bays and 2-story parking structure. Built in 1997	Attached single family homes	26.7
Less 1/2 acre						
5953 Florence Ave	Bell Gardens	Plan check	0.27	Vacant parking lot	4 Condos (Above Mod)	14.8
1018 W. Olympic Ave	Montebello	Pipeline Project	0.40	Parking lot	24 units (8 moderate) C-2 zone (changing to Mixed Use)	60
2000 Flotilla St	Montebello	Pipeline Project	0.49	Parking lot	25 units (Very Low) Industrial zone (changing to res)	51
Over 1/2 acre						
8000 Bell Gardens	Bell Gardens	Entitled	2.17	Vacant lot - R3 zone	48 Condos (Above Mod)	22.1
6231 & 6301 Eastern Ave	Bell Gardens	Application Submitted	0.68	Chiropractor office, single-family home, & vacant commercial bldg. Built in 1948 and 1949. FAR = 0.13, ILR = 0.06	16 Condos (Above Mod) & retail	23.5
7940 Telegraph Road	Downey	2016/ Completed	1.60	Parking Lot - C-2/P-B zone (Site rezoned to R-3)	39 units	

2021-2029 Housing Element

Address	City	Year Approved/ Constructed	Acres	Previous Use	Proposed/Approved Use and Zone	Density
8150 Third Street	Downey	2016/ Completed	1.0 (consolidation of 4 lots)	Two lots - single-family homes, two lots were parking lots	28 units in Downtown Res SP	
9553 Firestone Blvd	Downey	2016/ Completed	1.1 (consolidation of 5 lots)	8 (non-conforming) residential uses - C-2/P-B zone	39 units	35.4
116, 128, 129, 133, 136 N. Poplar Ave	Montebello	Entitled	2.00	Residential uses (zoning is being changed to mixed use)	156 units (55 moderate income)	Project A - (140 units at 82 du/ac); Project B - (16 units at 56 du/ac)
112-132 6th St., 501-525 Whittier Blvd.	Montebello	Pipeline project	1.56	Retail, Vacant, Residential	132 (61 very low, 33 low, 13 mod, 25 above mod); Residential zone (changing to mixed use)	84.6

Sources: *City of Bell Gardens Housing Element, adopted July 2022*
City of Downey Housing Element, adopted October 2022
City of Montebello Housing Element; adopted June 2022
City of Commerce Economic Development and Planning Department

Current Zoning and Environmental Conditions in Commerce

The City of Commerce is a built-out city in the heart of Los Angeles County. As shown on Figure C-1, the primary land designations are for commercial and industrial uses. In order to meet the residential demands of the city, Commerce is updating the General Plan to allow for further housing opportunities. Once the General Plan Update is adopted, the Zoning Code will also be updated to ensure consistency.

As described in the Housing Resources Chapter of this Element, the City is proposing two mixed-use land use designations that will include residential uses. These are:

- **Mixed Use Atlantic:** this designation will apply to the parcels in the City that are currently in the Atlantic Mixed Use General Plan land use designation along Atlantic Boulevard. The proposed density is 40 to 85 dwelling units per acre.
- **Mixed Use Washington 1:** this designation will allow a variety of uses for parcels located along Washington Boulevard and has a proposed density of 40 to 85 dwelling units per acre.

Many of the proposed sites in the Housing Element inventory are adjacent to or in close proximity to residential uses or public facilities such as parks or city municipal facilities.

The City has also established the Housing Opportunity Overlay (HOO) zone to be applied to discontinued heavy industrial uses.

Figure C-1: City of Commerce Zoning



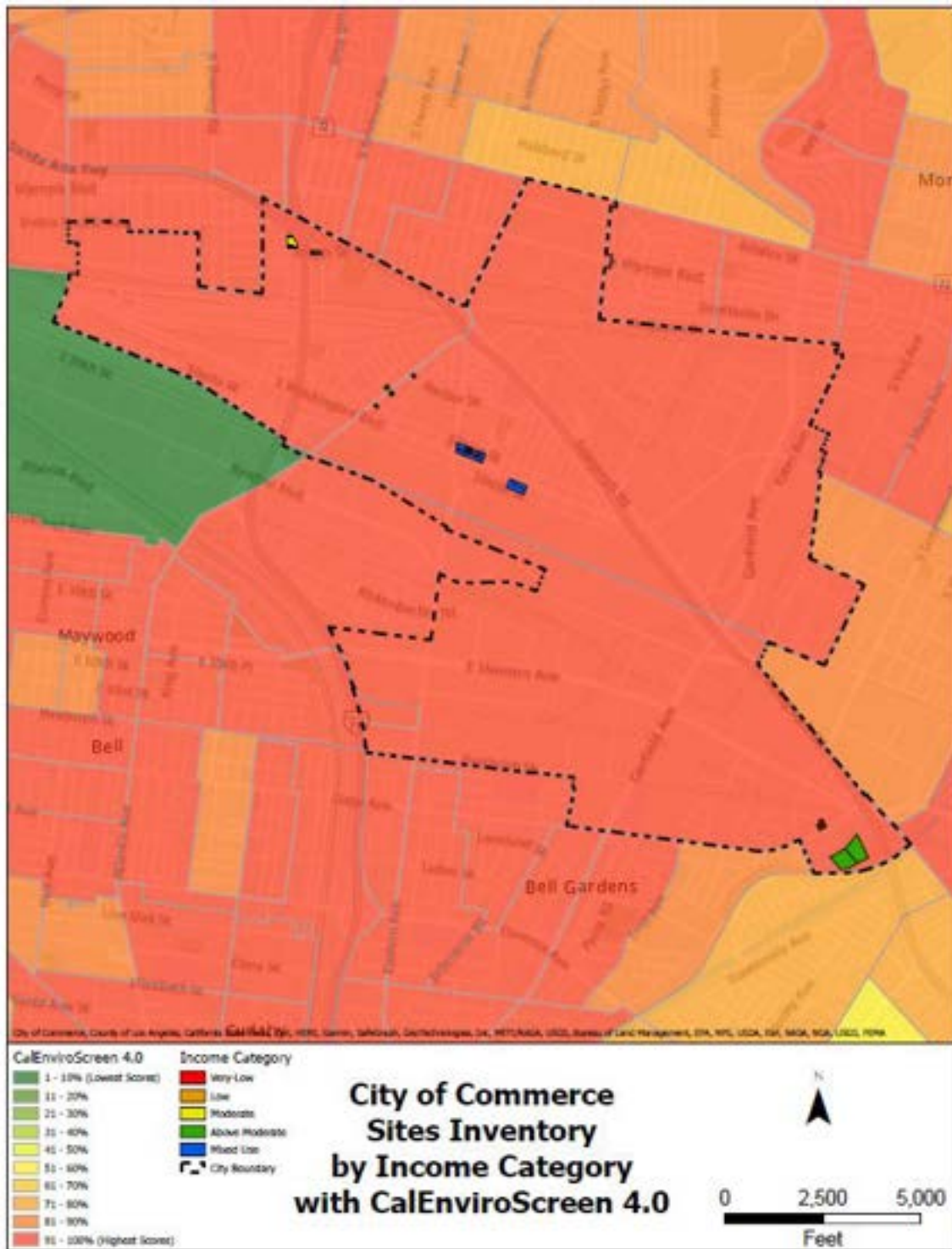
Source: City of Commerce

Due to Commerce’s location in the Gateway Cities region of Los Angeles County, pollution and other environmental concerns are factors in land use decisions. As described in Appendix D, Affirmatively Furthering Fair Housing, of this Housing Element, the California Office of Environmental Health Hazard Assessment (OEHHA) compiles CalEnviroScreen scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown Figure C-2, the CalEnviroScore 4.0 are based on percentiles and show that all tracts in Commerce have the highest (worst) scores for pollution and other environmental hazard exposures. In May 2022, the California Environmental Protection Agency (CalEPA) released maps of communities considered to be disadvantaged communities based on four categories.¹ One of those categories is census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0. All of Commerce is considered a disadvantaged community according to these scores (Figure C-3).

Due to the environmental constraints across the city, the inventory of sites does not put any proposed location at a greater or less disadvantage than others. The City is currently developing an Environmental Justice Element as part of the General Plan. With the gradual recycling of obsolete/discontinued industrial properties into residential and mixed use developments, the City facilitates the remediation of environmental hazards on some of these properties.

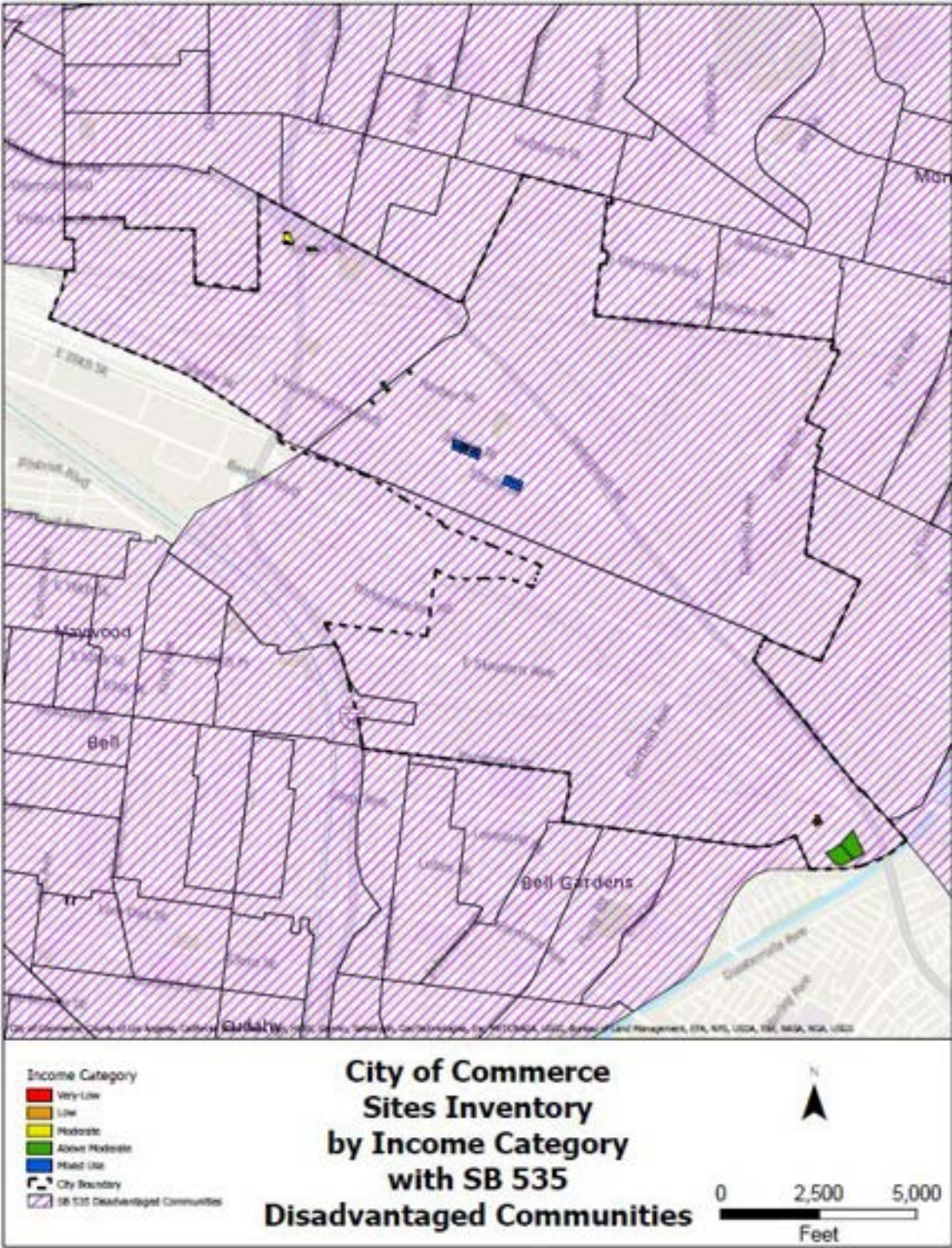
¹ California Office of Environmental Health Hazard Assessment, SB534 Disadvantaged Communities, oehha.ca.gov

Figure C-2: Sites Inventory With CalEnviroScreen



Source: HCD Data Viewer

Figure C-3: Disadvantaged Communities Designation (CalEPA)



Source: HCD Data Viewer

Detailed Sites Inventory

Address	APN	Acreage	Consolidated Site	Existing Use	GP Designation	Existing Zoning (DU/Acre)	Rezone ?	Proposed LU Designation	Density Range	Potential DU/Acre	Anticipated Units	Very-Low	Low	Mod	Above Mod
City Owned Vacant Sites in Residential Zones															
1338 S Eastern Ave	5241-013-904	0.11	Yes - Site A	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	1	0
1368 S Eastern Ave	5241-013-906	0.12	Yes - Site A	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	1	0
1350 S Eastern Ave	5241-013-908	1.08	Yes - Site A	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	13	0	0	13	0
1362 S Eastern Ave	5241-013-905	0.12	Yes - Site A	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	1	0
4519 Triggs Street	5241-013-907	0.12	Yes - Site A	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	1	0
Site A		1.55									17	0	0	17	0
7169 Gage Ave	6357-016-908	0.41	Yes - Site B	Vacant	HDR	R3 (0-27 du/ac)	No	same	17.1-27 du/ac	20	4	4	0	0	0
Gage Ave/Zindell Ave	6357-016-906	0.18	Yes - Site B	Vacant	HDR	R3 (0-27 du/ac)	No	same	17.1-27 du/ac	20	2	2	0	0	0
7165 Gage Ave	6357-016-909	0.15	Yes - Site B	Vacant	HDR	R3 (0-27 du/ac)	No	same	17.1-27 du/ac	20	3	0	3	0	0
7155 Gage Ave	6357-016-907	0.16	Yes - Site B	Vacant	HDR	R3 (0-27 du/ac)	No	same	17.1-27 du/ac	20	3	0	3	0	0
Site B		0.9									12	6	6	0	0
Subtotal (A+B)		2.45									29	6	6	17	0
Non-City-Owned Vacant Opportunity Sites in Residential Zones															
Duncan Ave/Triggs Street	5244-002-032	0.08	Yes - Site C	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	0	1
Duncan Ave/Triggs Street	5244-002-031	0.08	Yes - Site C	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	0	1
Duncan Ave/Triggs Street	5244-002-033	0.22	Yes - Site C	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	2	0	0	0	2
1411 S. McBride Ave	5244-002-034	0.07	Yes - Site C	Vacant	MDR	R2 (0-17 du/ac)	No	same	11.1-17 du/ac	12	1	0	0	0	1
Subtotal Site C		0.45									5	0	0	0	5

2021-2029 Housing Element

Address	APN	Acreage	Consolidated Site	Existing Use	GP Designation	Existing Zoning (DU/Acre)	Rezone ?	Proposed LU Designation	Density Range	Potential DU/Acre	Anticipated Units	Very-Low	Low	Mod	Above Mod
Approved Modelo Specific Plan					-										
Zindell Ave/Gage Ave	6357-018-900	5.07	Yes - Site D	Public facilities	PF	PF	Yes	Modelo SP	*based on # of units approved in SP	87	425				425
Zindell Ave/Gage Ave	6357-019-904	4.65	Yes - Site D	Public facilities	LDR	PF	Yes	Modelo SP		87	425				425
Subtotal Site D		9.72										850	0	0	0
City-Owned Underutilized Sites in Proposed Mixed Use Areas															
5736 Washington Blvd	6334-006-900	0.89	Yes - Site E	Commercial - Veolia Transportation	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	44	11	11	11	11
5733 Sheila St	6334-006-901	1.72	Yes - Site E	Commercial - Veolia Transportation	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	86	21	22	22	21
Site E		2.61									130	32	33	33	32
5611 Washington Blvd	6335-023-900	0.59	Yes - Site F	City Corp Yard	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	29	7	7	7	8
5600 Jillson St	6335-023-901	0.3	Yes - Site F	City Corp Yard - parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	15	4	4	4	3
Jillson St/Daniel Ave	6335-023-902	0.07	Yes - Site F	City Corp Yard - parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	0	1	1	1
Jillson St/Daniel Ave	6335-023-903	0.36	Yes - Site F	City Corp Yard - parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	18	4	4	5	5
Site F		1.32									65	15	16	17	17
2500 Eastern Ave	6335-024-900	0.69	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	34	8	8	9	9
Jillson St/Daniel Ave	6335-024-901	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1
Jillson St/Daniel Ave	6335-024-902	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1
Jillson St/Daniel Ave	6335-024-903	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1
Jillson St/Daniel Ave	6335-024-904	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1
Jillson St/Daniel Ave	6335-024-905	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1

2021-2029 Housing Element

Address	APN	Acreage	Consolidated Site	Existing Use	GP Designation	Existing Zoning (DU/Acre)	Rezone ?	Proposed LU Designation	Density Range	Potential DU/Acre	Anticipated Units	Very-Low	Low	Mod	Above Mod
Jillson St/Daniel Ave	6335-024-906	0.07	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	3	1	0	1	1
Jillson St/Daniel Ave	6335-024-907	0.15	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	7	1	2	2	2
Washington Blvd/Daniel Ave	6335-024-908	0.41	Yes - Site G	Parking lot	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	20	5	5	5	5
5555 Washington Blvd	6335-024-909	0.53	Yes - Site G	Commercial: Jack-in-the-Box	CM	C/M1	Yes	MU Washington 1	40-85 du.ac	50	26	6	6	7	7
Site G		2.2									105	26	21	29	29
Subtotal (E through G)		6.13									300	73	70	79	78
Non-City-Owned Underutilized Opportunity Sites In Proposed Mixed Use Areas															
Atlantic Blvd/Jardine St	5244-024-001	0.13	Yes - Site H	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	6	0	0	0	6
Atlantic Blvd/Jardine St	5244-024-002	0.05	Yes - Site H	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	2	0	0	0	2
Atlantic Blvd/Jardine St	5244-024-003	0.05	Yes - Site H	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	2	0	0	0	2
Site H		0.23									10	0	0	0	10
Atlantic Blvd/Jardine St	6335-005-053	0.05	Yes - Site I	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	2	0	0	0	2
Atlantic Blvd/Jardine St	6335-005-054	0.06	Yes - Site I	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	2	0	0	0	2
Atlantic Blvd/Jardine St	6335-005-055	0.12	Yes - Site I	Parking lot	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	6	0	0	0	6
Site I		0.23									10	0	0	0	10
2358 Atlantic Blvd	6335-005-056	0.05	Yes - Site J	Parking lot	Atlantic MU	C/M1	Yes	MU Washington 1	40-85 du.ac	50	2	0	0	0	2
2354 Atlantic Blvd	6335-005-057	0.11	Yes - Site J	Parking lot	Atlantic MU	C/M1	Yes	MU Washington 1	40-85 du.ac	50	5	0	0	0	5
Site J		0.16									7	0	0	0	7
Atlantic Blvd/Harbor Blvd	6335-003-002	0.05	Yes - Site K	Vacant	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	2	0	0	0	2
2210 Atlantic Blvd	6335-003-003	0.11	Yes - Site K	Office for Water Company ?	Atlantic MU	C/M1	Yes	Mixed Use Atlantic	40-85 du.ac	50	5	0	0	0	5
Site K		0.16									7	0	0	0	7

2021-2029 Housing Element

Address	APN	Acreage	Consolidated Site	Existing Use	GP Designation	Existing Zoning (DU/Acre)	Rezone ?	Proposed LU Designation	Density Range	Potential DU/Acre	Anticipated Units	Very-Low	Low	Mod	Above Mod
<i>Subtotal (H through K)</i>		0.78									34	0	0	0	34
TOTAL		19.53									1218	79	76	96	967

APPENDIX D: AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes. In addition, AB 686:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021;
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the County's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a

county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describes trends in Los Angeles County (County). “Local Trends” describe trends specific to the City of Commerce.

Sources of Information

The analysis of fair housing issues in Commerce relies on the following sources:

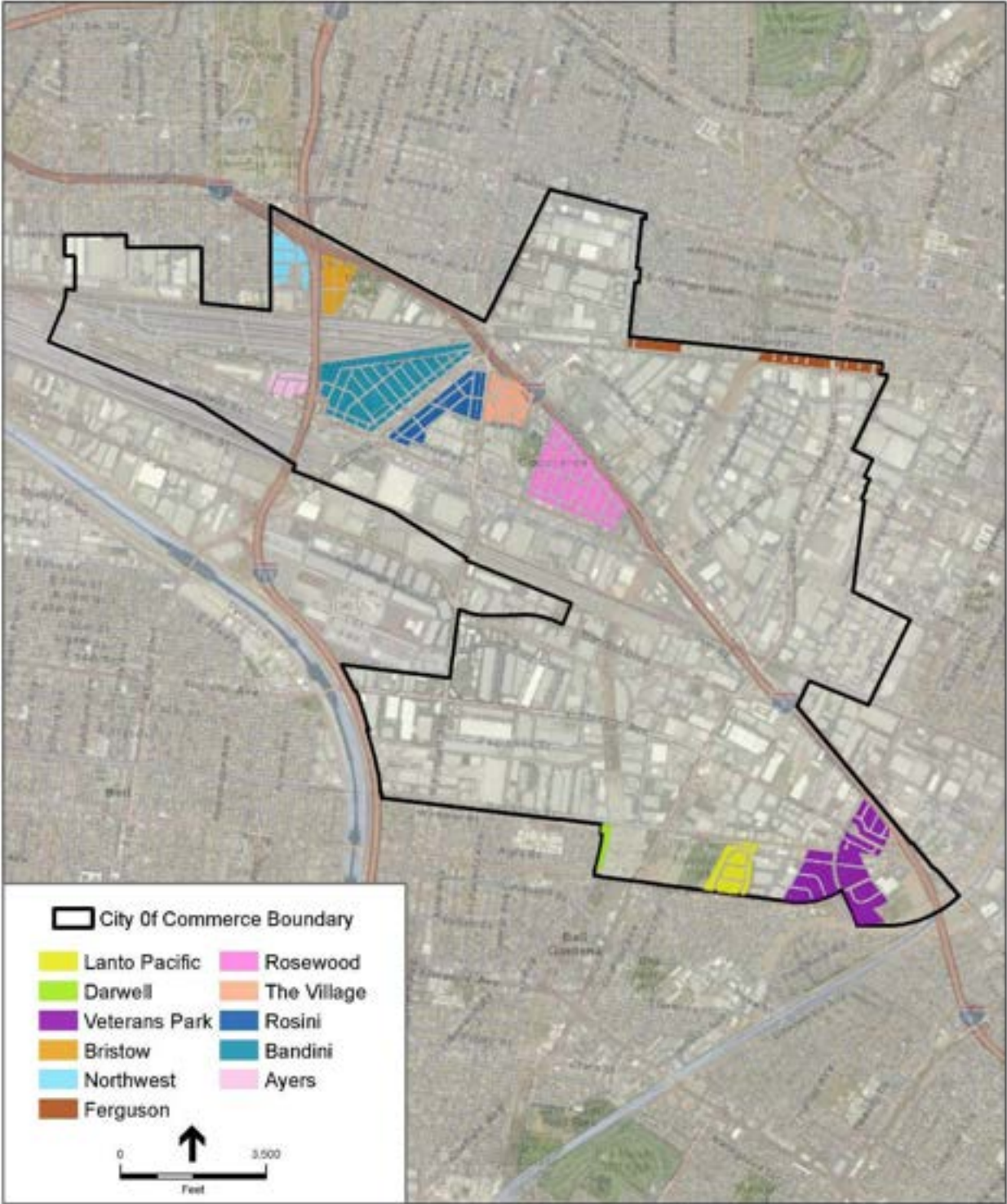
- California Department of Housing and Community Development (HCD) AFFH Data Viewer
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and 2016-2020 American Community Survey (ACS)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data
- County of Los Angeles 2018 Analysis of Impediments to Fair Housing (2018 AI) prepared by the Los Angeles Community Development Authority (LACDA)
- Local knowledge

Some of these sources provide data on the same topic, but due to various methodologies, results may differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is, in part, because ACS provides estimates based on a small survey of the population taken over the course of the whole year. Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. As such, even though more recent ACS data may be available, 2016-2020 ACS reports (and 2015-2019 for CHAS data) are cited more frequently.

Local Knowledge

In addition to using federal or state level data sources, local jurisdictions are also expected to use local data and knowledge to analyze local fair housing issues. For purposes of this AFFH, various neighborhoods within the City of Commerce may be identified in the analysis. These neighborhoods are shown on Figure D-1.

Figure D-1: Commerce Residential Neighborhoods



Source: City of Commerce

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866** – covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968** – covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988** – added the protected classes of handicap and familial status
- **The Americans with Disabilities Act of 1990 (ADA)** – covers public accommodations in both businesses and in multi-family housing developments
- **Rehabilitation Act of 1973** – expanded federal programs and services for persons with disabilities
- **Shelly v. Kramer (1948)** – made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer (1968)** – made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- **Unruh Civil Rights Act** – extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)** – covers the areas of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53** – takes measures against restrictive covenants
- **Department of Real Estate Commissioner’s Regulations 2780-2782** – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker’s duty to supervise
- **Business and Professions Code** – covers people who hold licenses, including real estate agents, brokers, and loan officers.
- **Government Code Section 65008** - prohibits a local government from using public or private land practices, decisions or authorizations to discriminate against low or moderate-income families or individuals.
- **Government Code Section 8899.50** - defines and requires public agencies to affirmatively further fair housing.
- **Government Code Section 11135** – no person shall be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination

under, any program or activity that is conducted by the state or funded/receives financial assistance from the state.

The City complies with applicable federal and state fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex.

Regional Trend

During the 2018 AI development process, LACDA implemented a series of outreach efforts including: regional discussion groups; four focus groups which met three times each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. Regional discussions included developer groups, companies, organizations, and agencies, and government groups, including the City of Commerce. The following topics were covered in the Government Discussion Group meeting:

- Lack of jurisdictions that have R/ECAP areas
- Discussion of community meetings
- Discussion of surveys
- City of Los Angeles R/ECAP areas
- Social engineering in the past due to highway construction and designing of public housing in poor areas by private, federal, and local governments
- Setting realistic goals and outcomes
- Housing Rights Center (HRC) - protected classes different in state verses federal law
- Mortgages based on disparate impact-census areas
- Disparate impacts on women

R/ECAPs are discussed in Chapter 3, Racially or Ethnically Concentrated Areas of Poverty, of this Assessment of Fair Housing. Historical trends, zoning, and home loan trends are also discussed in Chapter 5, Disproportionate Housing Needs, of this Assessment of Fair Housing.

Focus group meetings for preparation of the 2018 AI focused on the following contributing factors:

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of

- transgender employees, and the prevalence of low skill workers. They expressed concern about the lack reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.
 - **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA’s Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

A total of 6,290 responses were recorded from the 2017 Resident Fair Housing Survey. The survey found that most residents thought their neighborhood had adequate access to public transportation, cleanliness, and schools, and that the condition of public spaces and buildings were good, very good, or excellent. More residents reported availability of quality public housing and job opportunities were only fair or poor. The survey also found that households with a person with a disability found it more difficult to get around their neighborhood or apartment complex. Access to opportunities, housing conditions, and populations of persons with disabilities in Commerce are further discussed below in this Assessment of Fair Housing Issues.

According to HUD’s Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66 percent). Another 21 percent of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36 percent of cases reported a disability bias. Figure D-2 shows the number of FHEO inquiries throughout the County. Signal Hill has the highest concentration of inquiries (more than one inquiry per 1,000 people). Other areas with high concentrations of inquiries (one inquiry per 1,000 people) are located in Santa Monica, West Hollywood, Culver City, Irwindale and Lomita.

Founded in 1968, the Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing.¹ HRC serves cities throughout Los Angeles County, including Commerce.

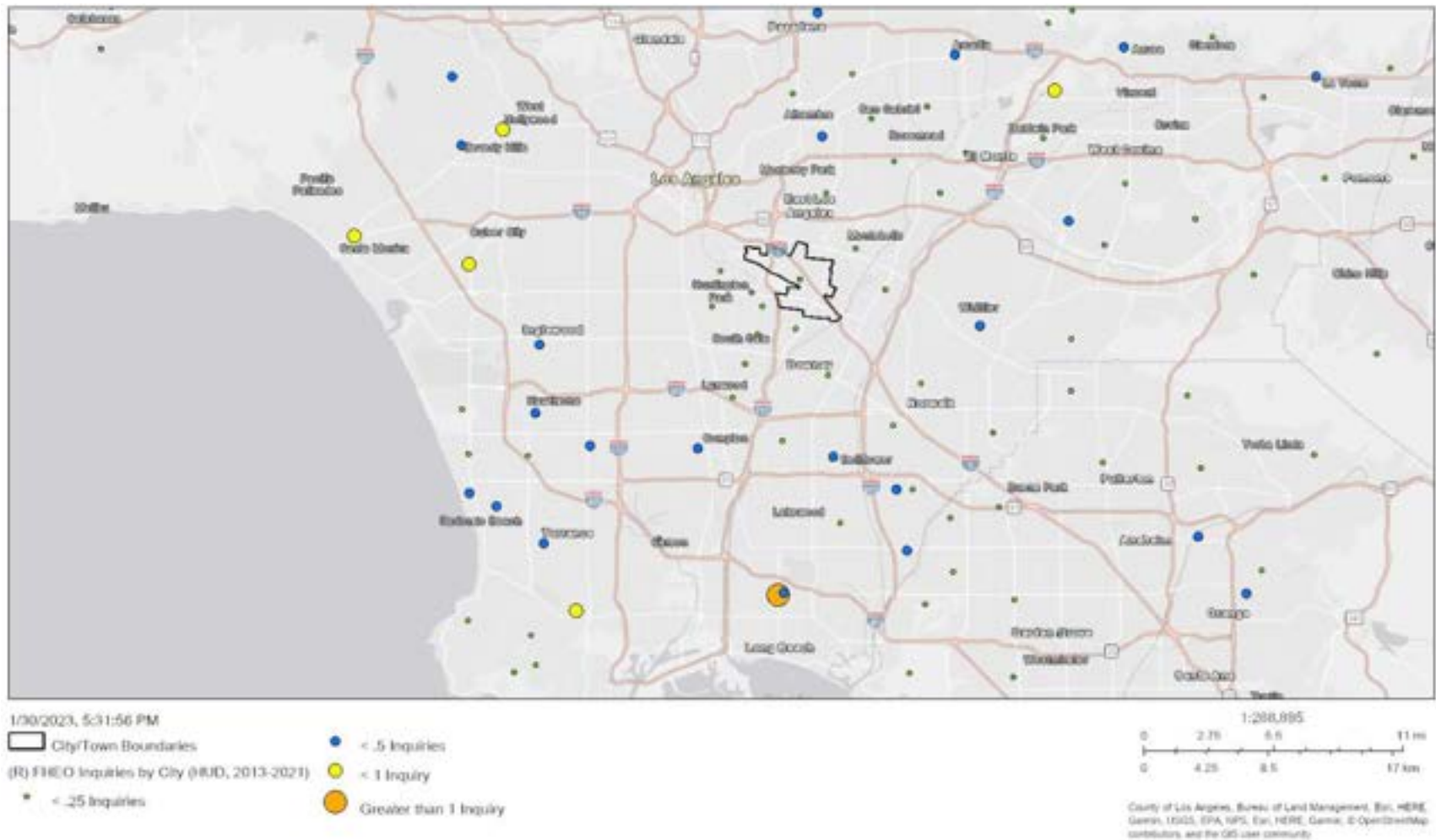
Local Trend

According to the HCD AFFH Data Viewer, there has been only two FHEO inquiries in Commerce since 2013. Both were unrelated to a specific basis of discrimination and one was found to have no valid issue. There is no additional discrimination complaint or case

¹ Housing Rights Center, www.housingrightscenter.org

data available for the City of Commerce. Residents have contacted the City regarding rent control and fair housing services. Information about the HRC and other resources has been provided.

Figure D-2: Regional Fair Housing Inquiries



Source: HCD AFFH Data Viewer (2018), 2022.

Integration and Segregation

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. The following analysis of racial/ethnic segregation includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City's sites inventory.

Regional Trend

As shown in Table D-1 racial/ethnic minority groups make up 74 percent of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48 percent), 26 percent of the population is White, 15 percent is Asian, and eight percent is Black/African American. Commerce and the neighboring cities are primarily Hispanic or Latino. Downey's percentage of Hispanic or Latino residents is 74 percent, while 98 percent of Maywood residents are Hispanic or Latino. White residents make up the next largest percentage of residents in the County, Commerce and neighboring cities with the exception of Montebello, where Asian residents comprise the second largest percentage in the city.

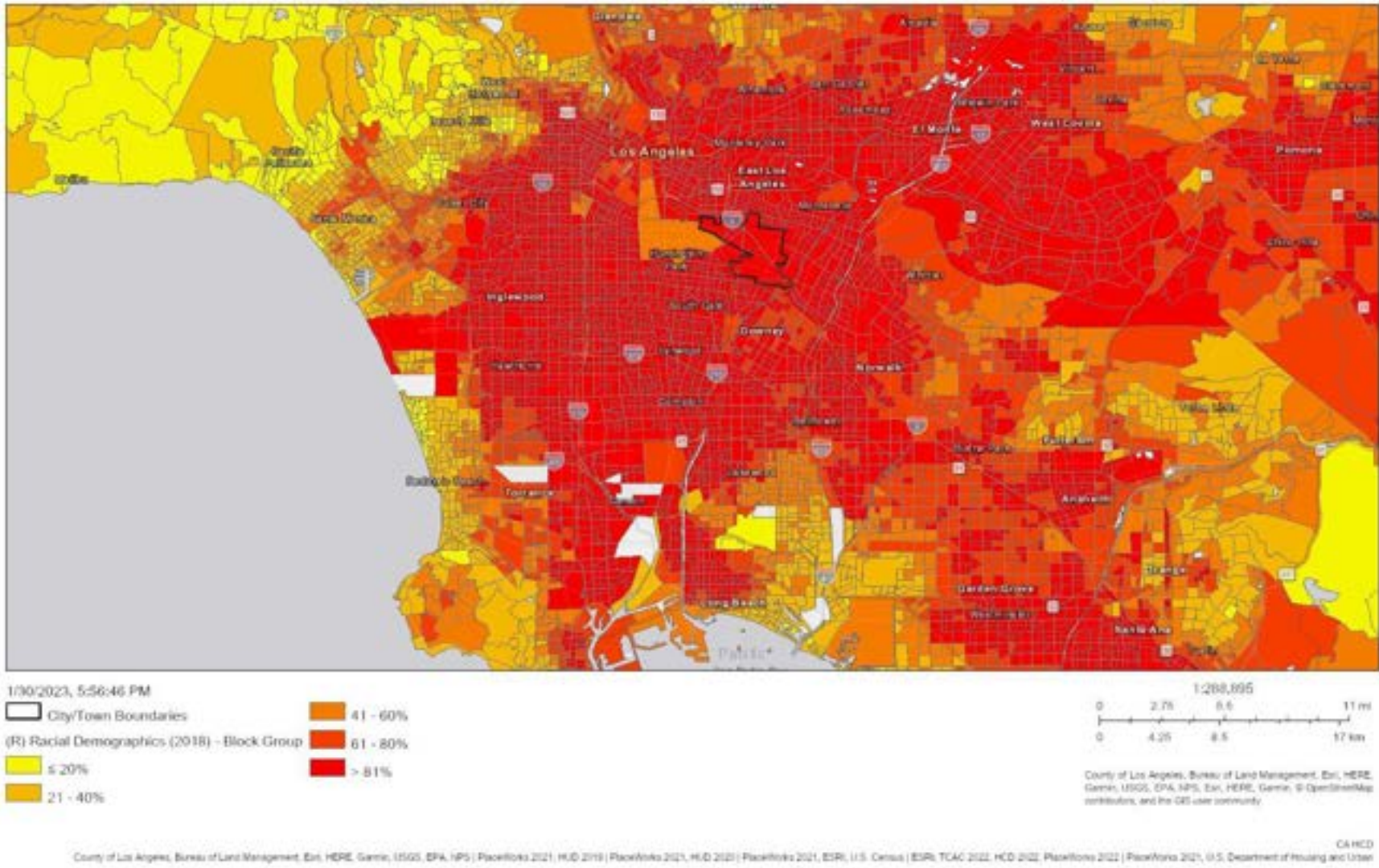
Table D-1: Racial/Ethnic Composition – LA County, Commerce and Surrounding Cities

	Bell	Bell Gardens	Commerce	Downey	Maywood	Montebello	Pico Rivera	LA County
Hispanic or Latino	89.7%	96.2%	95.2%	74.2%	97.6%	79%	90.5%	48.3%
White	5.6%	2%	2.3%	14%	0.9%	6.6%	4.8%	25.9%
Black/African American	3%	1%	0.7%	3.1%	0.3%	0.6%	0.8%	7.8%
American Indian and Alaska Native	0.2%	0.1%	0.7%	0.1%	---	0.1%	0.1%	0.2%
Asian	0.8%	0.4%	0.9%	6.9%	0.5%	13%	3.5%	14.6%
Native Hawaiian and Other Pacific Islander	0.2%	---	0.0%	0.2%	---	---	0.1%	0.2%
Some other race	0.1%	---	0.1%	0.2%	0.8%	0.1%	0.1%	0.4%
Two or more races	0.3%	0.2%	0.1%	1.3%	---	0.5%	0.2%	2.6%

Source: 2016-2020 ACS, Table DP05

Figure D-3 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. Commerce's racial/ethnic minority populations are comparable to surrounding jurisdictions.

Figure D-3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



Source: HCD AFFH Data Viewer (2018), 2022.

Local Trend

According to the 2016-2020 ACS, Commerce’s population in 2020 was 95 percent Hispanic or Latino and two percent White. All other races and ethnicities are less than one percent of the total population. Since 2010, the Hispanic or Latino population increased by about four percent and the American Indian and Alaska Native population increased by about a half a percent. All other races and ethnicities either stayed the same or decreased in Commerce between 2010 and 2020.

Table D-2: Change in Racial/Ethnic Composition (2010-2020)

Race/Ethnicity	2010		2020		Los Angeles County
	Number	Percentage	Number	Percentage	
Hispanic or Latino ¹	11,644	91.3%	12,123	95.2%	48.3%
White	420	3.3%	298	2.3%	25.9%
Black/African American	249	2.0%	85	0.7%	7.8%
American Indian and Alaska Native	15	0.1%	93	0.7%	0.2%
Asian	231	1.8%	112	0.9%	14.6%
Native Hawaiian and Other Pacific Islander	41	0.3%	0	0.0%	0.2%
Some other race alone	0	0.0%	8	0.1%	0.4%
Two or more races	158	1.2%	19	0.1%	2.6%

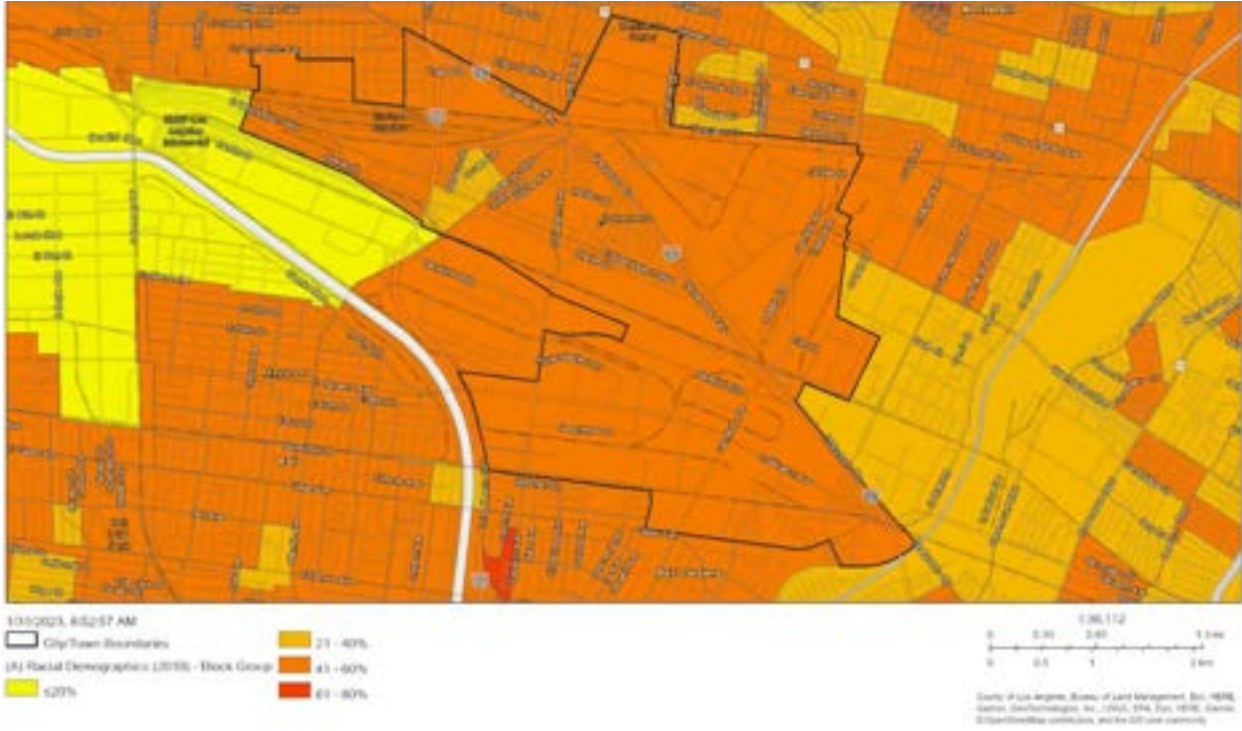
Source: 2006-2010 and 2016-2020 ACS, Table DP05

Figure D-4 and [Figure D-5](#) compare racial or ethnic minority concentrations in Commerce in 2010 and 2018. All areas of the City have seen an increase in minority populations since 2010 and Commerce is now more than 81 percent non-White.

Distribution of RHNA Units by Percent Minority Concentration

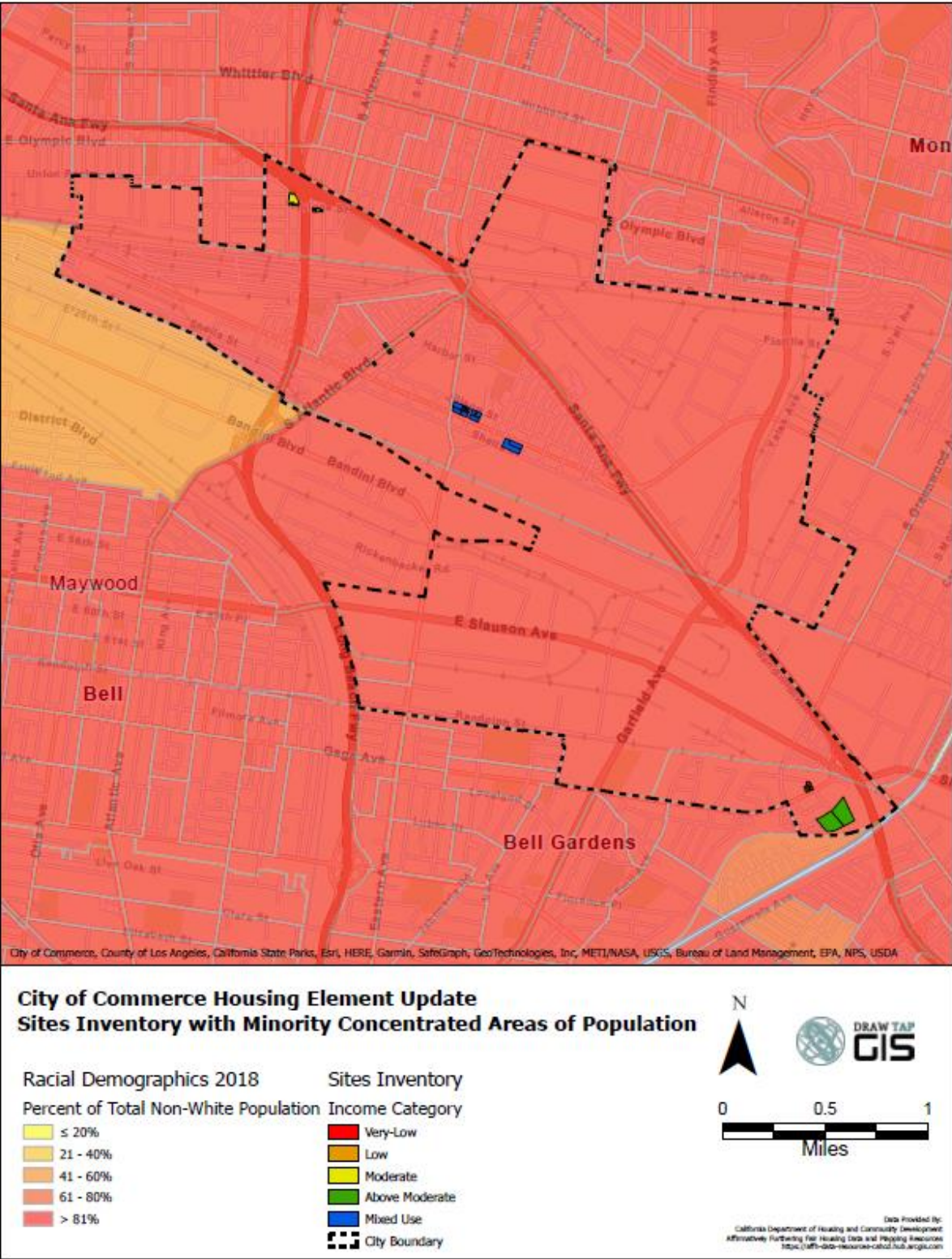
As described above, the City of Commerce is 95 percent Hispanic and two percent White. All other races and ethnicities are less than one percent of the total population. The City’s site inventory shown on [Figure D-5](#) includes units of all income categories and will provide housing opportunities for Commerce’s Hispanic and other minority residents.

Figure D-4: Racial/Ethnic Minority Concentrations by Block Group (2010)



Source: HCD AFFH Data Viewer (2018), 2022.

Figure D-5: Racial/Ethnic Minority Concentrations by Block Group and Sites Inventory (2018)



Source: HCD AFFH Data Viewer (2018), 2022

Disability

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend

According to the 2016-2020 ACS, 10 percent of Los Angeles County residents experience a disability. Commerce has a larger population that experiences a disability (13 percent). Commerce also has the highest number of disabled residents compared to the neighboring cities of Bell (9 percent), Bell Gardens (6 percent), Downey (9 percent), Maywood (7 percent), Montebello (13 percent) and Pico Rivera (9 percent).

As shown in ~~Figure D-6~~~~Figure D-6~~~~Figure D-6~~~~Figure D-6~~, less than 20 percent of the population in most tracts in Los Angeles County experience a disability. Tracts with disabled populations exceeding 20 percent are not concentrated in one area of the County. Tracts with populations of persons with disabilities exceeding 20 percent are near the cities of Inglewood, Los Angeles, Long Beach, Norwalk, and Santa Monica. The coastal cities of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations.

Local Trend

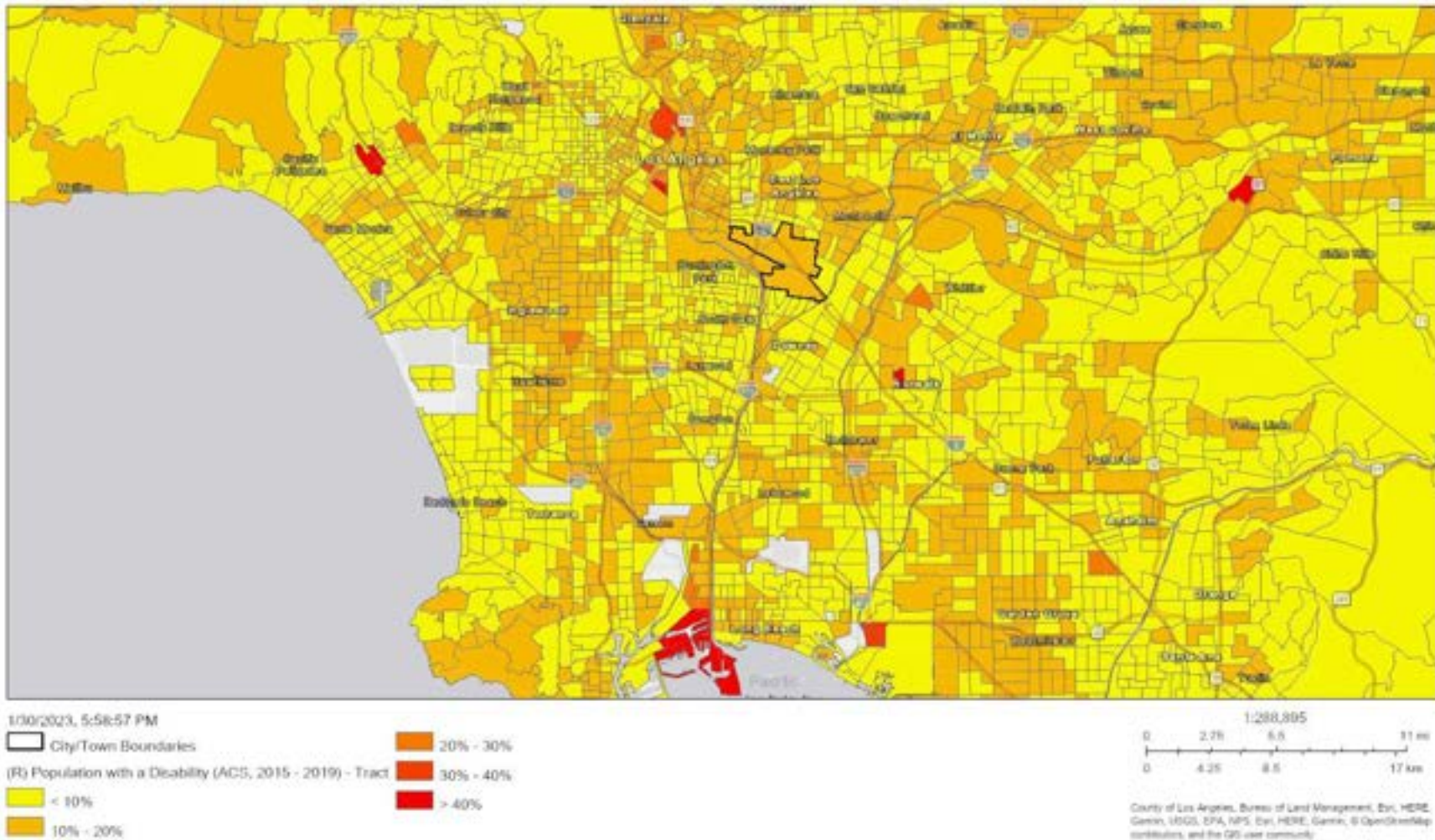
All tracts in Commerce have populations of persons with disabilities between 10 and 20 percent (Figure D-7). The concentration of persons with disabilities in Commerce is comparable or slightly greater to neighboring jurisdictions. Ambulatory difficulties, independent living and cognitive difficulties are the most common disability type in Commerce; seven percent of the population experiences an ambulatory difficulty, seven percent experiences an independent living difficulty, seven percent experiences a cognitive difficulty, four percent experiences a self-care difficulty, three percent experiences a vision difficulty, and two percent experiences a hearing difficulty.

Disabilities are generally more common amongst aging populations. Approximately 30 percent of seniors in Commerce, age 65 or older, have a disability. Approximately 18 percent of the population citywide is aged 65 or older.

Distribution of RHNA Units by Percent Population with Disabilities

All sites selected to meet the 2021-2029 RHNA are in tracts where 10 to 20 percent of the population experiences one or more disabilities (Figure D-7). The City's RHNA strategy does not concentrate RHNA units of any income level in areas where populations of persons with disabilities are more prevalent.

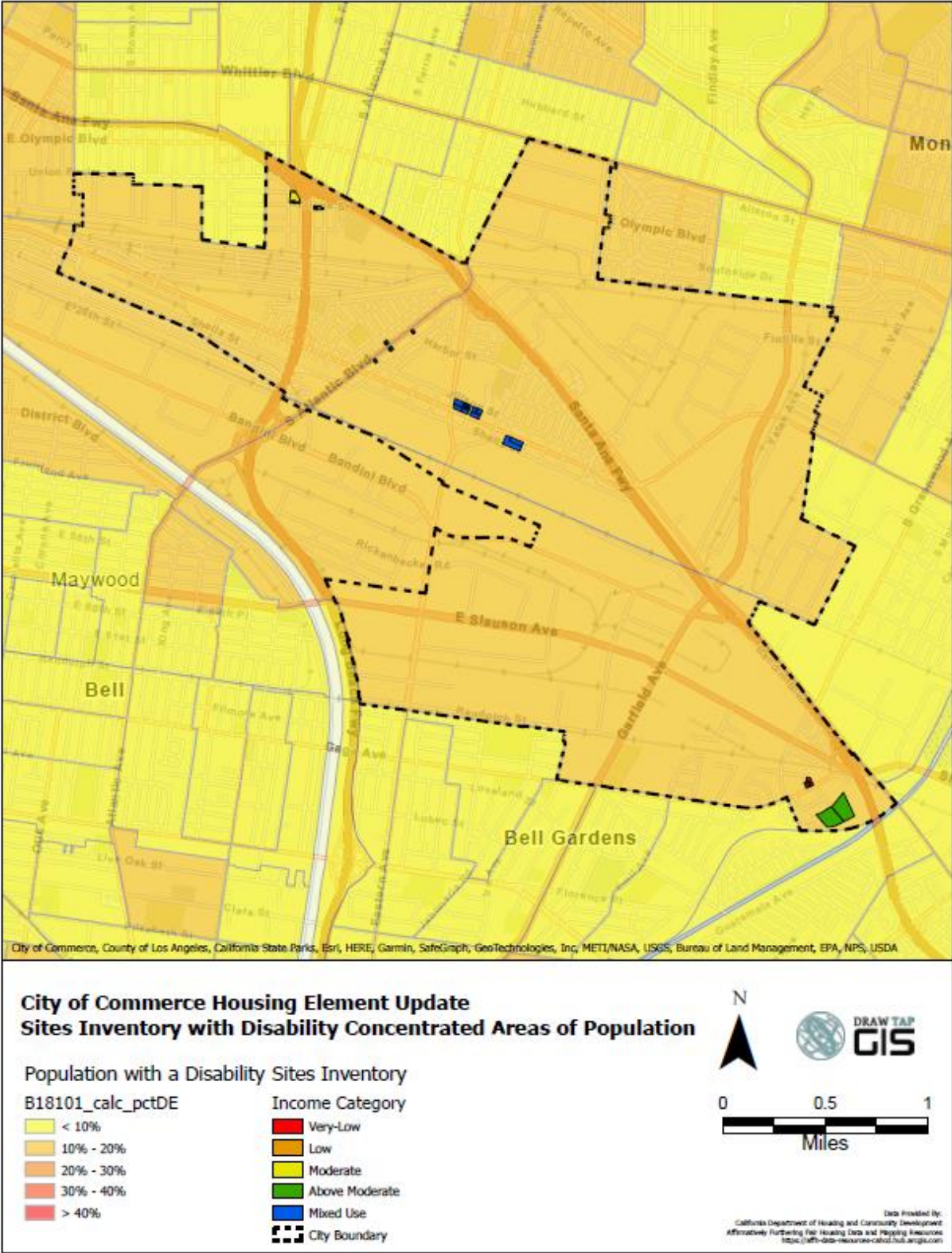
Figure D-6: Regional Concentrations of Persons with Disabilities by Tract



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2018 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing and Urban

Source: HCD AFFH Data Viewer (2018), 2022

Figure D-7: Concentration of Persons with Disabilities by Tract and Sites Inventory



Source: HCD AFFH Data Viewer (2018), 2022

Family Status

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Regional Trend

According to the 2016-2020 ACS, 28 percent of households in Los Angeles County have children under the age of 18 (Table D-3). When looking at Commerce and neighboring cities, all have a greater percentage than the County as a whole. Bell Gardens and Maywood have the highest percentage (46 percent and 45 percent, respectively) while Pico Rivera and Montebello have the lowest (29 percent and 30 percent, respectively). For married couple households with children, Bell Gardens and Maywood have the highest percentage (55 percent and 51 percent, respectively) while Montebello and Commerce have the lowest (38 percent and 41 percent, respectively). Approximately 42 percent of married households, 37 percent of single male-headed households and 42 percent of single female headed households in the County have children. In the area in and around Commerce, Downey has the highest percentage (55 percent) of single male-headed households while Maywood has the highest percentage (57 percent) of single female-headed households. Pico Rivera has the lowest percentage of both single male- and single female-headed households (22 percent and 30 percent, respectively).

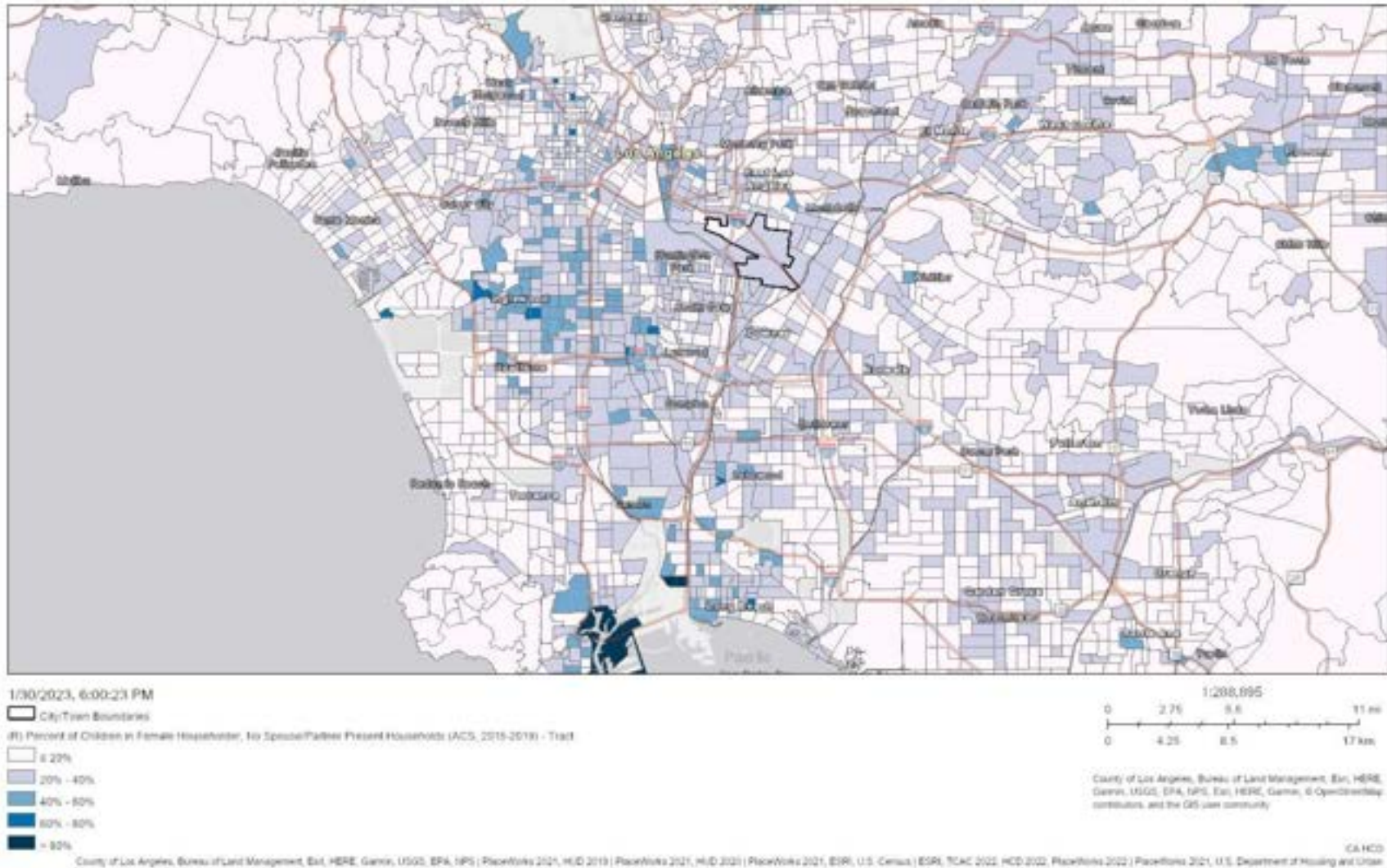
Figure D-8 shows the percent of children living in single-parent female-headed households by tract in LA County. Children in female-headed households are most concentrated in Inglewood, the City of Los Angeles, unincorporated Los Angeles County communities, and areas within Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas, including Commerce and neighboring cities, compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Table D-3: Households with Children Under the Age of 18

	Bell	Bell Gardens	Commerce	Downey	Maywood	Montebello	Pico Rivera	LA County
All Households	42.2%	46.4%	31.7%	36.8%	44.6%	30.5%	28.9%	27.6%
Married Couple Households	49.9%	55.4%	41.1%	43.8%	51.3%	38.3%	40.6%	42.0%
Single Male Households	39.9%	48.9%	32.6%	55.4%	50.9%	34.3%	22.2%	37.4%
Single Female Households	56.3%	53.5%	48.4%	47.3%	57.1%	42.7%	29.6%	42.3%

Source: 2016-2020 ACS, Table S1101

Figure D-8: Regional Percent of Children in Female-Headed Households by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

According to 2020 ACS five-year estimates, about 32 percent of households have children under the age of 18 (Table D-3). The City's share of households with children is higher than the neighboring cities of Montebello (30 percent) and Pico Rivera (29 percent) and the County overall (28 percent) but lower than Bell (42 percent), Bell Gardens (46 percent), Downey (37 percent) and Maywood (45 percent).

Single parent households are also protected by fair housing law. As shown in Table D-3, 33 percent of single male-headed households and 48 percent of single female-headed households in Commerce have children. Figure D-9 shows that the tract in the northwestern part of Commerce (includes the Northwest, Bristow, Ayers and Bandini neighborhoods west of Atlantic Boulevard) has less than 20 percent of children living in single female-headed households. The remaining tracts in the City have 20 percent to 40 percent of children living in single female-headed households.

Distribution of RHNA Units by Familial Status

Since Commerce has lower median incomes compared to the region, the City has been allocated a larger proportion of above moderate income RHNA as a balancing strategy. A large percentage of the units counted toward meeting the RHNA is the development of the approved Modelo Specific Plan. For the purpose of RHNA credits, all 850 units are assigned to above moderate income level; however the development agreement commits the project to provide approximately 10 percent (85 units) for workforce housing, affordable to moderate middle income households (up to 175 percent of AMI).

[Table D-4](#) and Table D-5 show the unit distribution by percent of children living in married-couple and female-headed households. A higher percentage of moderate and above moderate income units are located in the tracts with fewer children in married-couple households (40 to 60 percent) and more female headed-households (20 to 40 percent). The City's RHNA strategy does not place a disproportionate amount of lower income units in areas with a greater percentage of female headed-households. Furthermore, the Modelo Specific Plan provides flexibility in unit sizes in order to facilitate the development of a range of unit sizes and to accommodate multigenerational living.

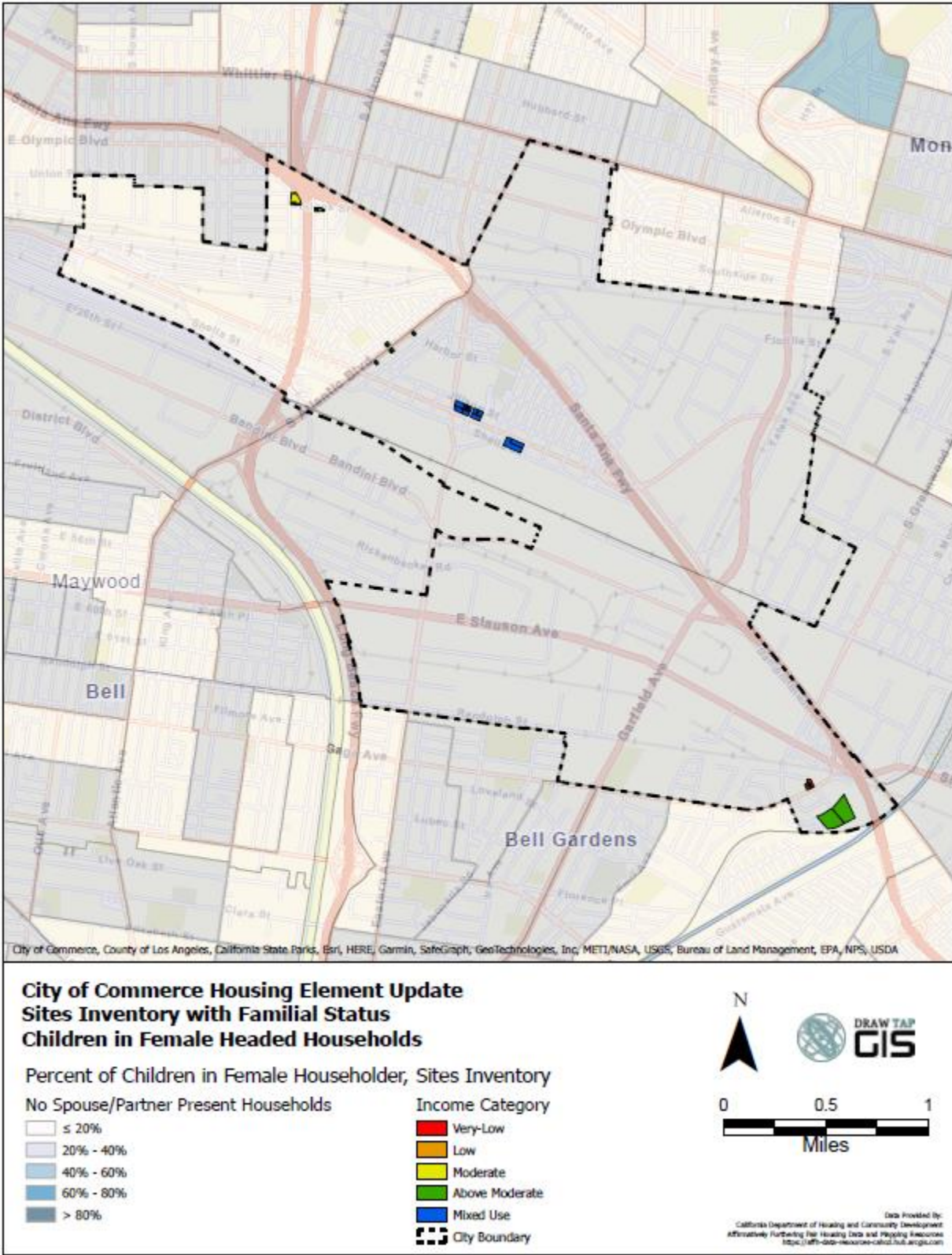
Table D-4: RHNA Unit Distribution by Percent of Children Living in Married-Couple Households

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
40-60%	12	7.7%	0	0.0%	850	87.9%	862	70.8%
60-80%	143	92.3%	96	100.0%	117	12.1%	356	29.2%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

**Table D-5: RHNA Unit Distribution by Percent of Children Living in
Female-Headed Households**

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	17	17.7%	15	1.6%	32	2.6%
20-40%	155	100.0%	79	82.3%	952	98.4%	1,186	97.4%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

Figure D-9: Children in Single Female-Headed Households and Sites Inventory - Commerce



Source: HCD AFFH Data Viewer (2018), 2022

Income

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. [Table D-6](#) compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the households earn extremely-low, low, or moderate incomes (<81 percent AMI). This means LMI areas (<81 percent AMI) as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

Table D-6: Income Category Definitions

HCD Definition		HUD Definition	
Extremely Low	0%-30% of AMI	Extremely Low	0%-30% of AMI
Very Low	31%-50% of AMI	Low	31%-50% of AMI
Low Income	51%-80% of AMI	Moderate	51%-80% of AMI
Moderate income	81-120% of AMI	Middle/Upper	> 81% of AMI
Above Moderate Income	>120% of AMI	--	--

Note: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses Los Angeles Metro Area for Los Angeles County.

Regional Trend

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation.

About 56 percent of County households are considered lower income (Table D-7). Commerce and almost all surrounding cities have a greater percentage of lower income households than the County, ranging from 62 percent in Pico Rivera to 87 percent in Bell Gardens. Downey has a similar percentage of lower income households (55 percent) as the County overall.

Table D-7: Regional Income Distribution

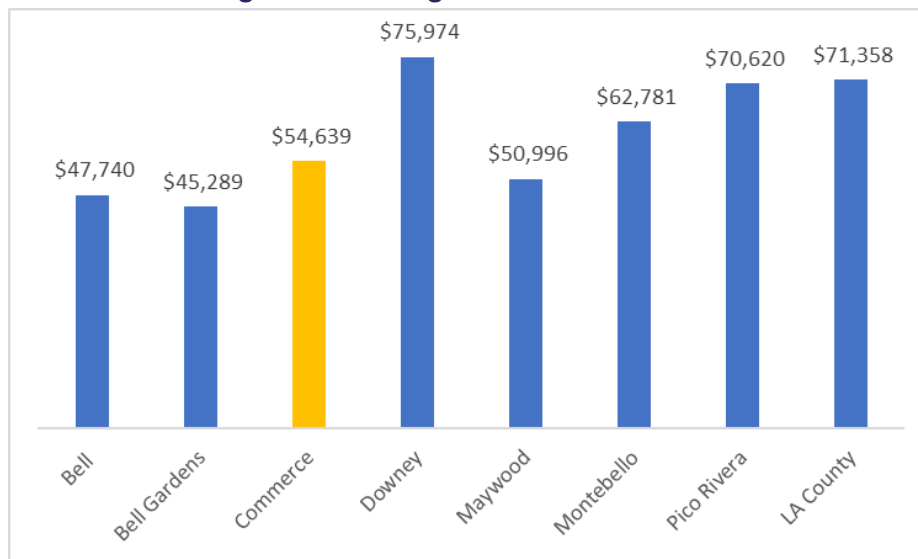
	Bell	Bell Gardens	Commerce	Downey	Maywood	Montebello	Pico Rivera	LA County
< 80% AMI	83%	87%	72%	55%	79%	66%	62%	56%
> 80%AMI	17%	13%	28%	45%	21%	34%	38%	44%
Total HH	8,970	9,825	3,535	33,045	6,695	18,890	16,850	3,316,795

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, based on 2015-2019 ACS

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80 percent AMI.

Figure D-10 shows the median income for the County, Commerce and neighboring jurisdictions. Based on the 2020 ACS data, Commerce and almost all surrounding cities have a lower median income than the County overall (\$71,358). Downey is the only city with a higher median income (\$75,974).

Figure D-10: Regional Median Income



Source: 2016-2020 ACS, Table DP03

Figure D-11 shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts in these areas, less than 25 percent of the population is LMI. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. Commerce has LMI household concentrations consistent with neighboring cities.

Local Trend

Almost three-fourths (72 percent) of Commerce households are lower income (<80 percent AMI). As seen in Figure D-12, the highest concentrations (75 percent to 100 percent) of lower income households are located in the western area (encompassing the Northwest, Bristow, Ayers and western portion of the Bandini neighborhoods) and northern area (including the Ferguson neighborhood) of the city. The central area of Commerce (The Village and Rosewood residential neighborhoods) has the lowest percentage (49 percent) of LMI households.

As seen in Figure D-10, the median income in Commerce was \$54,639 in 2020. Figure D-13 shows that the block group with the highest median income (between \$55,000 and \$87,100) in Commerce is the same area with the lowest percentage of LMI households.

Distribution of RHNA Units by Percent of Low and Moderate Income Population

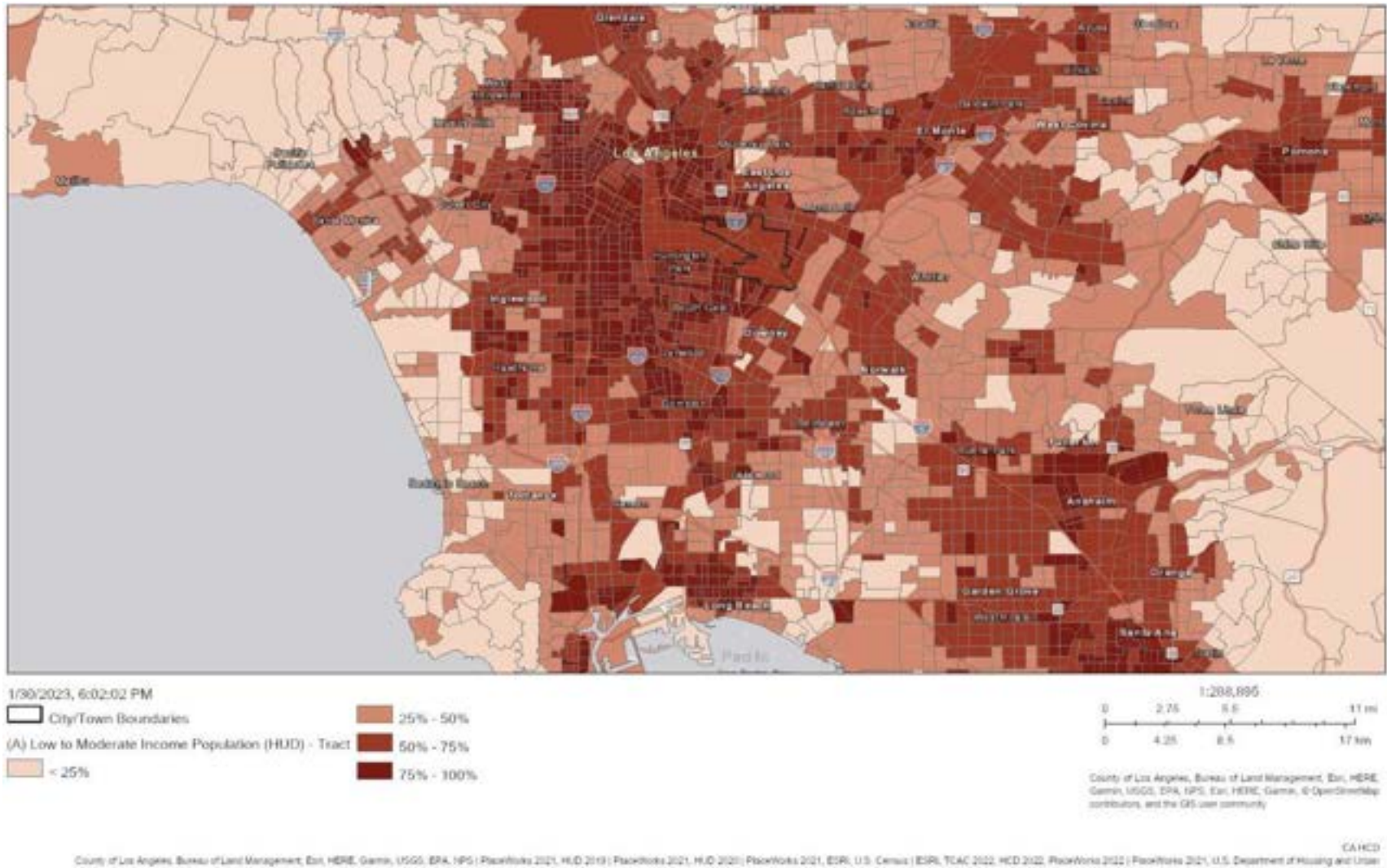
Since Commerce has lower median incomes compared to the region, the City has been allocated a larger proportion of above moderate income RHNA as a balancing strategy. A large percentage of the units counted toward meeting the RHNA are within the approved Modelo Specific Plan development. For the purpose of RHNA credits, all 850 units are assigned to above moderate income level; however the development agreement commits the project to provide approximately 10 percent (85 units) for workforce housing, affordable to moderate middle income households (up to 175% percent of AMI).

Table D-8 shows the unit distribution by percent LMI population. Most of the lower income units (92 percent) are placed in the central area of Commerce that has the lowest percentage (49 percent) of LMI households. These lower income units are also located in proposed mixed-use zones and will be part of mixed-income (low, moderate and above moderate) projects. The majority of above moderate income units (75 percent) are located in the areas of the City with a greater percentage of LMI households. This will provide for mobility options and a rebalancing of housing opportunities for the City's residents by introducing new housing types in the community.

Table D-8: RHNA Distribution by LMI Population

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25-50%	143	92.3%	79	82.3%	78	8.1%	300	24.6%
50-75%	12	7.7%	0	0.0	884	91.4%	898	73.7%
75-100%	0	0.0%	17	17.7%	5	0.5%	22	1.8%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

Figure D-11: Regional LMI Household Concentrations by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Figure D-13: Commerce Median Income by Block Group



Source: HCD AFFH Data Viewer (2018), 2022

Housing Choice Vouchers and Public Housing

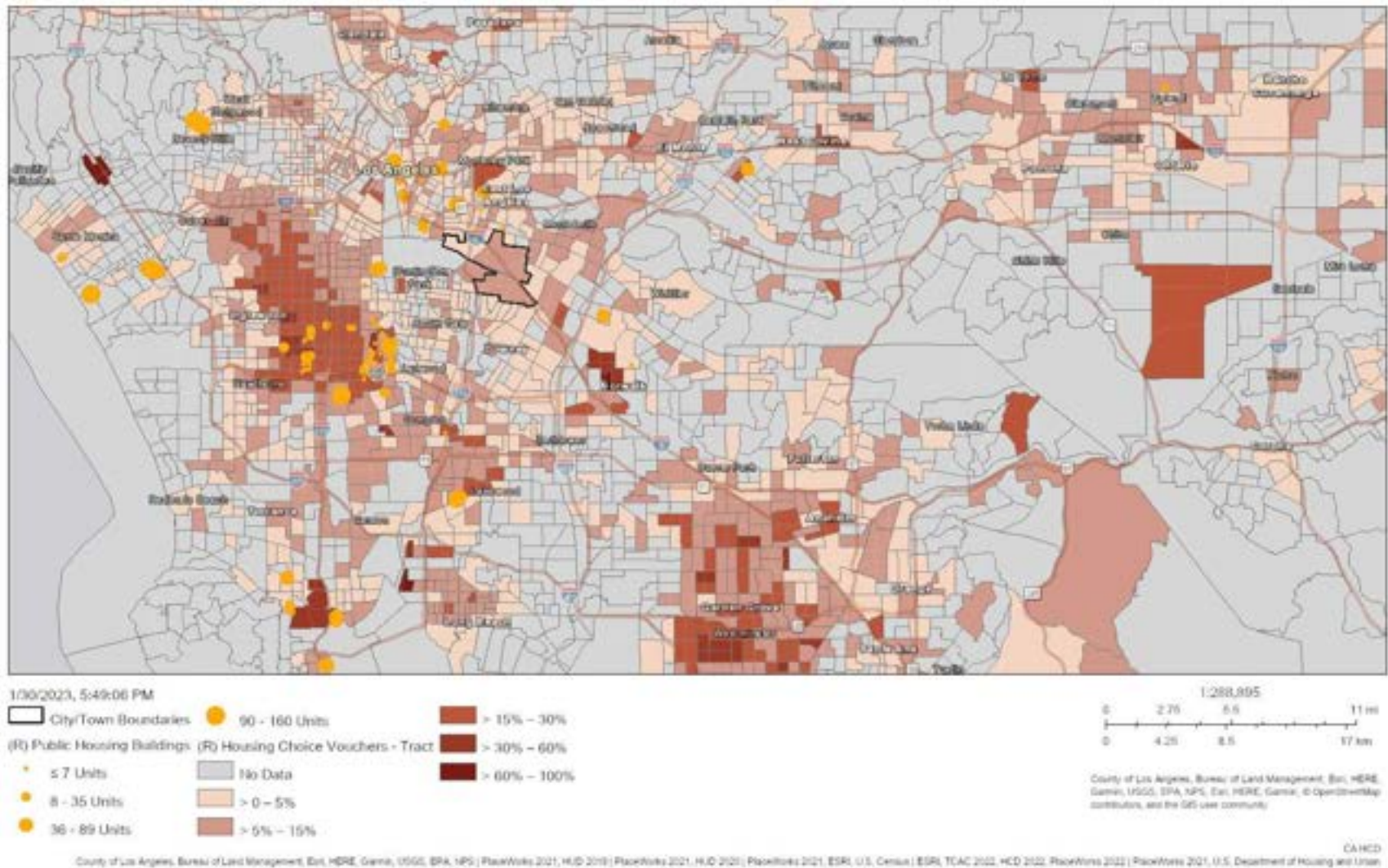
The Housing Choice Voucher Program (HCV) provides rental assistance to very low-income households who obtain housing in the private rental market. The HCV program's success depends upon the ability of participants to search for and find suitable housing in the private rental market. The program encourages participants to avoid high-poverty neighborhoods and encourages the recruitment of landlords with rental properties in lower-poverty neighborhoods. An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders.

HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration. A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied-housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trend

LACDA administers the HCV program in Los Angeles County. LACDA provides rental assistance to over 23,000 low-income families through the program. Figure D-14 shows housing choice voucher (HCV) recipients by tract as well as public housing buildings located in the County. As seen, HCVs are most concentrated in areas within the City of Los Angeles, the cities of Inglewood, Long Beach, Lakewood, and Norwalk, and several unincorporated County areas. Public housing buildings are concentrated in the same locations. However, there are many public housing buildings scattered throughout the County.

Figure D-14: Regional Housing Choice Vouchers and Public Housing Locations



Source: HCD AFFH Data Viewer (2018), 2022.

Racially or Ethnically Concentrated Areas of Poverty

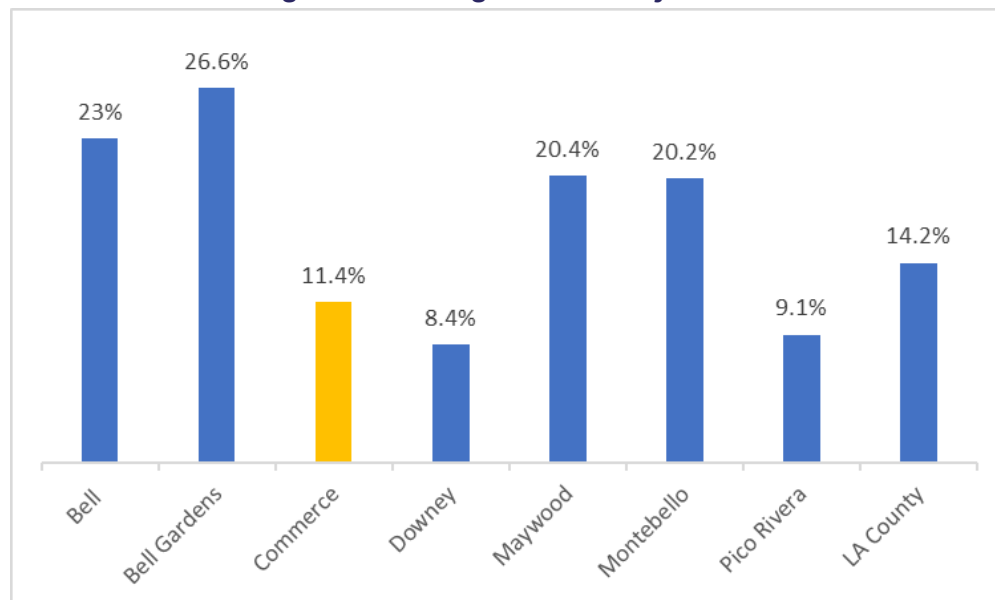
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps also identify areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in the following section of this fair housing assessment.

Regional Trend

Approximately 14 percent of the County population is below the federal poverty level (Figure D-16). For Commerce and the surrounding cities, Downey, Commerce and Pico Rivera all have lower percentages of residents living below the poverty level than the County overall. Bell, Bell Gardens, Maywood and Montebello have more residents living in poverty.

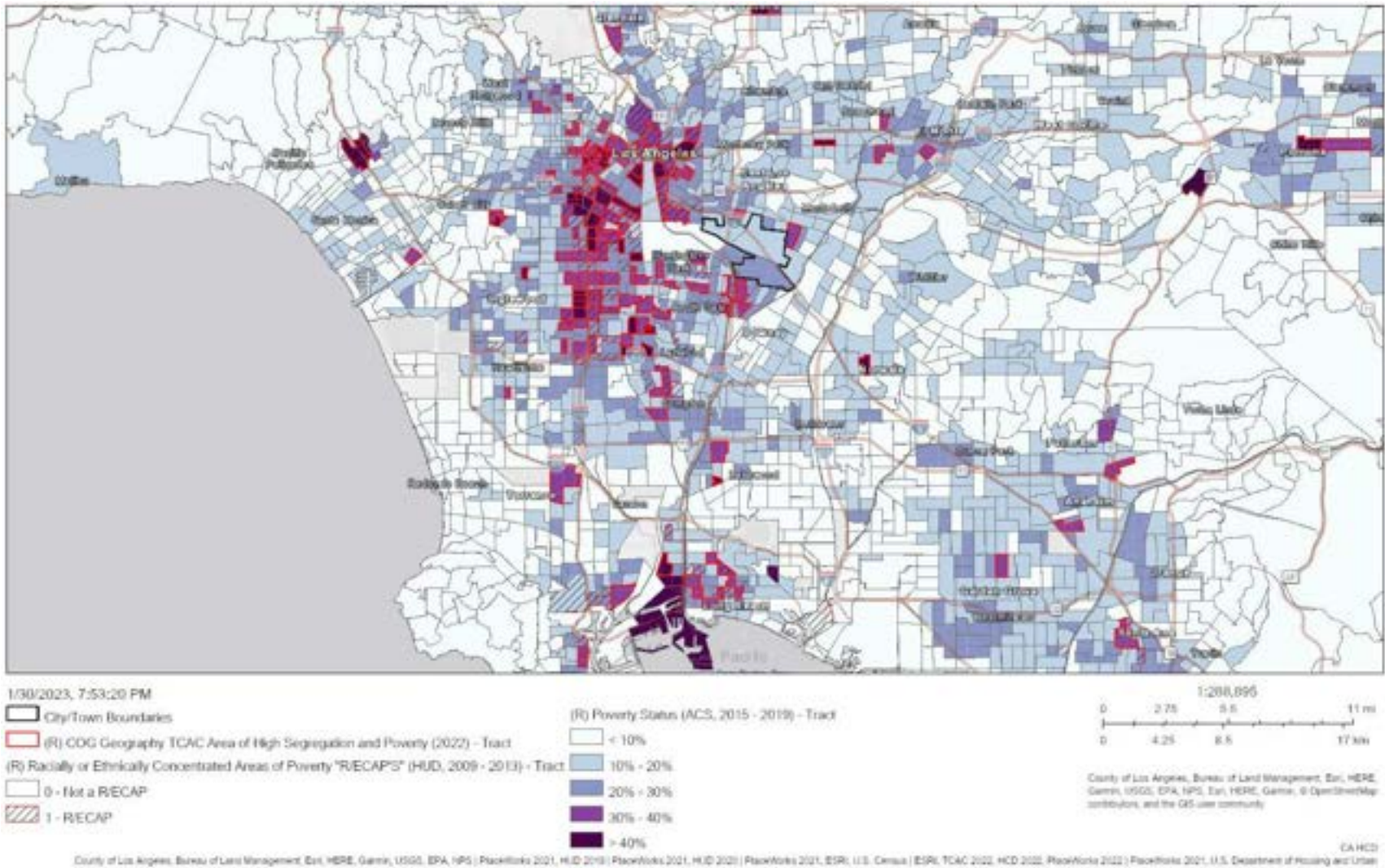
Figure D-16: Regional Poverty Status



Source: 2016-2020 ACS, Table DP03

Figure D-17 shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles as well as in and around the City of Long Beach. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

Figure D-17: R/ECAPs, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

As presented in Figure D-16 above, approximately 11 percent of Commerce residents live below the poverty level. As seen in Figure D-18, the tract in the southern part of Commerce has a higher percentage of persons living in poverty (20 percent to 30 percent) compared to the rest of the City. While no R/ECAPs are located within Commerce, several are nearby including in the city of Bell and the unincorporated County. Several areas of segregation and high poverty are also adjacent to Commerce.

Figure D-18: Commerce and Surrounding Areas: R/ECAPs, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer (2018), 2022.

Racially/Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, a RCAA is defined as affluent, White communities. According to HUD's policy paper, "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

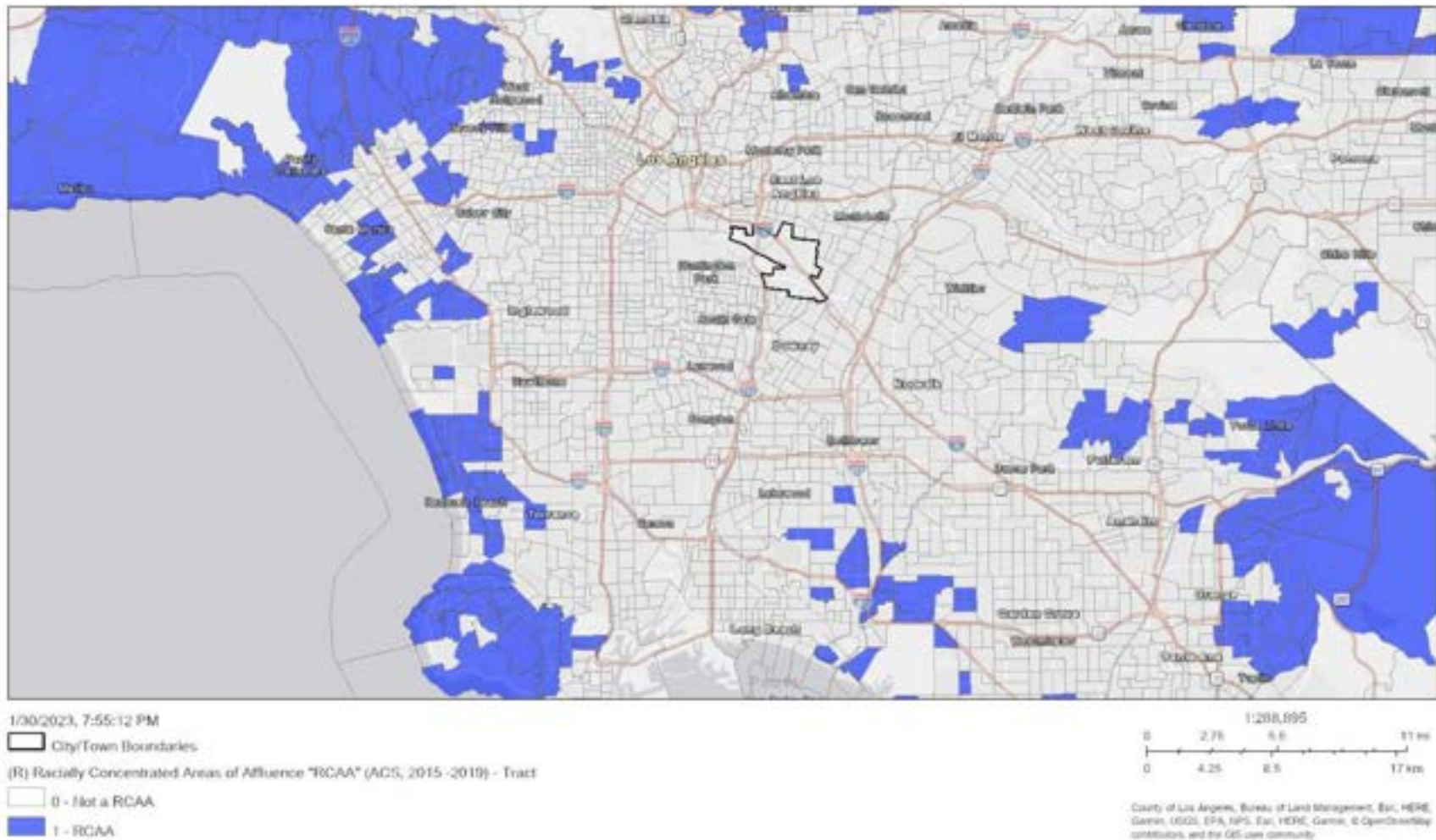
Regional Trend

As seen in Figure D-19, the RCAAs in Los Angeles County are mostly concentrated in the northwestern portion of the County (Malibu, Calabasas, Agoura Hills), San Gabriel Valley cities and along the coastline, including the cities of Santa Monica, Manhattan Beach, El Segundo, Palos Verdes Estates and Rolling Hills Estates.

Local Trend

No RCAAs are located within the City of Commerce.

Figure D-19: Regional RCAAs



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: HCD AFFH Data Viewer (2018), 2022.

Access to Opportunities

To assess fair access to opportunities regionally and locally, this analysis uses HUD Opportunity Indicators and TCAC Opportunity Area Maps. This section also specifically addresses economic, education, environmental, and transportation opportunities.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. HUD only provides indicator scores for jurisdictions receiving CDBG funding. Because Commerce receives CDBG funds through the County, opportunity indicator scores are not available. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table D-9 shows the full list of indicators.

Table D-9: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

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

Regional Trend

HUD Opportunity Indicator scores for Los Angeles County are shown in Table D-10. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

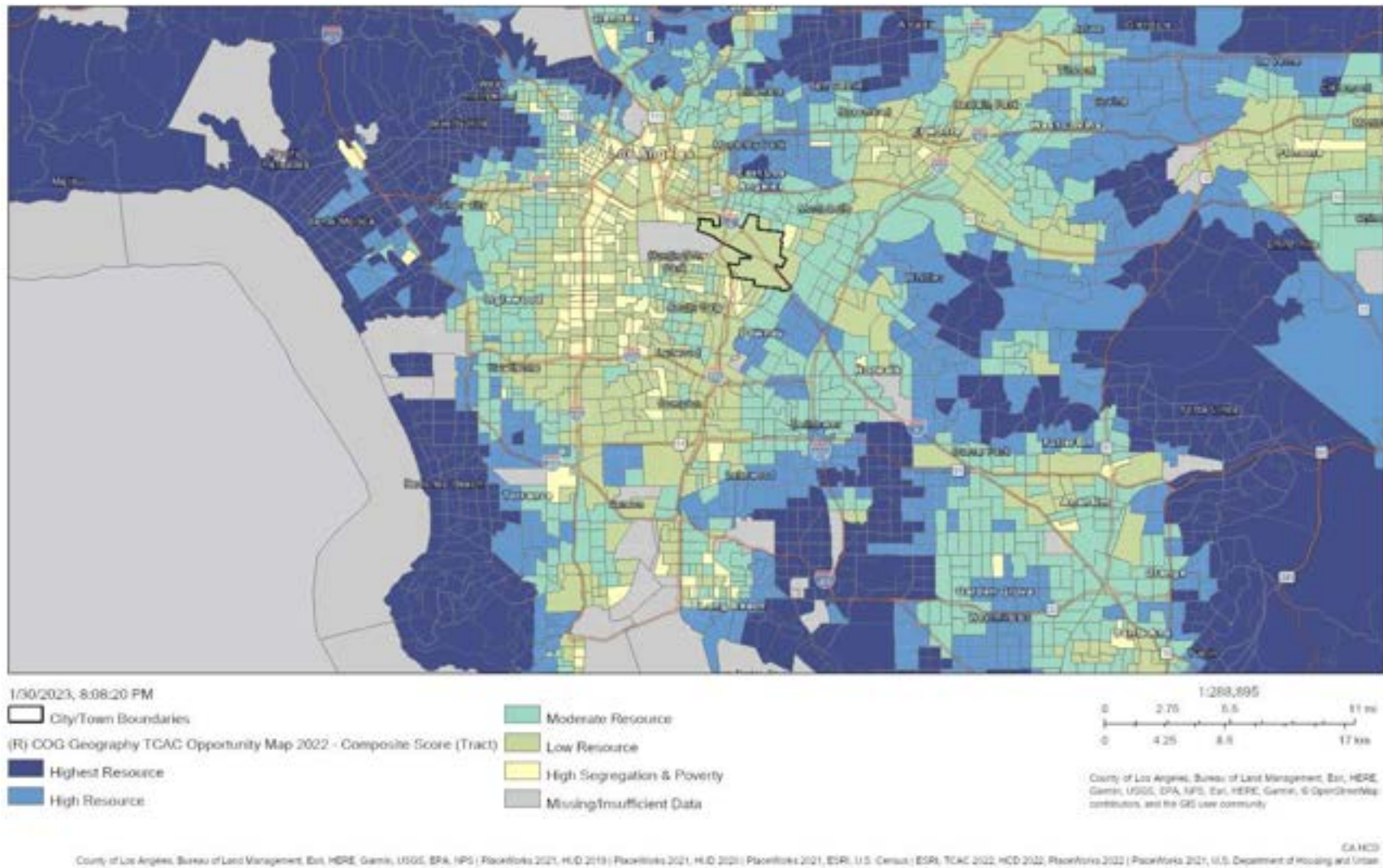
As seen in Figure D-20, the central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities from Rolling Hills and Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Table D-10: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Source: HUD AFFH Database – Opportunity Indicators, 2020.

Figure D-20: Regional TCAC Opportunity Areas by Tract



Source: HCD AFFH Data Viewer (2018), 2022.

Local Trend

Opportunity map categorization and domain scores for Commerce census tracts are shown in Table D-11. As seen in the table and Figure D-21, all tracts in the City have a low resource opportunity designation. Tract 2304 (portion of the city south of the railroad) has the lowest economic (0.141) and environmental (0.007) domain scores while tract 2303 (north of the railroad and east of Atlantic Blvd) has the lowest education domain score (0.104).

Table D-11: Opportunity Map Scores and Categorization for Commerce

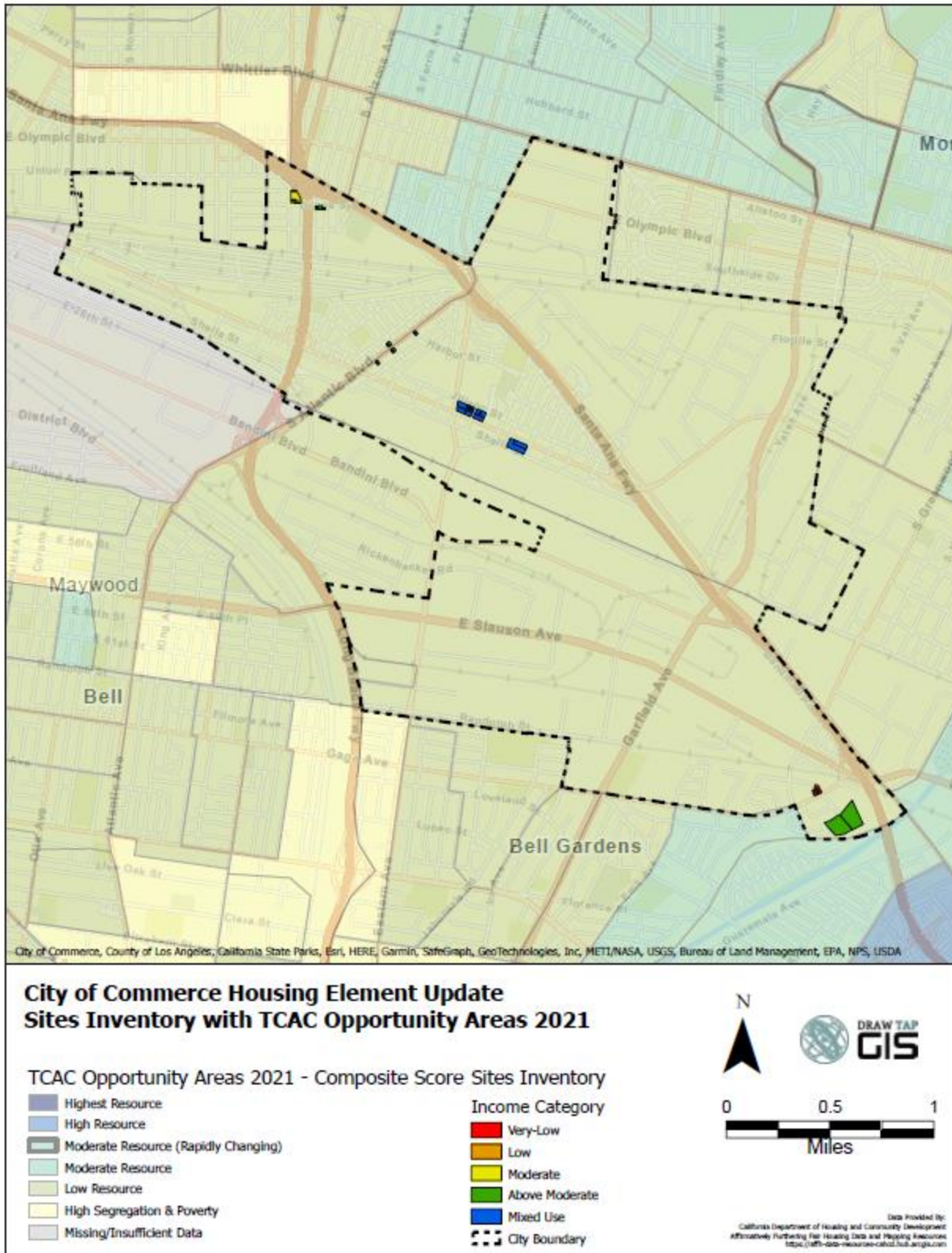
Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
6037532302	0.23	0.008	0.257	-0.775	Low Resource
6037532303	0.588	0.015	0.104	-0.595	Low Resource
6037532304	0.141	0.007	0.374	-0.807	Low Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Distribution of RHNA Units by TCAC Opportunity Area

All census tracts in Commerce are Low Resource TCAC Opportunity Areas. Therefore, the City's RHNA strategy does not concentrate RHNA units of any income level in any particular resource designation.

Figure D-21: TCAC Opportunity Areas and Site Inventory by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table D-9 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table D-10 above, in Los Angeles County, White residents have the highest labor market participation, while Hispanic residents have the lowest labor market participation. Figure D-22 shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

Local Trend

As described above, because Commerce receives CDBG funds through the County, opportunity indicator scores are not available. However, other information can provide insight into the City's overall TCAC Opportunity Map economic scores shown on Figure D-23:

- **Poverty:** As described in the R/ECAP section of this AFFH, Figure D-18 shows that the tract in the southern part of Commerce has a higher percentage of persons living in poverty (20 percent to 30 percent) compared to the rest of the City.
- **Employment:** The Needs Assessment of this Housing Element includes information on employment and income trends for Commerce. Residents living in the City of Commerce are employed in a diverse number of industries, with approximately 26 percent of the population employed in sales and office occupations, 23 percent in service occupations, 21 percent in management, business, science and arts occupations, 20 percent in production, transportation and material moving occupations and 10 percent in natural resources, construction, and maintenance occupations.

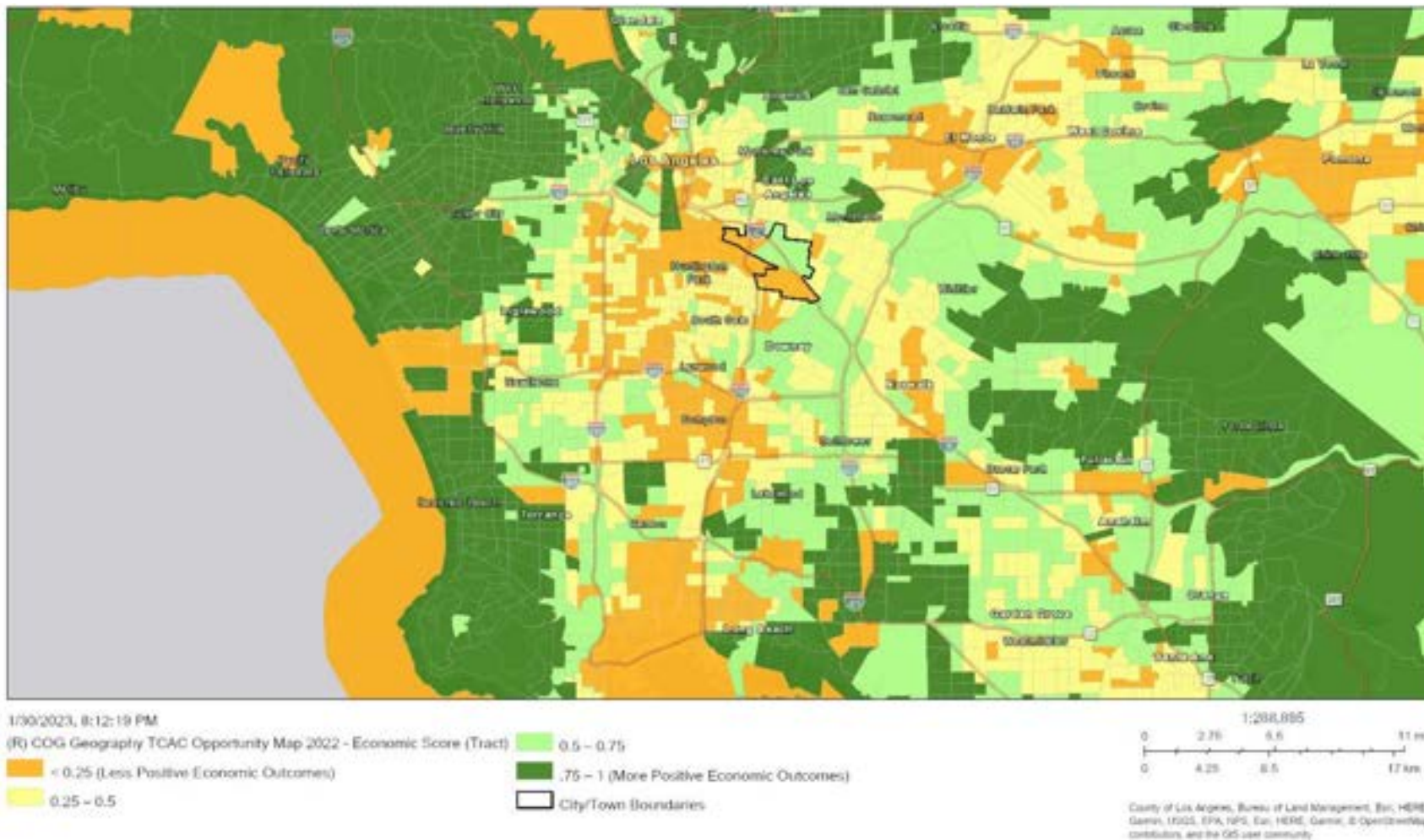
Residents employed in management, business, science, and arts occupations have the highest median annual income (\$47,604) in Commerce. Approximately one half of Commerce residents (49 percent) are employed in occupations that earn less than \$30,000 annually (Table 2-4 of the Needs Assessment Chapter).

- **Job Proximity:** Figure D-24 shows that jobs are close for residents in Commerce. Transportation to and from jobs are discussed in the Transportation section of this AFFH.
- **Median Home Values:** The Needs Assessment chapter looks at recent median home values in Commerce. In 2021, the median home value in Commerce was \$532,000 per data from Dataquick (CoreLogic).² This median home value more than doubled from 2010, when it was \$226,000, and increased by more than 200 percent compared to home values in 2000. Comparing the \$532,000 median home value with affordability levels in LA County, purchasing a home is unaffordable for all low and moderate income households in Commerce.

Table D-11 and Figure D-23 show that tract 2302 (northeast portion of the City) has a higher economic opportunity score (0.588) than the remainder of the City. The residential neighborhoods west of Atlantic Boulevard (Northwest, Bristow, Ayers and Bandini) have lower job proximity scores while the neighborhoods south of the railroad (Lanto Pacific and Veterans Park) have higher poverty rates.

² Data included in the SCAG 2021 Local Profile Dataset for Commerce.

Figure D-22: Regional TCAC Opportunity Area Economic Scores by Tract



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, IGN, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

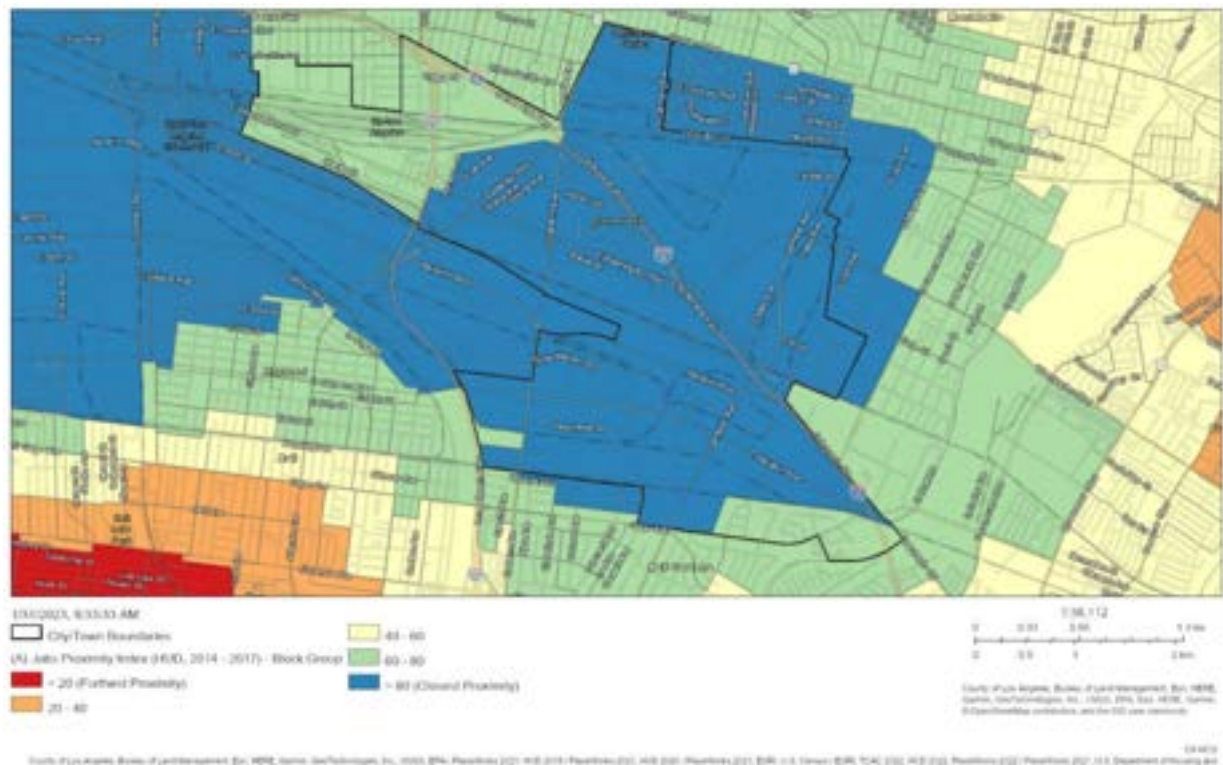
Source: HCD AFFH Data Viewer (2018), 2022

Figure D-23: Commerce TCAC Opportunity Area Economic Scores by Tract



Source: HCD AFFH Data Viewer (2018), 2022.

Figure D-24: Job Proximity in Commerce



Source: HCD AFFH Data Viewer (2018), 2022

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See Table D-9Table D-1 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

As presented in Table D-10 previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in Figure D-25. The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

Local Trend

Commerce is served by the Montebello Unified School District. Bandini Elementary School (grades K through 5) is located west of Atlantic Boulevard in the Bandini residential neighborhood. Rosewood Park (grades K through 8) school is located south of the I-5 freeway, north of Harbor Boulevard and between the Village and Rosewood residential neighborhoods. High school students in Commerce attend Bell Gardens High School located in the City of Bell Gardens.

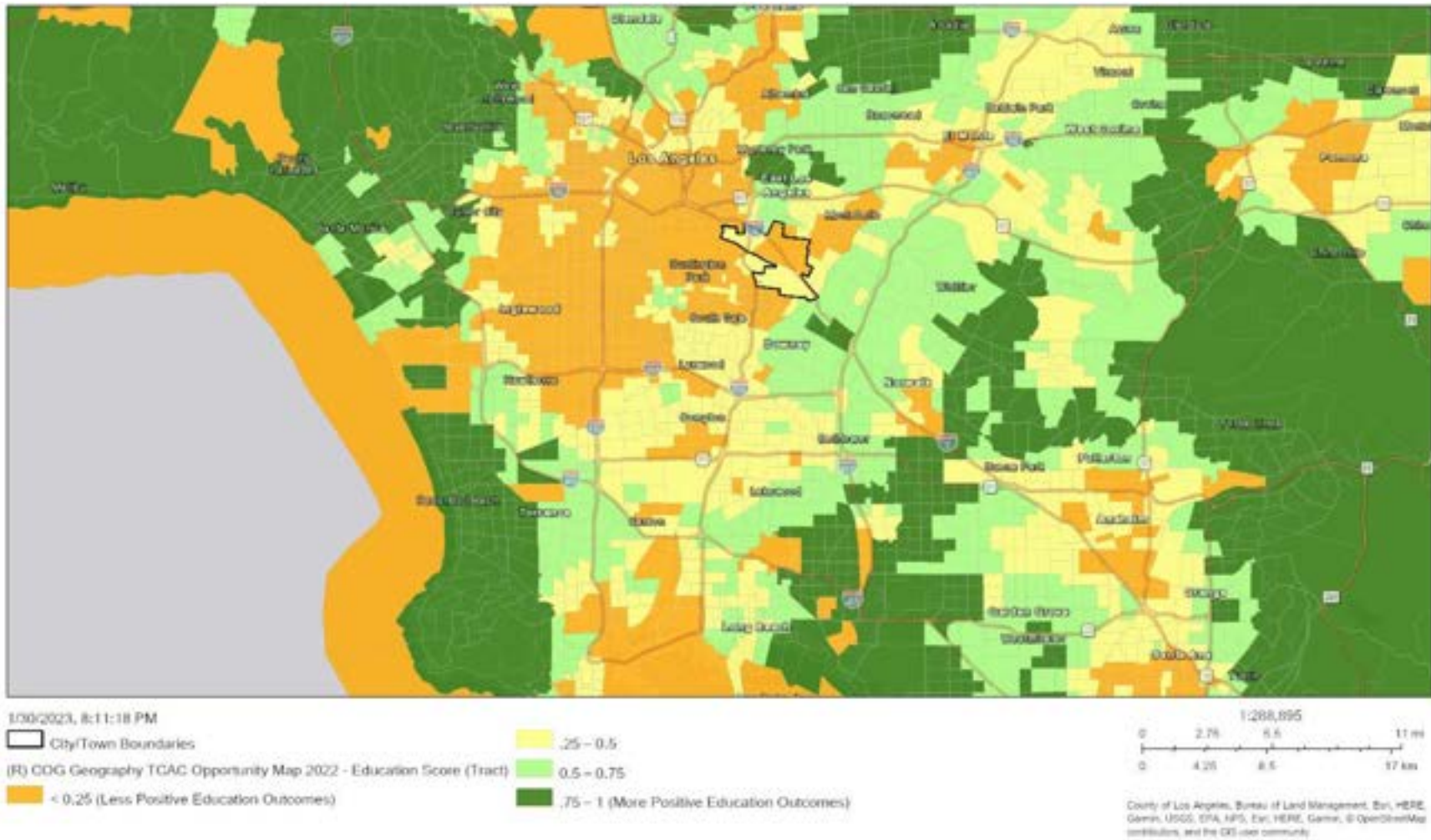
Greatschools.org is a non-profit organization that rates schools across the Country. The GreatSchools Summary Rating calculation is based on four ratings: Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 indicate “average,” and 7-10 are “above average.”³ The Greatschools website had the following ratings for the schools serving Commerce students:

- Bandini Elementary School – 5
- Rosewood Park School – 4
- Bell Gardens High School - 2

The TCAC Opportunity Map education scores for Commerce are shown in Table D-11 and Figure D-26. Overall, the City has lower education opportunities (0.5 or less), with tract 2303 (including the Rosini, Village, Rosewood and Ferguson residential neighborhoods) having the least positive (< 0.25) education opportunity score.

³ For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

Figure D-25: Regional TCAC Opportunity Area Education Scores by Tract



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community.

Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

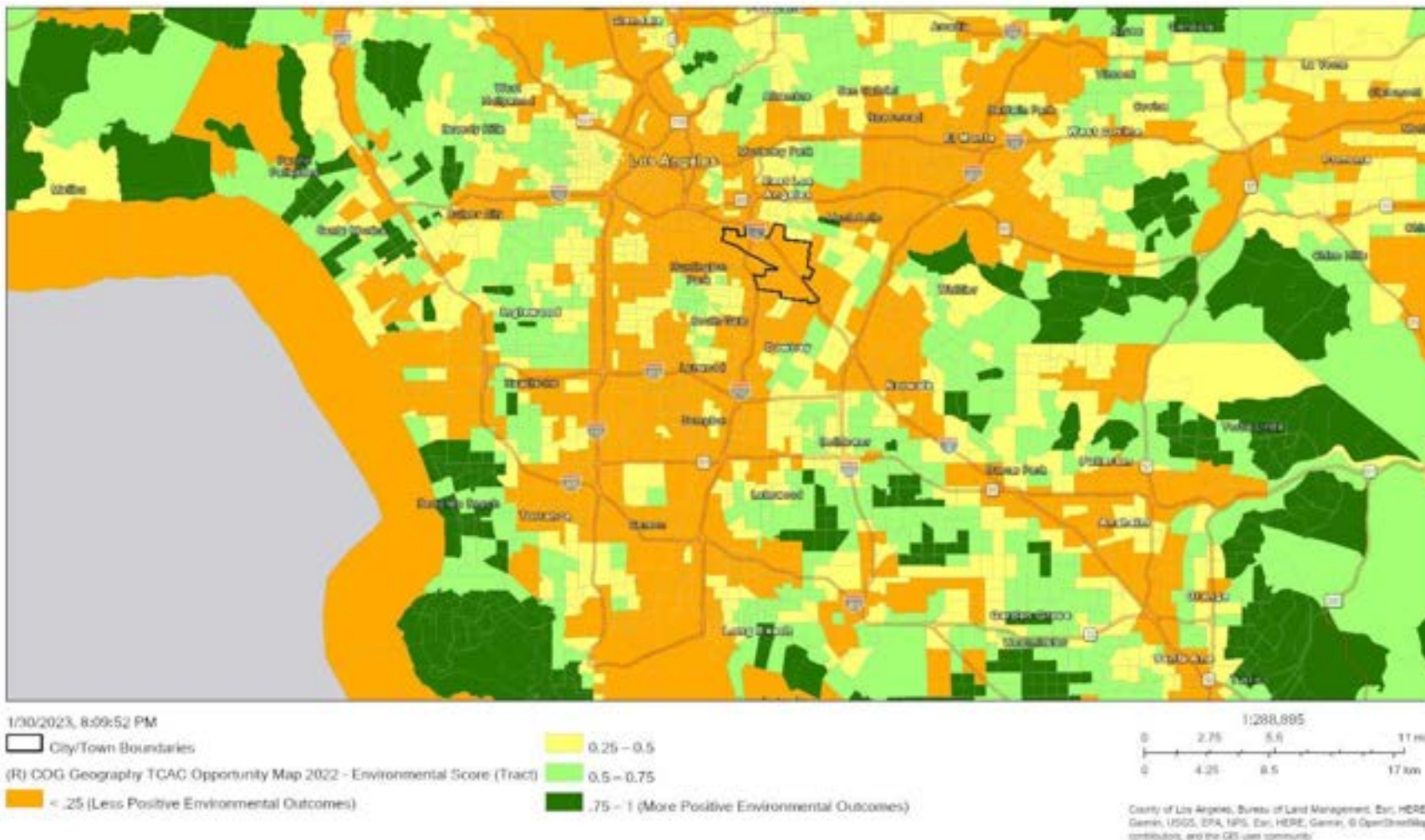
As seen in Figure D-28, all of Commerce has the least positive TCAC Opportunity Map environmental scores (<0.25). In addition, OEHHA released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in Figure D-29 are based on percentiles and show that all tracts in Commerce have the highest (worst) scores.

Access to parks, recreation, and open space is also crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. Parks and recreational opportunities in Commerce include four neighborhood parks (two in the western portion of the city, one in the north central area and one in the southeast corner), six community centers and an aquatic center. In addition, Camp Commerce, located in Lake Arrowhead, is available to family weekends, senior citizen weekends and summer camping opportunities for Commerce residents.

Distribution of RHNA Units by CalEnviroScreen Scores

All census tracts in Commerce have the highest (worst) CalEnviroScreen 4.0 score. The City's RHNA strategy does not disproportionately concentrate RHNA units of any income level in areas with worse environmental scores.

Figure D-27: Regional TCAC Opportunity Area Environmental Scores by Tract



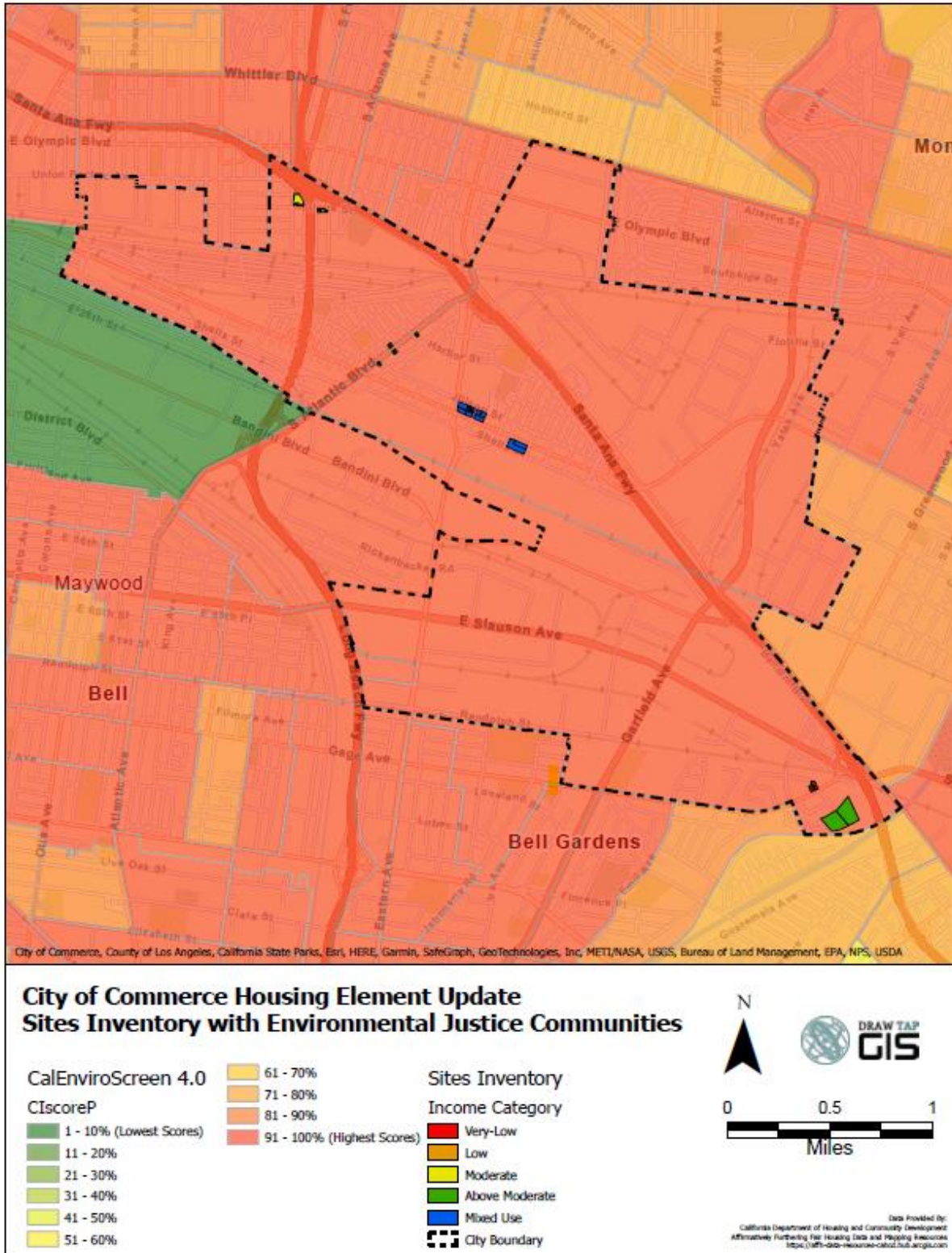
Source: HCD AFFH Data Viewer (2018), 2022

Figure D-28: Commerce TCAC Opportunity Area Environmental Scores by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Figure D-29: Commerce CalEnviroScreen 4.0 Scores



Source: HCD AFFH Data Viewer (2018), 2022

Transportation

Regional Trend

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Commerce’s All Transit Performance score of 7.6 is higher than Bell (7.3), Bell Gardens (6.3), Downey (6.9), Maywood (6.5), Montebello (2.8), Pico Rivera (3.9) and the County (6.8). Los Angeles County All Transit metrics are shown in Figure D-30. The County’s All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 94 percent of jobs and 90 percent of workers are located within one-half mile from transit.

Figure D-30 : Los Angeles County AllTransit Metrics

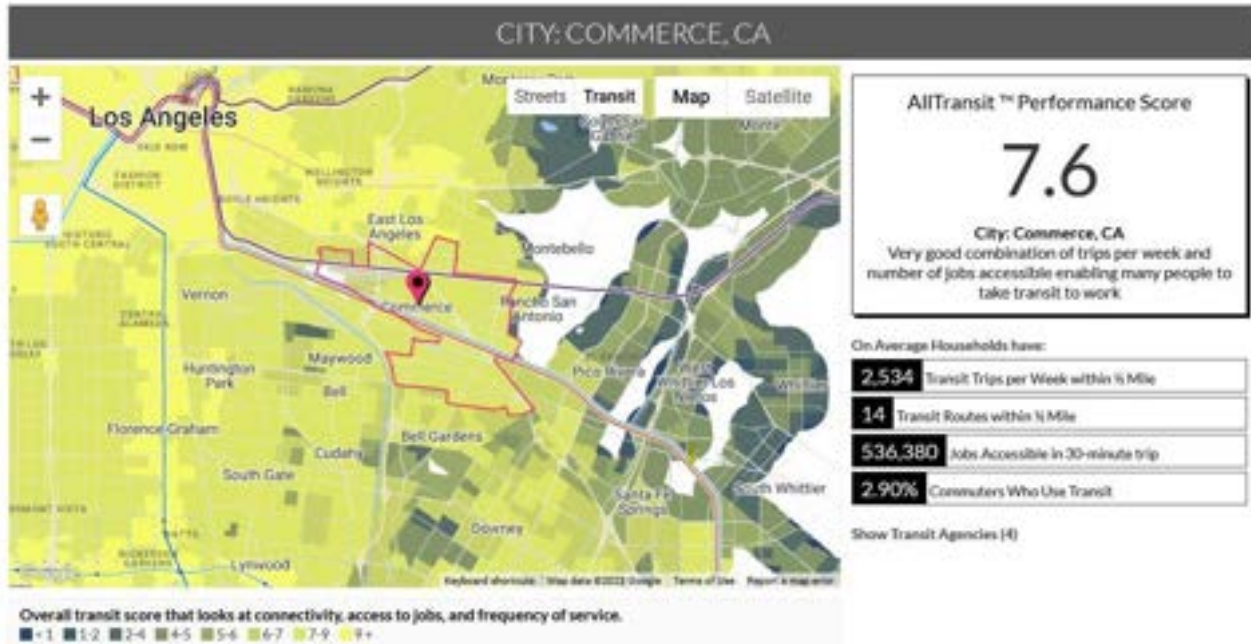


Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019

Local Trend

As seen in Figure D-31, Commerce has an All Transit Performance Score of 7.6. This score reflects a very good combination of trips per week and number of jobs accessible enabling many people to take transit to work. All Transit estimates 99 percent of jobs and 99 percent of workers in Commerce are located within 1/2 a mile from transit.

Figure D-31: Commerce AllTransit Metrics



Source: All Transit Metrics: All Transit Performance Score – Commerce, 2019.

The following transit services are available in Commerce:

- Commerce Metrolink Station (located at 6433 26th Street, west of Garfield and north of Bandini). This station is a Metrolink Orange Line stop. The Orange Line travels between Los Angeles Union Station south through central Los Angeles County, Orange County and ending in San Diego County (Oceanside).
- City of Commerce Municipal Bus Lines: multiple bus routes travel throughout the city of Commerce and make connections to regional destinations. All transit bus services are fare free. Figure D-32 shows the transit routes in Commerce.

In February 2020, the Commerce in Motion Final Report was published by the City. The report, which included extensive public engagement, analyzed the City’s transit system and developed recommendations aimed at improving access, reducing travel times and increasing ridership. The report developed a “Preferred Alternative”, which included the following themes:

- Higher frequency service
- Faster, more direct service
- Bi-directional service
- Service to more locations outside of the City of Commerce
- Improved, consistent weekend service

One strategy from the Commerce in Motion Report that has been implemented is an on-demand connection service to the Commerce Metrolink Station. The new Micro Transit allows people to call and arrange for a ride to the Metrolink Station rather than waiting for a fixed route shuttle.

Figure D-32: City of Commerce Transit Routes



Source: City of Commerce Transportation Department, 2023.

Based on the City's Transit Routes and the number of major arterials that intersect Commerce, a majority of residents are in close proximity to transit stops. The two neighborhoods that are further away are the Ayers neighborhood just west of the 710 freeway and the Darwell neighborhood in the southern portion of the city adjacent to Bell Gardens.

Disproportionate Housing Needs

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

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income
- Overcrowded conditions (housing units with more than one person per room)
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2015-2019 ACS (the most recent dataset available), approximately one half of Los Angeles County and Commerce households experience housing problems. In both the County and City, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trend

In Los Angeles County, approximately 53 percent of renter households experience cost burden compared to 34 percent of owner households (Table D-12). Black or African American households face the highest rates of overall cost burden (52 percent) as well as owner-occupied and renter-occupied cost burden (40 percent and 59 percent, respectively). White and Pacific Islander households experience the lowest rate of owner-occupied cost burden (31 percent) and Pacific Islander households also have the lowest rate of renter-occupied cost burden (45 percent).

Figure D-33 and Figure D-34 show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. Most of the tracts around Commerce range from 20 percent to 60 percent cost burdened owners. There is a higher concentration of cost burdened renters countywide. More than 40 percent of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60 percent of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley.

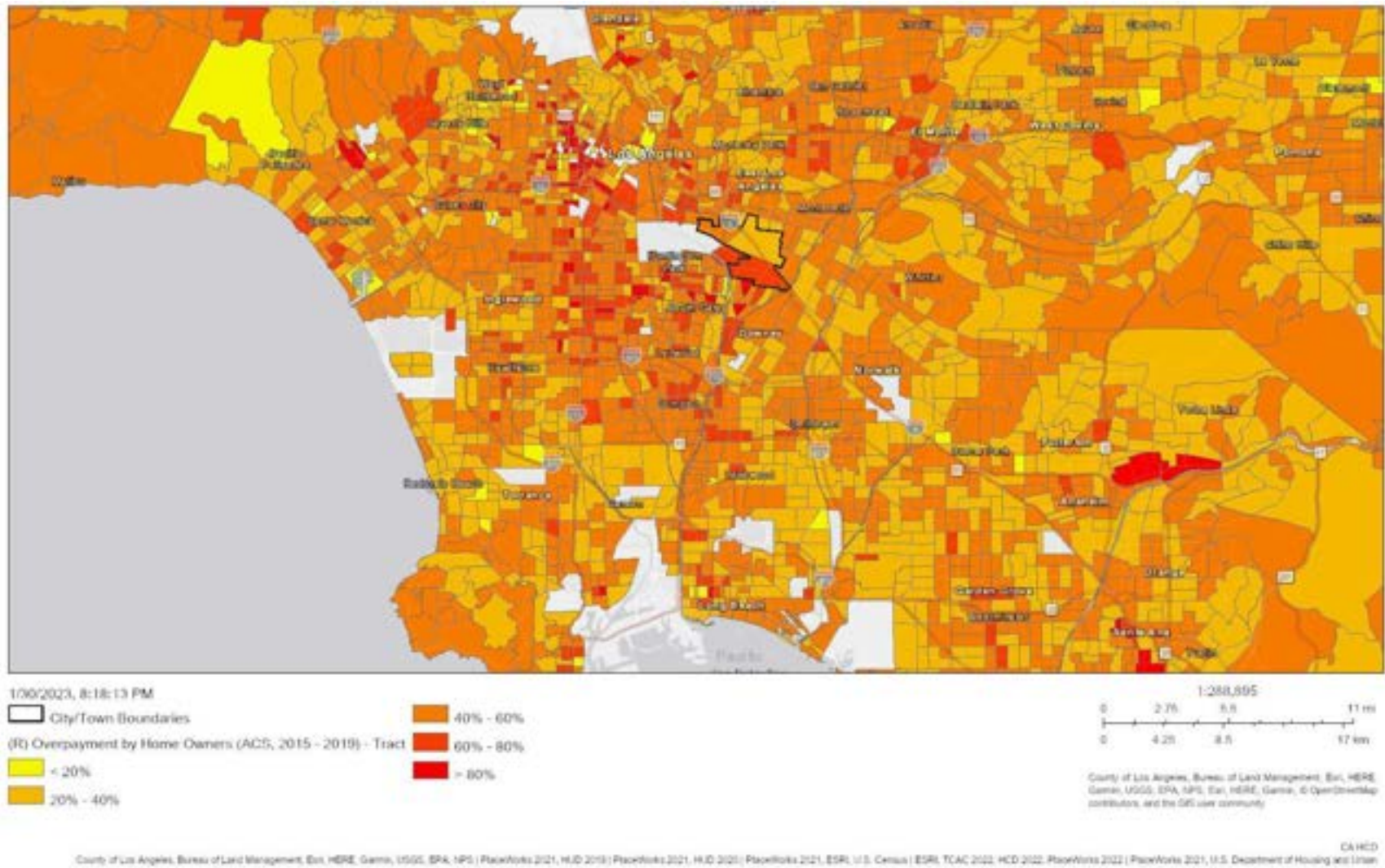
Table D-12: Los Angeles County Housing Problems By Race

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.7%	41.3%	36.7%	34.7%	41.6%	45.8%	37.8%
Renter-Occupied	51.9%	62.7%	56.1%	56.1%	54.0%	69.4%	61.2%
<i>All Households</i>	41.0%	55.5%	45.7%	47.0%	49.5%	60.3%	50.5%
With Cost Burden >30%							
Owner-Occupied	30.7%	39.8%	33.0%	33.1%	31.0%	36.7%	33.7%
Renter-Occupied	48.6%	58.8%	47.3%	51.3%	45.3%	56.1%	52.8%
<i>All Households</i>	38.9%	52.4%	39.7%	43.6%	40.1%	48.6%	44.1%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the "other" race category (such as multiple races) is not included.

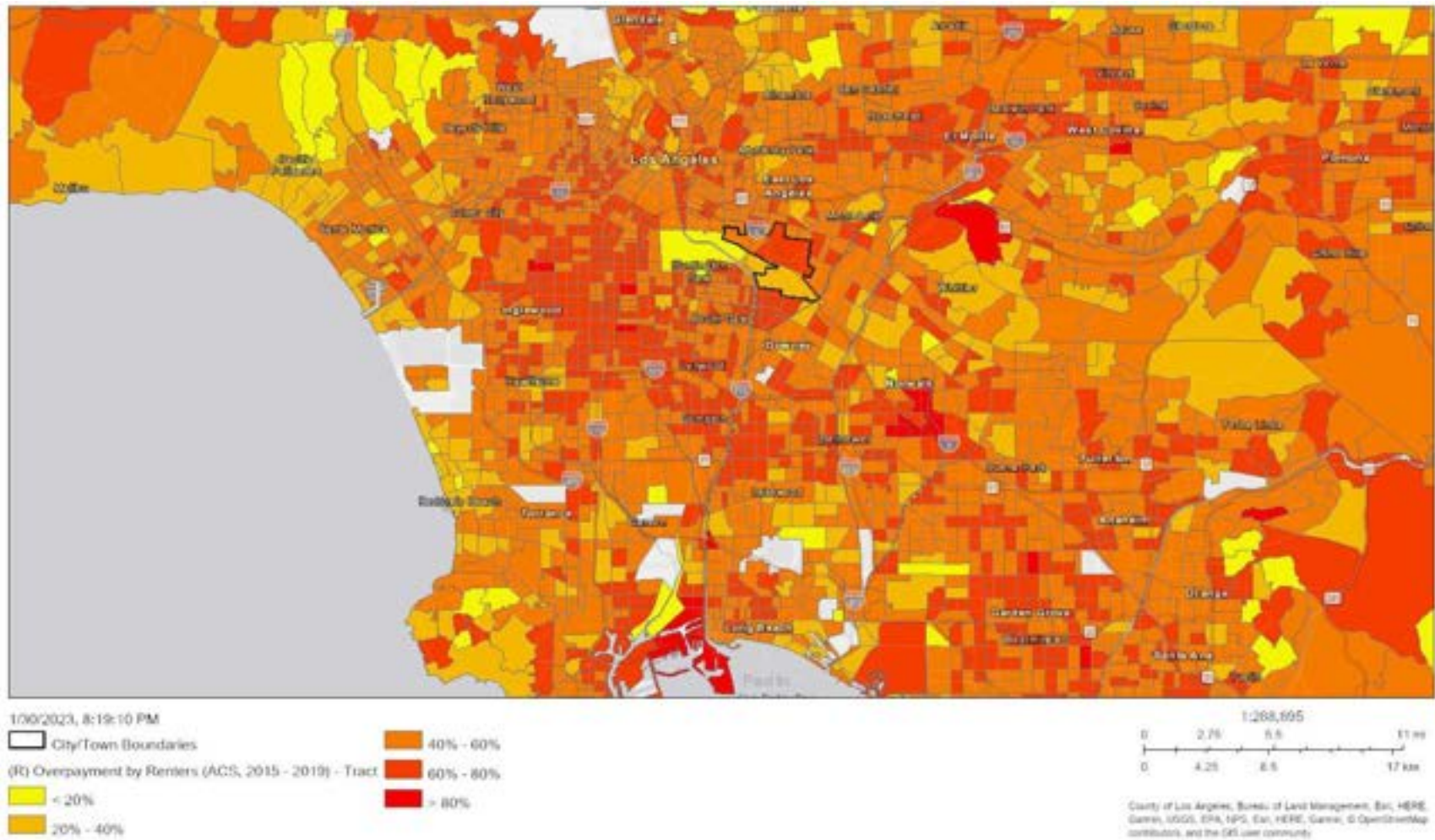
Source: HUD CHAS, (2015-2019).

Figure D-33: Regional Cost Burden - Owners



Source: HCD AFFH Data Viewer (2018), 2022

Figure D-34: Regional Cost Burden - Renters



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS (PlaceWorks 2021, HUD 2018) PlaceWorks 2021, HUD 2020) PlaceWorks 2021, Esri, U.S. Census) Esri, NOAA 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing and Urban Development, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

Table D-13 shows housing problems, including cost burden, in Commerce. Over half (55 percent) of renter households experience housing problems in the city. Approximately 46 percent of these households cost burdened. A smaller percentage of owner households have housing problems (45 percent), including cost burden (35 percent). All American Indian and Alaska Native households in Commerce are cost burdened. Approximately 55 percent of White owner households and 20 percent of renter households face cost burden. A greater percentage of Hispanic renter households are cost burdened compared to owner households (47 percent and 34 percent, respectively). No Black or African American or Asian households face housing problems or cost burden in the city.

Table D-13: Commerce Housing Problems By Race

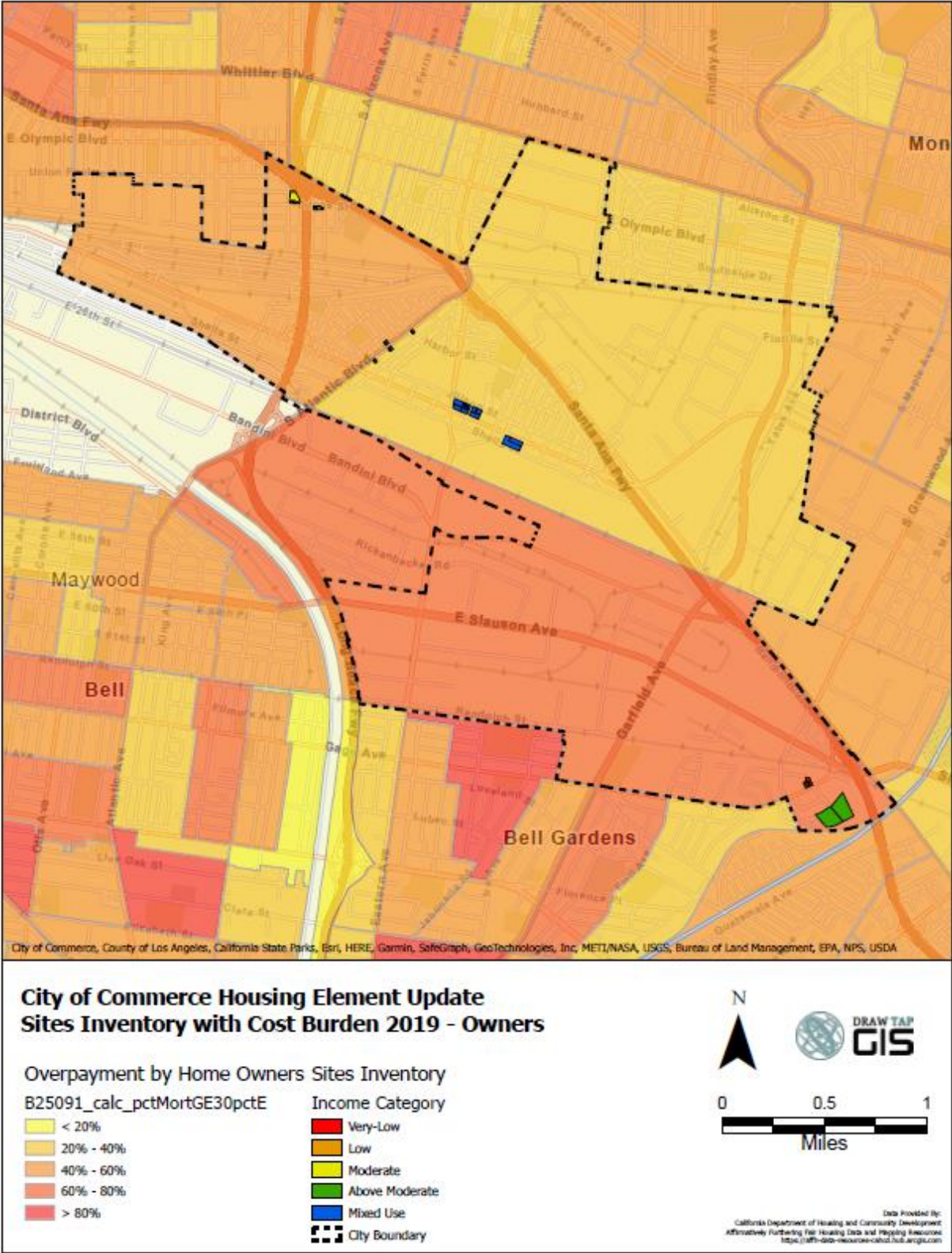
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	56.3%	---	0.0%	100%	---	44.4%	44.6%
Renter-Occupied	40.0%	0.0%	---	---	---	57.5%	55.7%
<i>All Households</i>	53.0%	0.0%	0.0%	100%	---	51.5%	50.5%
With Cost Burden >30%							
Owner-Occupied	55.0%	---	0.0%	100%	---	34.0%	35.2%
Renter-Occupied	20.0%	0.0%	---	---	---	47.2%	45.7%
<i>All Households</i>	48.0%	0.0%	0.0%	100%	---	41.1%	40.8%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the "other" race category (such as multiple races) is not included.

Source: HUD CHAS, (2015-2019).

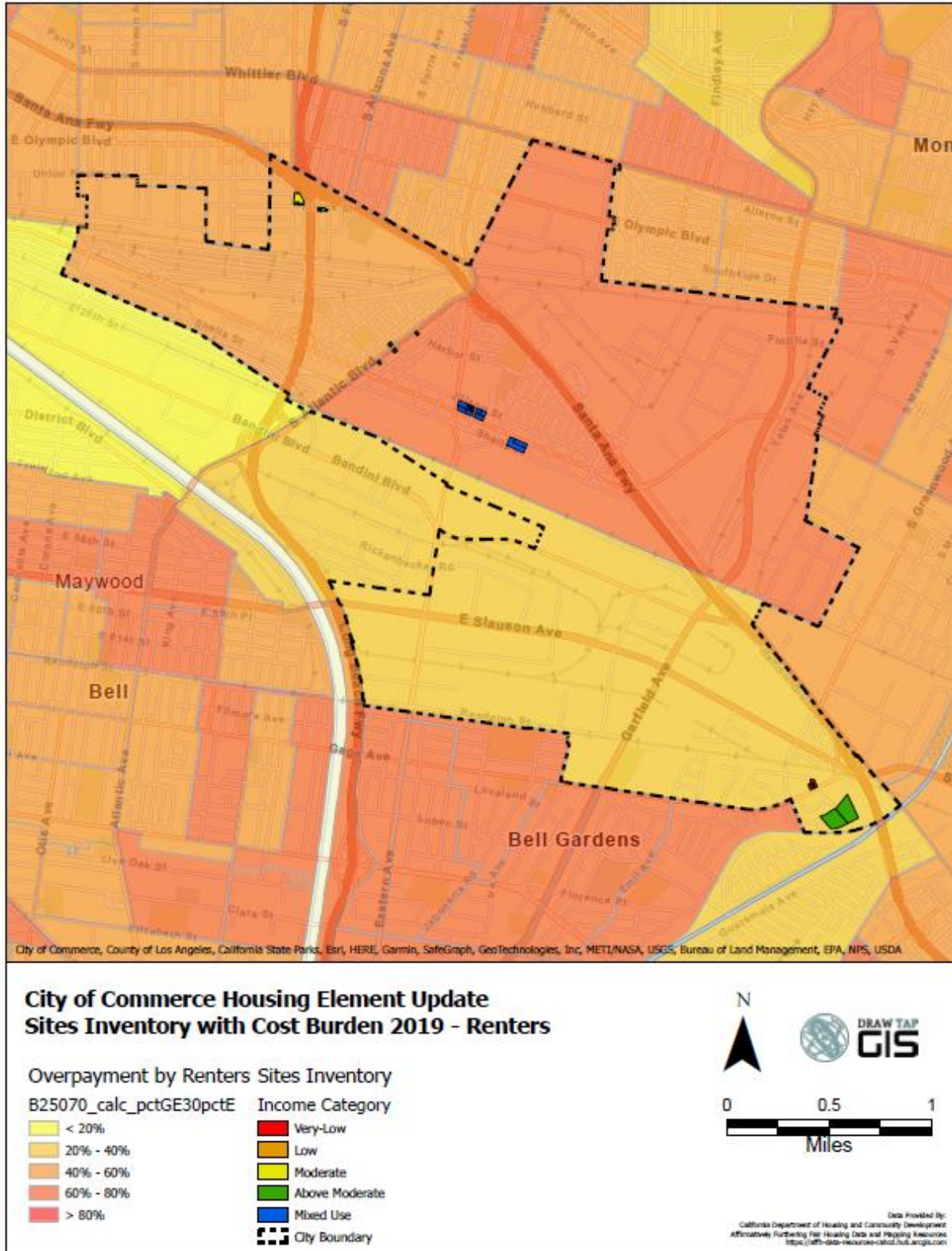
Figure D-35 and ~~Figure D-36~~ [Figure D-36](#) shows the geographic distribution of cost burdened households in Commerce. Approximately 40 to 60 percent of owner and renter households west of Atlantic Boulevard (includes the Bandini, Ayers, Northwest and Bristow neighborhoods) experience cost burden. For households east of Atlantic Boulevard and north of the railroad (includes the Rosini, Village, Rosewood and Ferguson neighborhoods), 20 to 40 percent of owners and 60 to 80 percent of renters are cost burdened. In the area of the City south of the railroad (Lanto Pacific, Darwell and Veterans Park), 60 to 80 percent of owner households and 20 to 40 percent of renter households experience cost burden.

Figure D-35: Commerce Cost Burden and Site Inventory – Owners



Source: HCD AFFH Data Viewer (2018), 2022

Figure D-36: Commerce Cost Burden and Site Inventory – Renters



Source: HCD AFFH Data Viewer (2018), 2022

Distribution of RHNA Units by Cost Burdened Households

Since Commerce has lower median incomes compared to the region, the City has been allocated a larger proportion of above moderate income RHNA as a balancing strategy. A large percentage of the units credited toward meeting the RHNA are located in the approved Modelo Specific Plan development. For the purpose of RHNA credits, all 850 units are assigned to above moderate income level; however the development agreement commits the project to provide approximately 10 percent (85 units) for workforce housing, affordable to moderate middle income households (up to 175 percent of AMI). Table D-14 and Table D-15 show the unit distribution by cost burdened homeowner and renter households, respectively. Regarding homeowner cost burden, most of the lower income units (92 percent) and moderate income units (82 percent) are placed in areas with the lowest cost burden (20 to 40 percent). Thus, the RHNA is not exacerbating homeowner cost burden in Commerce. The Modelo Specific Plan provides a significant number of new units in the City, offering opportunity to moderate housing prices by addressing the shortage issues. This project will not impact the rental housing market but can assist some renters to become homeowners.

Table D-14: RHNA Unit Distribution by Cost-Burdened Homeowner Households

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	143	92.3%	79	82.3%	102	10.5%	324	26.6%
40-60%	0	0.0%	17	17.7%	15	1.6%	32	2.6%
60-80%	12	7.7%	0	0.0%	850	87.9%	862	70.8%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

Table D-15: RHNA Unit Distribution by Cost-Burdened Renter Households

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	12	7.7%	0	0.0%	850	87.9%	862	70.8%
40-60%	0	0.0%	17	17.7%	15	1.6%	32	2.6%
60-80%	143	92.3%	79	82.3%	102	10.5%	324	26.6%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Data from the 2016-2020 ACS and the HCD AFFH Data Viewer are used to show overcrowding in Commerce and Los Angeles County.

Regional Trend

According to the 2020 five-year ACS estimates, about 11 percent of households in the County are living in overcrowded conditions (Table D-16). This is higher than the statewide average of 8.2 percent. About 16 percent of renter households are living in overcrowded conditions, compared to six percent of owner households. In addition, approximately seven percent of renter households and two percent of owner households are living in severely overcrowded conditions (more than 1.5 persons per room).

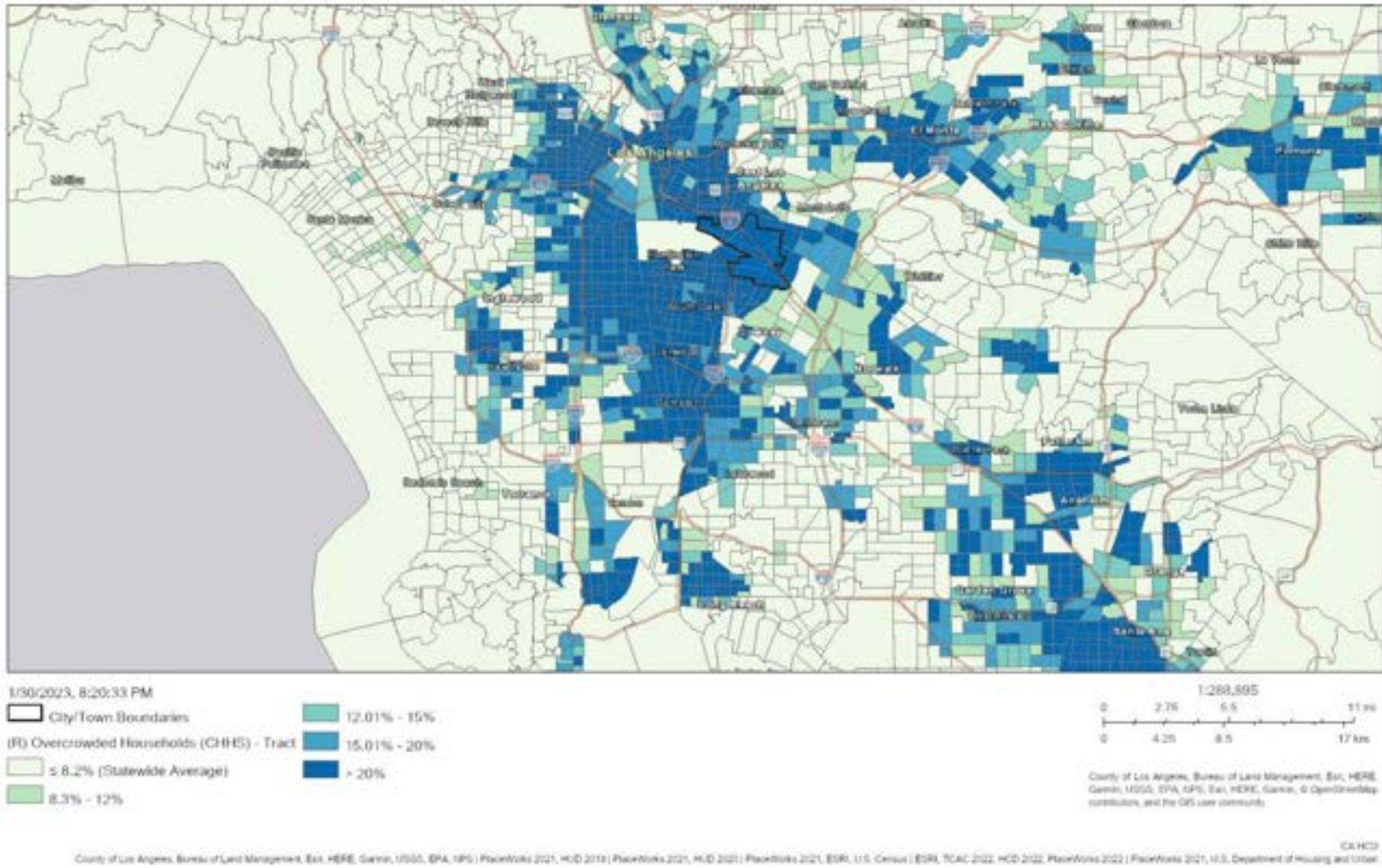
Table D-16: Los Angeles County Overcrowded Households

	Owner-Occupied	Renter-Occupied	All Households
Overcrowded (>1 person per room)	5.7%	16.0%	11.2%
Severely Overcrowded (>1.5 persons per room)	1.6%	7.4%	4.7%
Total Households	1,534,472	1,798,032	3,332,504

Source: 2016-2020 ACS, Table B25014

Figure D-37 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Gabriel Valley. Commerce and areas around the City have concentrations of overcrowded households greater than 20 percent. This includes Bell, Bell Gardens, Maywood, Huntington Park and unincorporated County areas.

Figure D-37: Regional Overcrowded Households by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Local Trend

As seen in Table D-17, approximately 16 percent of Commerce residents are living in overcrowded conditions. This is higher than the County (11 percent) and statewide average (8.2 percent). Nineteen percent of renter households in Commerce are overcrowded compared to 13 percent of owner households. Severe overcrowding impacts eight percent of renter households and one percent of owner households in the City. This is a decrease in overcrowding from 2006-2010 when approximately 27 percent of renter households and 23 percent of owner households in Commerce were overcrowded (2002-2010 ACS data).

Table D-17: Commerce Overcrowded Households

	Owner-Occupied	Renter-Occupied	All Households
Overcrowded (>1 person per room)	13.3%	19.1%	15.9%
Severely Overcrowded (>1.5 persons per room)	1.0%	8.4%	4.3%
Total Households	1,933	1,570	3,503

Source: 2016-2020 ACS, Table B25014

Distribution of RHNA Units by Overcrowded Households

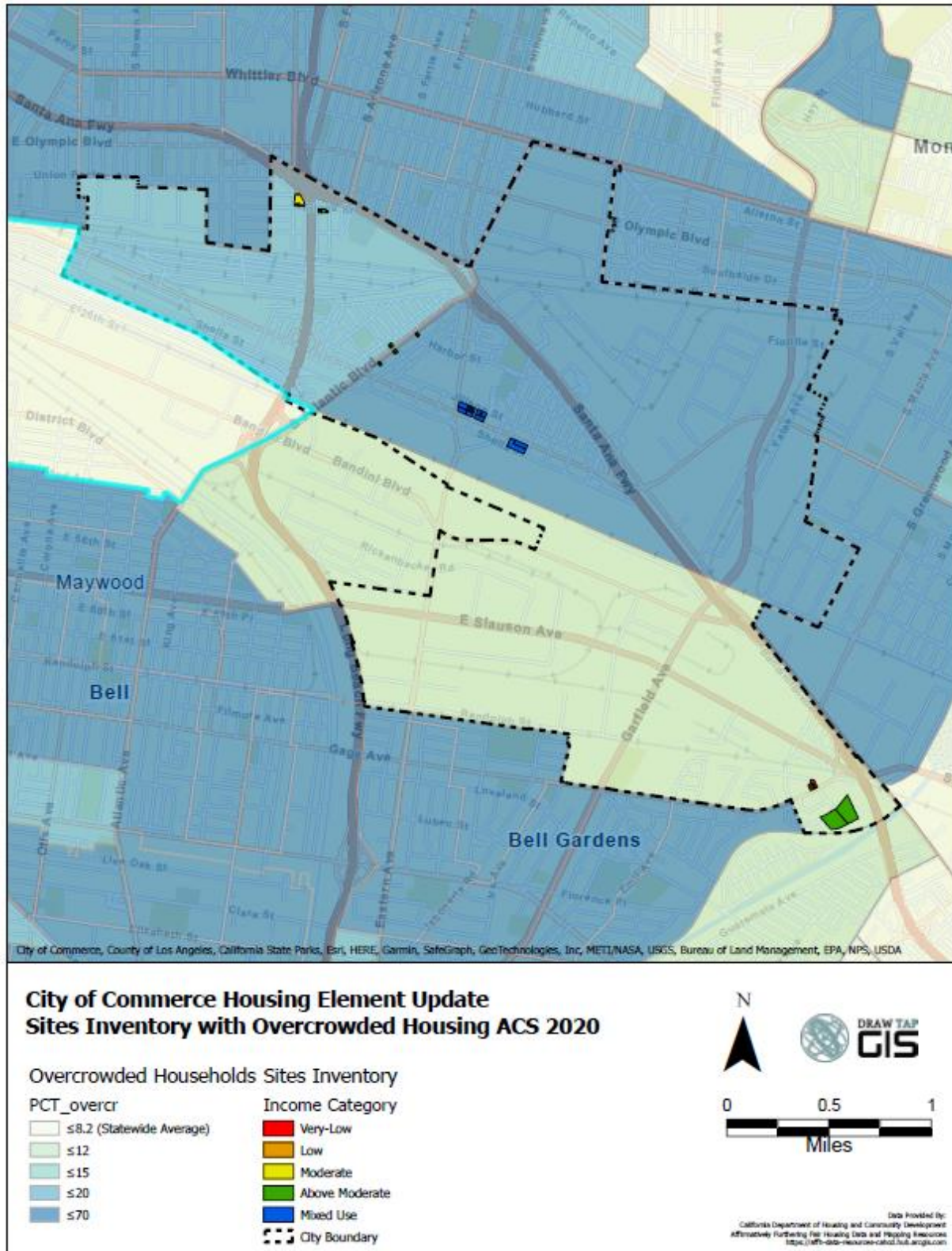
Since Commerce has lower median incomes compared to the region, the City has been allocated a larger proportion of above moderate income RHNA as a balancing strategy. A large percentage of the units credited toward meeting the RHNA are within the approved Modelo Specific Plan development. For the purpose of RHNA credits, all 850 units are assigned to above moderate income level; however the development agreement commits the project to provide approximately 10 percent (85 units) for workforce housing, affordable to moderate middle income households (up to 175% percent of AMI).

Table D-18 shows the unit distribution by overcrowded households. Regarding the RHNA's income level distribution, most of the units that are not in the Modelo Specific Plan are located in areas with the largest percentage of overcrowding (>20%). This includes units in all income levels, providing additional housing opportunities for households of all incomes that may be facing overcrowding. The Modelo Specific Plan also offers large units to accommodate multigenerational living. Therefore, the City's RHNA strategy does not exacerbate the overcrowding in Commerce.

Table D-18: RHNA Unit Distribution by Overcrowded Households

	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<8.2% (State Avg)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
8.3-12%	12	7.7%	0	0.0%	850	87.9%	862	70.8%
12.1-15%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1-20%	0	0.0%	17	17.7%	15	1.6%	32	2.6%
>20%	143	92.3%	79	82.3%	102	10.5%	324	26.6%
Total	155	100.0%	96	100.0%	967	100.0%	1,218	100.0%

Figure D-38: Commerce Overcrowded Households and Site Inventory by Tract



Source: HCD AFFH Data Viewer (2018), 2022

Substandard Housing

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions. Data for incomplete facilities and housing age are based on the 2016-2020 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend

Less than one percent of households in the County lack complete plumbing facilities and less than two percent lack complete kitchen facilities (Table D-19). Incomplete facilities are more common amongst renter occupied households. Only 0.4 percent of owner households lack complete kitchen facilities compared to 2.6 percent of renter households.

Table D-19: Lack of Complete Facilities By Tenure in LA County

Facility Type	Owner-Occupied	Renter-Occupied	Total Households
Lacking complete kitchen facilities	0.4%	2.6%	1.6%
Lacking complete plumbing facilities	0.3%	0.6%	0.5%
Total Households	1,534,472	1,798,032	3,332,504

Source: 2016-2020 ACS, Tables B25049 and B25053

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2016-2020 ACS data, 85 percent of the housing stock in the County was built prior to 1990, including 59 percent built prior to 1970.

Local Trend

In general, the condition of the housing stock in Commerce is good. None of the owner-occupied units in the City have substandard conditions (lacking plumbing and/or kitchen facilities) and less than one percent of renter-occupied units lack complete kitchen facilities (Table D-20). The substandard conditions in Commerce are lower than Los Angeles County.

Table D-20: Lack of Complete Facilities By Tenure in Commerce

Facility Type	Owner-Occupied	Renter-Occupied	Total Households
Lacking complete kitchen facilities	0.0%	0.9%	0.4%
Lacking complete plumbing facilities	0.0%	0.0%	0.0%
Total Households	1,933	1,570	3,503

Source: 2016-2020 ACS, Tables B25049 and B25053

Table D-21 shows the overall age of the housing stock in Commerce. Approximately 86 percent of the housing units in the City are 30 years or older, which is consistent with the County overall (85 percent). Approximately 65 percent of Commerce’s housing stock is 50 years or older, which is slightly higher than the County (59 percent).

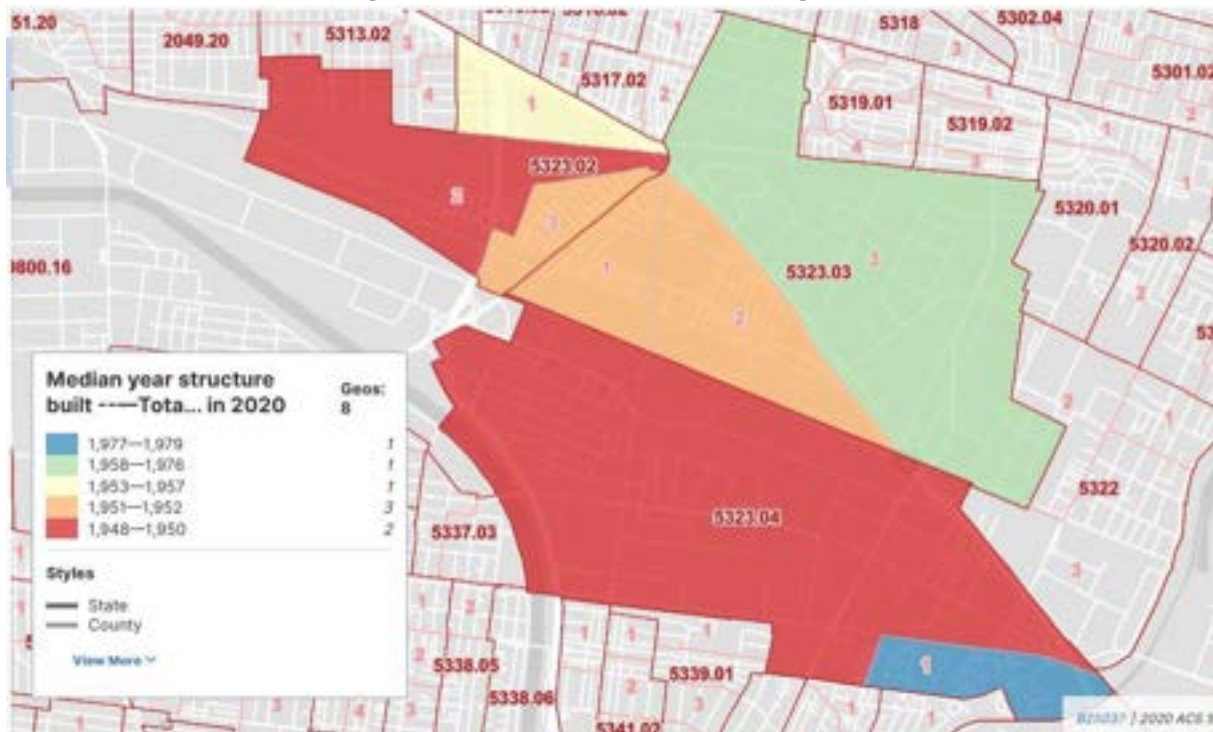
Table D-21: Housing Unit Age

Block Group	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Census Tract 5323.02	60.8%	4.9%	34.3%	329
Block Group 2, Census Tract 5323.02	88.6%	0.0%	11.4%	245
Block Group 3, Census Tract 5323.02	85.0%	3.7%	11.2%	641
Block Group 1, Census Tract 5323.03	98.5%	1.5%	0.0%	328
Block Group 2, Census Tract 5323.03	79.4%	16.7%	3.8%	754
Block Group 3, Census Tract 5323.03	22.6%	48.4%	29.0%	221
Block Group 1, Census Tract 5323.04	29.8%	49.7%	20.5%	887
Block Group 2, Census Tract 5323.04	79.5%	17.1%	3.4%	205
City of Commerce	65.4%	20.9%	13.7%	3,610

Source: 2016-2020 ACS, Table B25034

Table D-21 and Figure D-39 show that the block group on the east side of Interstate 5 and the block group in the southeastern corner of the City have a higher percentage of newer housing (30 years or newer) than the rest of Commerce.

Figure D-39: Median Year Housing Built



Source: 2016-2020 ACS

Overcrowding is an important housing issue for the City to monitor as overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity.

As discussed above, the percentage of overcrowded households in Commerce decreased from 2010 to 2020. However, nineteen percent of renter households and 13 percent of owner households still face overcrowding. Severe overcrowding impacts eight percent of renter households and one percent of owner households in the City.

Geographically, comparing Figure D-38 with Figure D-39, the area of the City between the railroad tracks and the I-5 freeway has a high percentage of overcrowded households and a median year of 1951/52 when homes were built. These two factors may contribute to substandard housing conditions in the Rosini, The Village and Rosewood neighborhoods.

The City's rehab program is implemented on a first-come, first-serve basis. A majority of rehab projects take place in the Rosewood neighborhood due to the neighborhood residents being more aware of City programs.

Displacement Risk

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

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

Regional Trend

Figure C-43 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

Local Trend

As shown on Figure D-40, Commerce is identified as a sensitive community. Several of the communities surrounding Commerce are also at risk of displacement. The following includes the list of criteria for vulnerable communities that apply to Commerce:

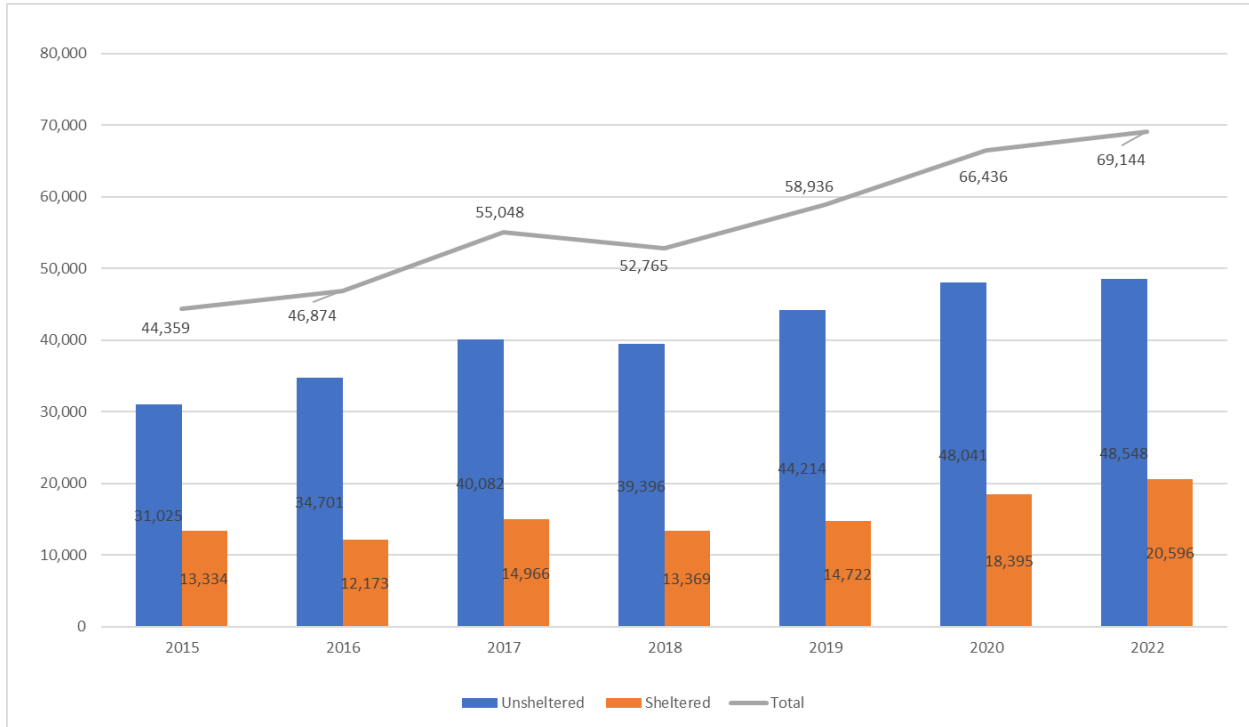
- The share of very low-income residents is above 20 percent: *According to the 2019 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, approximately 52 percent of Commerce residents are considered extremely low or very low income (<50% AMI); and*

The tract meets two of the following criteria:

- Share of renters is above 40 percent: *Figure D-41Figure D-41 shows that a majority of Commerce households are renter households. The northern portion of the City has over 50 percent renter households while the southern portion has approximately 65 percent.*
- Share of people of color is above 50 percent: *As seen in Table D-1Table D-1, 95 percent of Commerce residents are Hispanic or Latino.*
- Share of very low-income households that are severely rent burdened households is above the county median.: *This does not apply to Commerce. The 2019 CHAS data shows that the percentage of severely cost burdened renters is nine percent in Commerce compared to 30 percent in Los Angeles County.*
- The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases): *This does not apply to Commerce, as median rents in Commerce had a lower percent increase (24 percent) than the County overall (37 percent) between 2010 and 2021.*
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap): *This does not apply to Commerce as seen in Figure D-42Figure D-42. Commerce rents are equal to or lower than many neighboring tracts.*

While Commerce is a sensitive community, the factors described above shows that it at a lower risk of displacement due to lower rents and less cost burden than the County overall. Figure D- 43 shows the displacement risk of Commerce and surrounding areas. Commerce is listed as “lower risk”, particularly when compared to surrounding jurisdictions.

Figure D-4443: Los Angeles County Homeless Population Trend (2015-2022)*



*No Point-in-Time Count was conducted in 2021 due to the Covid pandemic

Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020, 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

Table D-22 shows the homeless populations in 2020 and 2022 by population type, gender, and health/disability. The largest increases in subpopulation groups were unaccompanied minors (increase of 64 percent), persons who identified as non-binary/gender non-conforming (increase of 278 percent) and persons with substance abuse disorders (110 percent). Subpopulations that saw a decrease between 2020 and 2022 were transitional aged youth (decrease of 52 percent) and persons identifying as transgender (decrease of 36 percent).

Table D-22: Los Angeles County Homeless Population Demographics (2020, 2022)*

	2020		2022		Percent Change
	Persons	Percent	Persons	Percent	
Total	66,436	100%	69,144	100%	4%
Individuals	53,619	81%	58,251	84%	9%
Transitional Aged Youth (18-24)	4,278	6%	2,067	3%	-52%
Unaccompanied Minors (under 18)	74	<1%	121	<1%	64%
Family Members**	12,817	19%	10,893	16%	-15%
Veterans	3,902	6%	3,942	<1%	1%
People Experiencing Chronic Homelessness	25,490	38%	28,576	41%	12%
Fleeing Domestic/Intimate Partner Violence	4,356	7%	4,750	8%	9%
Gender					
Male	39,348	67%	46,016	67%	17%
Female	18,331	31%	22,294	32%	22%
Non-Binary/Gender Non-Conforming	200	<1%	755	1%	278%
Transgender	1,057	2%	678	1%	-36%
Health and Disability***					
Substance Use Disorder	7,836	13.3%	16,431	26%	110%
HIV/AIDS	1,306	2.2%	1,478	2%	13%
Serious Mental Illness	13,670	23.2%	15,499	25%	13%

*No Point-in-Time Count was conducted in 2021 due to the Covid pandemic

**Members of families with at least one child under 18.

*** Indicators are not mutually exclusive.

Source: Los Angeles Homeless Services Authority (LAHSA), 2020 and 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Table D-23 shows the race and ethnicity of the County's homeless population in 2022 as well as the percentage in the County's overall population. Approximately 45 percent of the homeless population in 2022 were Hispanic or Latino. This group makes up one-half of the County's population overall. A disproportionate percentage of persons experiencing homelessness were Black or African American individuals. They represented 30 percent of the homeless population while only making up about nine percent of the County's population overall. Conversely, Asian residents comprise about 16 percent of the County, but less than one percent of the homeless population in 2022.

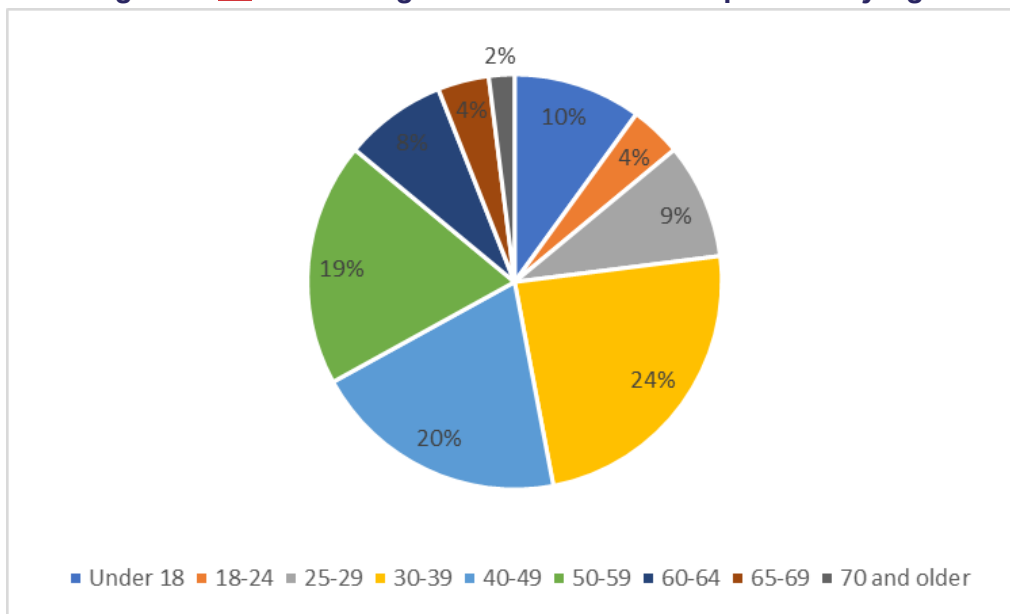
Table D-23: Race and Ethnicity of LA County CoC Homeless Population (2022)

Race / Ethnicity	Total Homeless Pop.	Prevalence in Homeless Pop. (%)	Prevalence in LA County Pop. (%) ^a
Hispanic/Latino	28,940	44.5%	49.1%
Black/African American (Non-Hispanic/Latino)	19,523	30.0%	9.0%
White (Non-Hispanic/Latino)	13,661	21.0%	25.3%
Mixed or Multiple races (Non-Hispanic/Latino)	1,637	2.5%	3.3%
Asian (Non-Hispanic/Latino)	598	0.9%	15.6%
American Indian/Alaska Native (Non-Hispanic/Latino)	610	0.9%	1.5%
Native Hawaiian/Other Pacific Islander (Non-Hispanic/Latino)	142	0.2%	0.4%
Total	65,111	100%	-

Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts

Figure D-45 shows the percentage of homeless persons by age in 2022. The largest percentage were persons age 30 to 39 (24 percent) while the lowest were persons age 70 or older (2 percent). Children (age 18 and younger) accounted for ten percent of the homeless population.

Figure D-45: Los Angeles CoC Homeless Population by Age



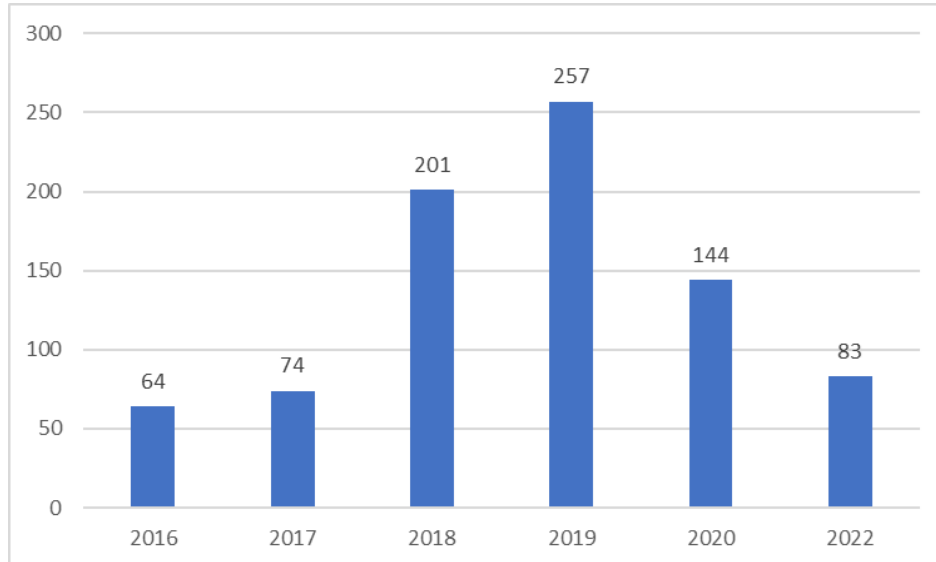
Source: Los Angeles Homeless Services Authority (LAHSA), 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.

Local Trend

Los Angeles County is divided into Service Planning Areas (SPAs) and Commerce is located in SPA 7. Figure D-46 and Table D-24 show the results from the 2022 PIT Count for the City. A total of 83 unsheltered persons were counted in Commerce. This

number is lower than in the past few years, with the unsheltered homeless population peaking at 257 persons in 2019 (Figure 2-5). Of the unsheltered persons in 2022, over half (55 percent) were in some type of vehicle, such as cars, vans or RVs. Persons in makeshift shelters comprised 30 percent of those counted.

Figure D-4645: Unsheltered Persons in Commerce (2016-2020, 2022)*



**No Point-in-Time Count was conducted in 2021 due to the Covid pandemic
 Source: Los Angeles Homeless Services Authority (LAHSA),
 2022 LA County/LA Continuum of Care (CoC) Homeless Counts.*

Table D-24: Unsheltered Persons in Commerce - 2022

	Number	Percent
Cars	10	12.0%
Vans	5	6.0%
RVs	32	38.6%
Tents	4	4.8%
Makeshift Shelters	25	30.1%
On the Street	7	8.4%
Total	83	100.0%

*Source: Los Angeles Homeless Services Authority (LAHSA),
 2022 LA County/LA Continuum of Care (CoC) Homeless Counts*

Other Relevant Factors

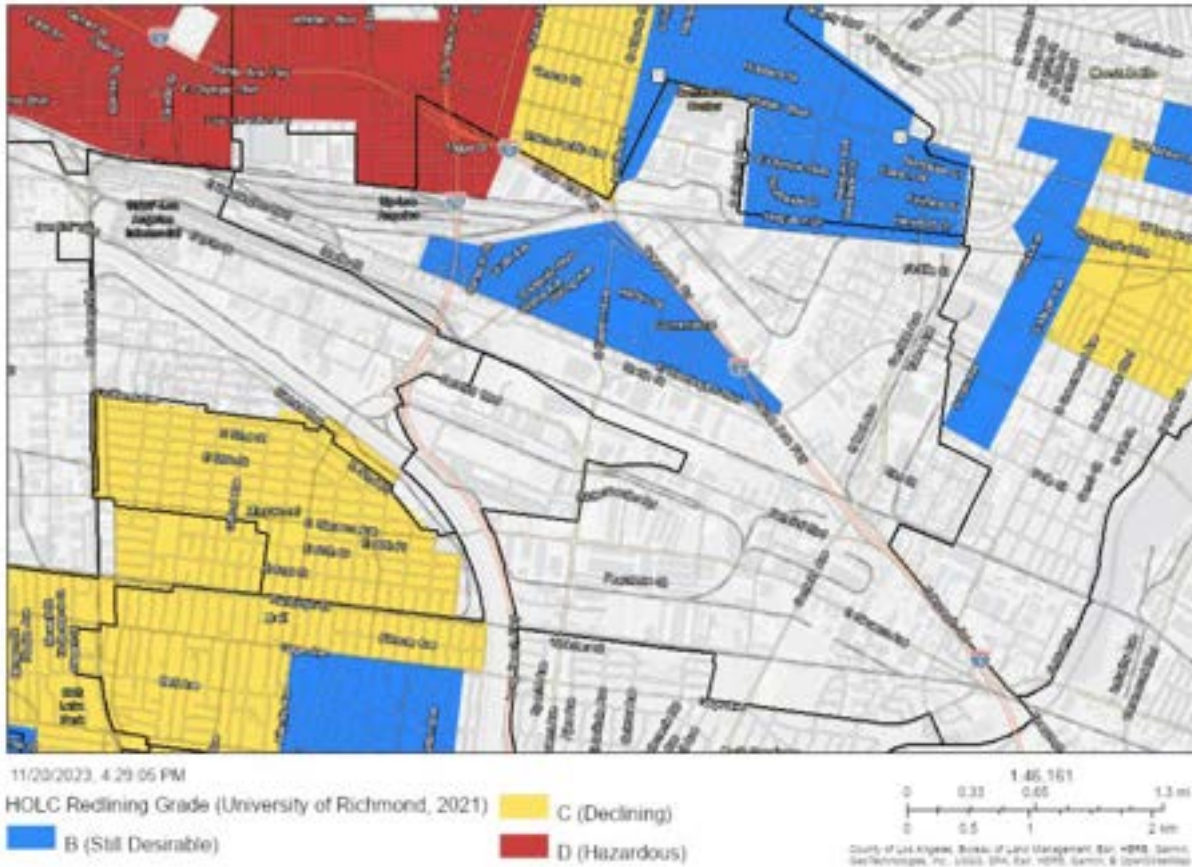
Historical Trends and Land Use Development

Incorporated in 1960, the City is located six miles east of downtown Los Angeles and bordered by Bell, Bell Gardens, Downey, East Los Angeles (unincorporated County), Montebello and Vernon. The City is primarily made up of industrial uses (more than 60 percent of Commerce’s total land area is industrial). A major challenge for the City since

its incorporation has been the coexistence of industry near and among the area's existing residential neighborhoods.

Many of the original housing units constructed in the City were developed in the 1960s as work force housing for employees working at the various companies located in the City. Developed as separate communities, identified with specific names, residential areas in Commerce are islands surrounded on at least two sides by commercial and industrial uses creating a unique set of issues and opportunities. Following the City's incorporation, the Commerce Community Development Commission was very active in its efforts to implement a residential relocation program to move households from older industrial districts to newer residential neighborhoods. Through these efforts, the Commission was able to relocate residents living in older households in the midst of industrial areas to homes in newly established residential neighborhoods. The older, often substandard units were then demolished and the land was then used for industrial expansion. Over time, these and similar programs have eliminated many of the land use conflicts in the City.

Figure D-47 shows the Redline map for Commerce and the surrounding areas. Two areas were shown in Commerce: (1) area between I-5 and Washington Boulevard that was still considered desirable (blue) and (2) northern corner of the City that was part of an East Los Angeles neighborhood considered hazardous (red).

Figure D-47: Redlining in Commerce and Surrounding Areas

The general nature and location of land uses has changed very little since the City incorporated. As such, Commerce was, and remains, predominantly industrial, providing employment for tens of thousands of persons living throughout the Los Angeles region. [Figure D-48](#) [Figure D-46](#) shows the current zoning map, with much of the land in the City zoned for heavy industrial and commercial manufacturing land uses. The City has been a pro-business environment with no municipal property tax and no utility tax.

The City has developed many amenities for its residents, including Rosewood Park (with an Aquatorium), four municipal libraries, Veterans Park Stadium and the nation's first free municipal transportation system.

Home Loans

Home loan activity in Commerce during 2021 is available through the Consumer Financial Protection Bureau's (CFPB) Home Mortgage Disclosure Act (HMDA). Table D-25 shows the total number of applications by loan type as well as the approval and denial rates. Out of the 315 loan applications in 2021, 242 (77 percent) were for refinance loans, 51 (16 percent) were for conventional purchase loans, 18 (6 percent) were for government-backed purchase loans and four (1 percent) were for home improvement loans. The overall loan approval rate in the City was 62 percent. Conventional purchase loans had the highest approval rating at 69 percent while only one-half of home improvement loans

were approved. Home improvement loans had the highest denial rate, at 50 percent. At least 20 percent of the home purchase and refinance loan applications were either withdrawn by the applicant or closed for incompleteness.

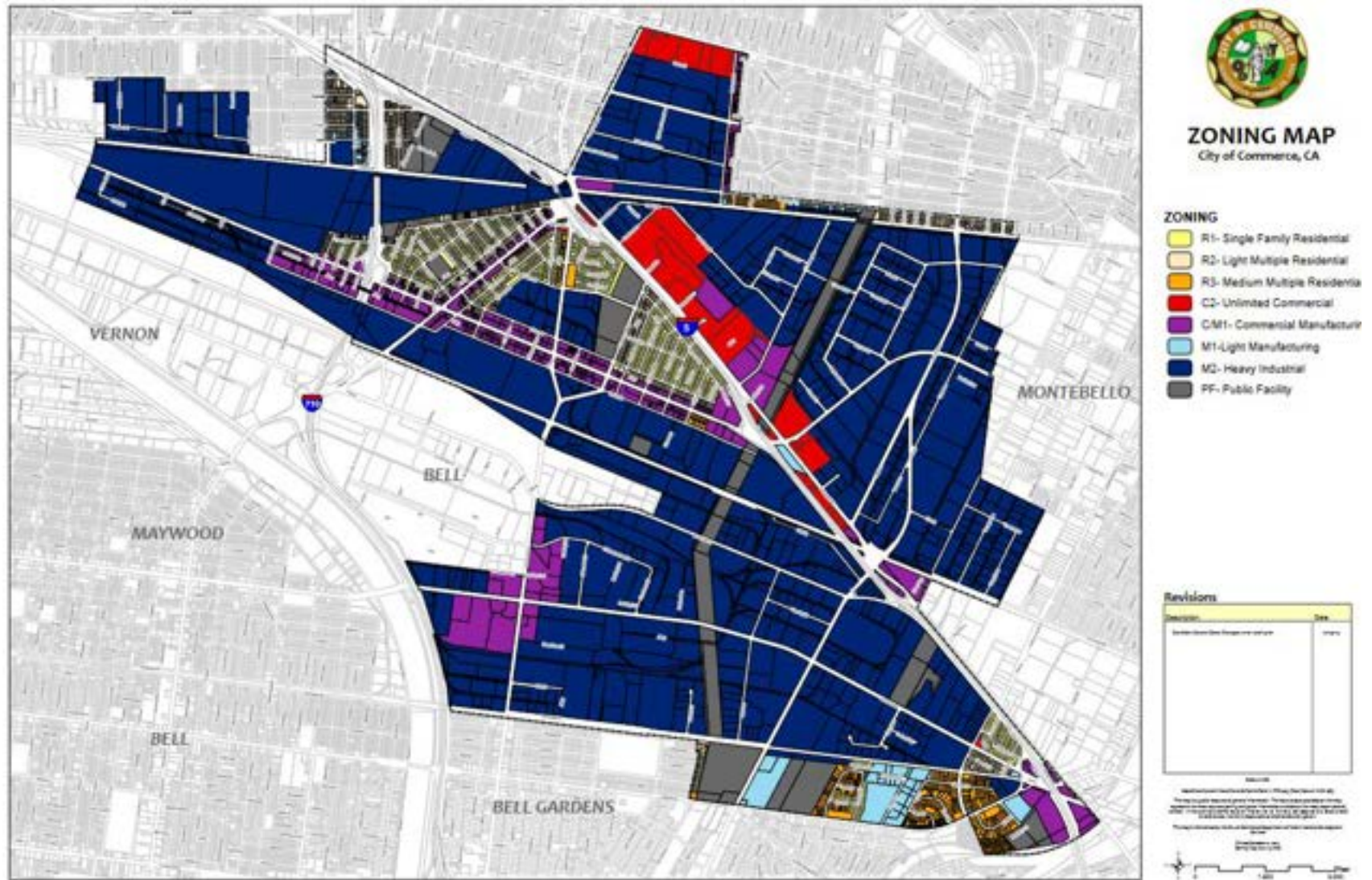
Table D-25: Disposition of Home Loan Applications in Commerce (2021)

Loan Type	Total Applications	Approved	Denied	Other
Conventional Purchase	51	68.6%	9.8%	21.6%
Government-Backed Purchase	18	61.1%	11.1%	27.8%
Refinance	242	60.7%	14.5%	24.8%
Home Improvement	4	50.0%	50.0%	0.0%
Total	315	61.9%	14.0%	24.1%

Source: 2021 Home Mortgage Disclosure Data: <https://ffiec.cfpb.gov>

Note: "Approved" loans include loans originated and applications approved but not accepted. "Other" includes loans withdrawn by the applicant or closed for incompleteness.

Figure D-4846: City of Commerce Zoning Map



Source: City of Commerce, 2023

Sites Inventory

Throughout this AFFH chapter, a sites inventory analysis was provided regarding Segregation and Integration, Environmental Conditions and Housing Problems. [Figure D-49](#) ~~Figure D-47~~ shows the sites by income category. Very low and low income sites are located in the southeast corner of the city, moderate income sites are in the northwest, above moderate sites are in the northwest, central and southeast areas and mixed income sites (a combination of low, moderate and/or above moderate) are in the central portion of Commerce.

Table D-26 summarizes information about the number of sites inventory units and AFFH variables for the three census tracts in the City. The following section provides a detailed discussion of how the AFFH variables relate to the sites inventory for each census tract.

Figure D-4947: Commerce Site Inventory By Income Category

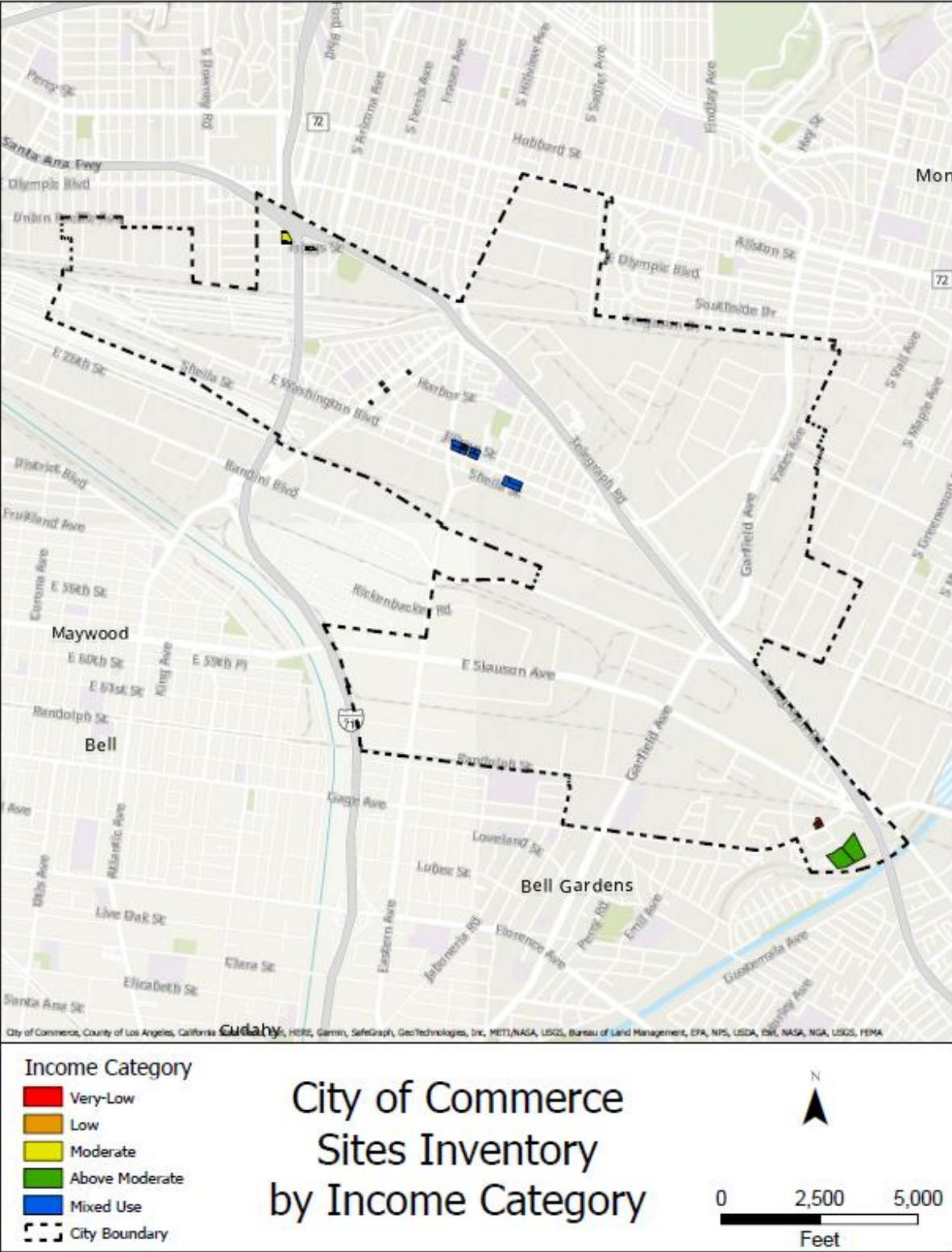


Table D-26: Distribution of RHNA Units By Census Tract and AFFH Variable

Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			Non-White Pop.	LMI HH Pop.	TCAC Opp. Cat.	R/ECAP?	RCAA?	Overcrowded HH	Cost Burdened Renters	Renter Pop.
			Lower	Moderate	Above Moderate								
5323.02	1,168	32	0	17	15	96.5-98.6%	68.4-83.5%	Low	No	No	15.7%	45.3%	30.4%%
5323.03	1,303	324	143	79	102	96.8-98.6%	49.0-67.1%	Low	No	No	20.6%	68.6%	45.6%
5323.04	1,032	862	12	0	850	96.6%	60.9%	Low	No	No	10.1%	29.5%	54.0%
Total		1,218	155	96	967								

Census Tract 5323.02

Census Tract 5323.02 includes the portion of Commerce west of Atlantic Boulevard. A total of 32 moderate and above moderate units are allocated to this tract. Most of the proposed sites are located in the Northwest and Bristow residential neighborhoods and currently zoned for medium and high density residential. A few sites are located on the west side of Atlantic Boulevard in the current Atlantic Mixed Use General Plan land use designation. This tract has the highest percentage of low and moderate income households in Commerce (68 to 84 percent) and lowest percentage of renter households (30 percent). However, 45 percent of renters are cost burdened. Sites in these locations have a density of 12 dwelling units per acre. During the public outreach for the General Plan Update, the Northwest and Bristow areas were identified as locations to have additional residential uses over time (GPAC Meeting #10, 11/2019). In addition, mixed use land use designations, including along Atlantic Boulevard, are integral parts of the General Plan Update. A variety of housing options were identified as a priority in the public outreach since 2018.

Census Tract 5323.03

Census Tract 5323.03 is located in central Commerce, bound by Atlantic Boulevard to the west, the railroad to the south and the city boundaries to the north and east. This tract has 49 to 67 percent low and moderate income households, the highest overcrowding rate in the City (21 percent) and almost half of the households are renters (46 percent). Of the renter households, 69 percent face cost burden issues. The sites in this tract accommodate 324 units of mixed incomes (143 lower, 79 moderate and 102 above moderate income). The sites are located along the eastern side of Atlantic Boulevard as well as along Jillson Street, Sheila Street and Washington Boulevard in the central portion of the City. The proposed sites are located in areas that will be designated for mixed land uses in the General Plan Update, providing for a variety of housing types for all income levels. The sites along Jillson are just south of the Housing Opportunity Overlay (HOO) and the Rosewood Village projects. These locations will assist in adding housing near the Commerce Transportation Center, City Hall, Library, and Rosewood Park and build walkable residential areas that were identified as important during the General Plan Update public outreach. Denser residential development was also seen as a priority during the public outreach process to provide different housing options.

Census Tract 5323.04

Census Tract 5323.04 is located in the southern part of the City with the railroad tracks serving as the northern boundary. In this tract, 61 percent of households are low or moderate income. The tract has the lowest percentage of overcrowded households in the City (10 percent), highest percentage of renter households (54 percent) and lowest percentage of renter cost burden (30 percent). The proposed sites can accommodate a total of 862 units. Of these, 850 are part of the approved Modelo Specific Plan in Veteran's Park. For the purpose of the RHNA, these units are assigned to above moderate income;

however, the development agreement commits the project to provide 10 percent (85 units) in the Specific Plan as workforce housing, affordable to middle income households (up to 175 percent AMI). The remaining proposed sites can accommodate 12 lower income units and are located along Gage Avenue adjacent to commercial and residential uses.

Summary of Fair Housing Issues

Fair Housing Enforcement and Outreach

According to HUD's Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66 percent). Another 21 percent of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36 percent of cases reported a disability bias. According to the HCD AFFH Data Viewer, there have been only two FHEO inquiries in Commerce since 2013. Both were unrelated to a specific basis of discrimination and one was found to have no valid issue.

Issue #1: Insufficient Fair Housing Testing and Limited Outreach Capacity (Medium Priority)

Currently, fair housing resources and services are not available on the City's website. Outreach to Commerce's residents can provide needed guidance for those facing fair housing issues in the City. In addition, despite outreach efforts, participation on outreach events is low. As described above, a majority of fair housing cases were related to disability (66 percent). Given that approximately 30 percent of seniors in Commerce, age 65 or older, have a disability, outreach to this group about fair housing is important.

Contributing Factors:

- Lack of fair housing testing and monitoring
- Lack of awareness of services
- Lack of a variety of media inputs

Segregation and Integration and Access to Opportunities

Issue #2: Patterns of Concentration and Disparate Economic Access to Opportunities/Resources (High Priority)

Overall, the City has a lower median income (\$54,639) than the County overall. Commerce also has Low TCAC composite scores in all census tracts. However, certain portions of the City face additional economic challenges:

- The northwest block group (west of Atlantic Boulevard) and the block group northeast of the Santa Ana (I-5) freeway has the highest concentration (75 to 100 percent) of low and moderate income households;

- The northwest and southern tracts have the lowest economic TCAC scores; and
- The southern tract has the highest poverty rate (20 to 40 percent) in the City.

Contributing Factors:

- Lack of access to quality schools
- Location and type of affordable housing
- Low median incomes

Issue #3: Citywide Environmental Conditions (High Priority)

As seen in Figure D-28, all of Commerce has the least positive TCAC Opportunity Map environmental scores (<0.25). In addition, the CalEnviroScreen 4.0 scores released in February 2020 (Figure D-29) show that all tracts in Commerce have the highest (worst) scores.

Contributing Factors:

- City's location in Los Angeles County (freeway and truck traffic); and
- Industrial and commercial manufacturing land uses within Commerce and adjacent cities.

Disproportionate Housing Needs

Issue #4: High Concentrations of Aging Housing Stock, Cost Burden, and Overcrowding (Medium Priority)

Cost burden impacts between 20 percent to 80 percent of all households in Commerce. Households in the southern part of the city face the highest owner cost burden (60 percent to 80 percent), while households east of Atlantic Boulevard and north of the railroad face the highest renter cost burden (60 percent to 80 percent).

Approximately 16 percent of Commerce residents are living in overcrowded conditions. This is higher than the County (11 percent) and statewide average (8.2 percent). Nineteen percent of renter households in Commerce are overcrowded compared to 13 percent of owner households.

Approximately 86 percent of the housing units in the city are 30 years or older, which is consistent with the County overall (85 percent). Approximately 65 percent of Commerce's housing stock is 50 years or older, which is slightly higher than the County.

The area of the City east of Atlantic Boulevard and north of the railroad track has the highest concentrations of renter cost burden and overcrowding in the City.

Contributing Factors:

- High housing and rent prices
- Availability of affordable units in a range of sizes
- Age of housing stock