



# **SAN FERNANDO, CA HOUSING ELEMENT**

DRAFT FOR REVIEW – October 26, 2021

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# I. INTRODUCTION

## A. COMMUNITY CONTEXT

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

San Fernando has a rich history, which can still be observed in the built environment. The City's roots go back to 1874 when Charles Maclay laid out a speculative township map for "the first city of the valley," leading to the City's incorporation in 1911. The City's early development is closely related with ranching, the citrus industry, and the nearby San Fernando Mission. Many San Fernando neighborhoods were originally developed in the early twentieth century, with current land uses still reflecting the City's first zoning ordinance adopted in 1929. The City has since developed as a predominately single-family community, with approximately 80 percent of the City's 6,569 housing units consisting of single-family homes, and 55 percent of the City's households owning their homes.

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

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

With adoption of the San Fernando Corridors Specific Plan in January 2005, the City has established a well-defined plan for the revitalization of San Fernando's three primary corridors - North Maclay Avenue, Truman Street and San Fernando Road - while providing significant additional opportunities for residential development. The City is evaluating mixed-use residential development and other infill residential opportunities that have the potential to produce hundreds of additional units on publicly and/or privately owned parcels and underutilized parking lot sites that are located within the City's downtown area and are part of the greater San Fernando Corridors Specific Plan area. Furthermore, the San Fernando Corridors Specific Plan envisions the transition of North Maclay Avenue into a residentially focused corridor and provides density bonuses for the integration of residential dwelling units within mixed-use

developments within the City's Downtown and Civic Center areas which include the San Fernando Road and Truman Street corridors.

## B. ROLE OF THE HOUSING ELEMENT

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

San Fernando's Housing Element covers an eight-year planning period from October 15, 2021, to October 15, 2029. California's housing element law also requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. The RHNA planning period for this Housing Element cycle is an eight-year plan extending from October 2021, through October 2029.

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

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

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

## C. DATA SOURCES

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

Census Bureau data, including:

- SCAG's 2020 -2045 Regional Transportation Plan (RTP) Growth Forecast and 2020 Regional Integrated Forecast provides population, housing and employment projections;
- State of California Employment Development Department labor force participation and unemployment rate estimates;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information updated through internet listings;
- Housing conditions information is obtained from recent field surveys conducted by the San Fernando Community Development Department's Building and Safety Division;
- State of California Department of Developmental Services reports data for residents with developmental disabilities who are assisted at the North Los Angeles County Regional Center;
- Los Angeles Homeless Services Authority (LAHSA) counts of unsheltered homeless individuals;
- SCAG's 2014-2021 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and,
- Information on San Fernando's land uses and development standards are derived from the City's Zoning Ordinance, and the San Fernando Corridors Specific Plan.

## D. PUBLIC PARTICIPATION

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). During the preparation of this Housing Element update, public input and participation was solicited in a variety of ways. A discussion of citizen participation is provided below.

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

Public participation for the 2021-2029 Housing Element included a series of Virtual Town Halls. All meetings were advertised on the City's website and local publications, and meeting notices were mailed to residents. Stakeholders and the community were invited to attend and participate.

The first of these Virtual Town Halls was held on Wednesday March 24, 2021 from 6:30 – 8:00. The session was virtual via zoom and Facebook Live. The Town Hall comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas of potential development. Questions and comments focus on the housing needs of the community as well as potential locations for future housing to meet the city's RHNA obligations were discussed. During the presentation comments were taken to get feedback on the City's housing needs. To gain additional insights from the community the City provided a map based commenting application Map.Social that was utilized to allow the community and stakeholders the ability to provide additional comments during and after the meeting on locations for future housing. A Map.Social tool was made available during the meeting and remained available for 4 weeks after the meeting. A link was provided on the city's Housing Element Update webpage.

A second Virtual Town Hall was held May 12, 2021, from 6:30 – 8:00pm. The Virtual Town hall was via Zoom and simulcasted on Facebook Live. The Town Hall continued the discussion of the appropriate sites for future housing. The presentation focused on the approach to the identification of housing sites and the factors analyzed. Several RHNA land use scenarios were discussed and preliminary sites were identified. The community was then asked to provide feedback on these sites. Environmental Justice and how policies will be incorporated into both the Housing Element as well as the Public Safety Element was discussed. As part of the presentation a series of questions around Environmental Justice were asked to get feedback and discuss what type of actions can be taken to address community concerns.

A third and Virtual Town Hall was held in person at the San Fernando as well as live on Facebook live on August 11, 2021, from 6:30 – 8:00pm. The town hall focused on the preferred housing opportunity sites identified based on the analysis of existing conditions and the feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community



was given the opportunity to comments on these sites and share additional feedback regarding their distribution.

The City's effort to engage the community about the Housing Element Update effort included the posting of informational materials on the City website. All meeting notes and presentations are provided on the website along with links to online survey and commenting applications.

Notification of the three Town Hall Meetings were published in the local newspaper as well as focused mailing for Workshop # 2 was sent to all residents. All meeting were broadcast on Facebook Live and Spanish translation was provided at all the meetings. In addition, notices of public workshops were sent to housing professionals and agencies and organizations serving the City's lower income populations and those with special needs (see Appendix A). To supplement the Town Hall meetings additional outreach activity were made available for an extended period. The Map.social commenting application was made available after every meeting. A Housing Survey was also created to gather feedback from the community. The links to the Map.Social activities as well as the housing survey was made available on the city's website.

In addition to the public meeting a series of Technical Advisory Committee (TAC) Meetings were held to further discuss comments received during the workshops as well as a more focused and in-depth conversation around housing topics. The Technical Advisory Committee is comprised of residents and community stakeholders.

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

A summary of the public comments received is also included in Appendix A.

## E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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

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

amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

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

# II. HOUSING NEEDS ASSESSMENT

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

## A. DEMOGRAPHIC PROFILE

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

### 1. POPULATION GROWTH AND TRENDS

Table 1 compares population growth figures in San Fernando to those of the City of Los Angeles and Los Angeles County. San Fernando grew by the smallest rate between 1990 and 2010, and between Los Angeles (growth leader) and Los Angeles County between 2010 and 2019.

Table 1: Regional Population Growth Trends 1980-2020

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

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

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

## 2. AGE CHARACTERISTICS

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

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

As displayed below, 25 percent of San Fernando’s population was comprised of children under the age of 19 in 2019, which is down from 38 percent in 2000. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population along with lower birth rates. This trend can be expected to continue in the future.

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

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

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

## 3. RACE AND ETHNICITY

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

While San Fernando is home to many established Latino families, it also serves as a place of residence for new Latino immigrants. The 2019 ACS reported that 38 percent of the City’s

residents were foreign-born, with 96 percent born in the American continents. Approximately 78 percent of residents can speak Spanish, and just 20 percent of the population is only able to speak English. Thirteen percent (841) of San Fernando families are categorized as "Limited English-Speaking Households", which may have implications on many aspects of life in the City including ability to compete in the job market.

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

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

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

## 4. EMPLOYMENT

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

The State Employment Development Department estimates that as of April 2021, 11,500 San Fernando residents are in the labor force, with percent unemployment, compared to a Countywide unemployment rate of 11 percent and City of Los Angeles unemployment rate of nearly 11 percent. The 2018 Census on the Map documents the following distribution of resident employment by occupational category:

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

San Fernando’s labor force is well diversified, with no clear concentrations in a single industry. SCAG projects a limited six-percent increase, or 900 additional jobs by year 2035, in comparison to the 11 percent job growth projected for Los Angeles County during the same period. San Fernando’s employment base includes a diverse mix of small businesses, retail stores, manufacturing facilities, and corporate satellite offices.

## B. HOUSEHOLD PROFILE

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

### 1. HOUSEHOLD TYPE

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

According to the 2019 ACS, 6,569 households reside in San Fernando, with an average household size of 3.72 persons and average family size of 4.13 persons. This represents a

decrease in the household and family sizes reported in the 2000 Census, which estimated an average household size of 4.05 and average family size of 4.23.

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

**Table 4: Household Characteristics 2000-2019**

Household Type	2000	2019	Percent Change
Average Household Size	4.05	3.72	-8%
Average Family Size	4.23	4.13	-2%
<b>Families (As a Percent of Households)</b>	<b>84%</b>	<b>81%</b>	<b>-4%</b>
Married/Couple with Children	41%	31%	-25%
Married/Couple with no Children	18%	32%	79%
Single Guardian/Parent Households	13%	5%	-62%
Single Resident Households	12%	16%	32%
Other Households*	12%	16%	36%
<b>Total Households</b>	<b>5,795</b>	<b>6,569</b>	<b>13%</b>
Households with a Resident Under 18 Years	62%	45%	-27%
Households with a Resident 65 Years and Over	6%	27%	318%

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

## 2. HOUSEHOLD INCOME

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

### INCOME DEFINITIONS

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

Table 5: State Income Categories

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

## INCOME CHARACTERISTICS

The following assessments on income characteristics have been adjusted for inflation specific to the Los Angeles metro area. Between 2000 and 2019, the area median income (AMI) in San Fernando declined from \$64,196 to \$58,425- (nine percent). During this time, the AMI in Los Angeles County grew by less than one percent, increasing from \$67,864 in 2000 to \$68,044 in 2019. Conversely, the AMI in the City of Los Angeles rose five percent in this period to a current estimate of \$62,142. San Fernando's highest income cohort grew in share by about 57 percent, while the lowest earners stayed virtually the same. This is reflective of a general national pattern of continued economic stratification that has occurred largely since the 1980's. Table 6 provides a more detailed breakdown.

Table 6: Household Income Levels 2000-2019

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

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

## HOUSEHOLDS IN POVERTY

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2020 U.S. poverty threshold for a family of three with 1 child under the age of 18 was \$20,832. Such a figure is aggregated across the entire county and does not take into account areas with higher-than-average costs of living. As indicated in Table 7, approximately 10 percent of all San Fernando households lived in poverty in 2019, a decrease of 33 percent since 2000. Proportions of families living in poverty decreased by a considerable 73 percent. Only Non-family households increased their share of poverty.



**Table 7: Families and Poverty Status: 2000-2019**

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

Source: 2019 ACS 5-Year Estimates

Table 8 shows additional poverty indicators in San Fernando, Los Angeles City, and Los Angeles County. San Fernando has lower proportions of families near and below the poverty line, including fewer in deep poverty (below 50 percent of the poverty level). San Fernando also has a comparable number of families in households with severe overcrowding – defined as more than one and a half persons per room in a dwelling unit. Overall, the number of San Fernando households with 1.01 persons and more per room in a dwelling unit is higher when compared to Los Angeles City or Los Angeles County.

**Table 8: Poverty Indicators 2019**

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

Source: 2019 ACS 5-Year Estimates

Table 9 shows the number of impoverished individuals in San Fernando, Los Angeles City, and Los Angeles County across four age cohorts. The table reveals that San Fernando has fewer younger (15-44) and more older (45+) impoverished individuals than Los Angeles City and Los Angeles County. The number of impoverished seniors in San Fernando is 25 percent higher (5 numerical percentage points) than Los Angeles City and Los Angeles County. This high percent highlights a specific housing need in the community.

**Table 9: Poverty by Age Group**

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

Source: Source: 2019 ACS 5-Year Estimates

### 3. SPECIAL NEEDS POPULATIONS

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

Table 10: Special Needs Populations 2019

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

Source: 2019 ACS 5-Year Estimates

#### LARGE HOUSEHOLDS

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

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

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## SENIOR HOUSEHOLDS

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

Approximately 41 percent of senior residents in the City have a disability.

Seniors often have pertinent lifestyle needs and expenses including housing, transportation, health care, and other services. Rising rents are a particular concern since most seniors are on fixed incomes. As shown in Table 21 (page 30), San Fernando has four senior housing projects providing 112 rental units affordable to a mix of very low-, low-, and moderate-income households.

For those seniors who live on their own, many have limited incomes and because of their age may be less able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City

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

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

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## SINGLE-GUARDIAN/PARENT FAMILIES

Single guardian/parent families typically have a special need for services such as childcare and health care, among others. In particular, single mothers tend to have lower incomes, which limits their housing options and access to supportive services. The 2019 ACS reports 19 percent of all single-female-led-families in San Fernando live in poverty, a total of 87, while 33 single-male-led-families live in poverty, representing approximately 9 percent. These households are more likely to need assistance with housing subsidies, as well as accessible and affordable day care.

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## PERSONS WITH DISABILITIES

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

According to the 2009-2011 ACS, approximately 11 percent of San Fernando residents (2,784 persons) have one or more disabilities. The percentages in disability categories are Vision (3 percent), Cognitive (5 percent), Ambulatory (6 percent), Self-Care (3 percent), Independent Living (5 percent). Approximately 53 percent of all those with a self-care disability are seniors,

and 13 percent of all seniors have a self-care disability. About 51 percent of all residents with independent living disabilities are seniors, and 19 percent of all seniors have this disability.

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

**Developmental Disabilities:** A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the California Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.” This definition also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This generally equates to 368 persons in the City of San Fernando, based on the 2019 ACS population data. However, in June 2019, the State’s Department of Developmental Services, recorded information on 442 residents with developmental disabilities living within the 91340-zip code (which approximates the San Fernando city limits) who were being assisted at the North Los Angeles County Regional Center. Most of these individuals reside in a private home with their parent, guardian, or other family members (refer to Table 11).

**Table 11: Developmentally Disabled Residents (2019)**

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

Many developmentally disabled persons can live independently within a conventional housing environment. Individuals with more severely disability may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the

developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

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

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## FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The City of San Fernando is within the greater Los Angeles metropolitan area, which is largely developed and urbanized. There is no area within the City that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

According to the 2018 Bureau of Labor and Statistics data, 89 San Fernando residents were employed in agriculture, forestry, fishing and hunting, or mining industries, representing approximately one percent of the City's labor force. Most are likely to be employed in local plant, nurseries, landscaping or gardening companies. As such, their income is likely greater and their employment more stable than that of more traditional farmworkers living in areas of the state with significant farms and agricultural operations. Therefore, given the extremely limited presence of farmworkers in the community and the highly urbanized character of the San Fernando Valley, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

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## HOMELESS

In 2020, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of people experiencing homelessness housed overnight in shelters and institutions throughout Los Angeles County, as well as a count of individuals experiencing at least three days of unsheltered homelessness. Based on LAHSA's methodology, they estimate the population of people experiencing homelessness in Los Angeles County at approximately 66,436 persons. This is an increase of nearly 13 percent over the 2019 point in time count. The City of Los Angeles saw an increase of 16 percent, recording 41,290 individuals in total.

San Fernando is located in LAHSA's Service Planning Area (SPA) 2, which encompasses the entire San Fernando Valley. Approximately 5,216 homeless persons, or nearly 8 percent of the

County's total homeless population, fall within the San Fernando Valley. LAHSA is responsible for developing a continuum of care plan for all of Los Angeles County, and establishing priority needs, services, shelter, and housing by Service Planning Area.

The City of San Fernando's population of people experiencing homelessness is estimated at around 23 persons, according to the 2020 LAHSA point-in-time count. This is down from the 2019 count of 43 persons. According to City law enforcement personnel, these individuals are experiencing "chronic" homelessness and live-in makeshift dwellings under bridges, railroad tresses, and by the Pacoima Wash. In general, this group consists of single men, age 20 to 55, with alcohol and/or drug dependencies although families with children who are experiencing homelessness are also occasionally seen in San Fernando.

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

# C. HOUSING STOCK CHARACTERISTICS

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

## 1. HOUSING GROWTH

Table 12 displays housing production in the City, compared to Los Angeles City and Los Angeles County. Between 1990 and 2000, San Fernando marginally trailed Los Angeles City and Los Angeles County in percent growth of housing units, led growth by 4-5 percentage points in 2000-2010, and tied Los Angeles City in 2010-2019 with 8 percent growth.

Table 12: Regional Housing Growth Trends 1990-2019

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

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

## 2. HOUSING TYPE AND TENURE

Table 13 presents the mix of housing types in San Fernando and reveals that the housing stock continues to be predominantly detached single-family homes. Unlike many urban communities, single family detached homes saw an increase in their relative share of the City's housing stock between 2000 and 2010. Similarly, multifamily buildings have also increased their share of the City's housing stock, moving from providing 18 percent to 24 percent of all housing units since 2010.

**Table 13: Housing Type 2000-2019**

Unit Type	2000		2010		2019	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	3,993	67%	4,640	72%	4,698	67%
SF Attached	635	11%	465	7%	563	8%
<b>Total Single-Family</b>	<b>4,628</b>	<b>78%</b>	<b>5,105</b>	<b>79%</b>	<b>5,261</b>	<b>75%</b>
2 to 4 Units	479	8%	488	8%	567	8%
5 or more units	763	12%	662	10%	1,082	15%
<b>Total Multi-Family</b>	<b>1,242</b>	<b>20%</b>	<b>1,150</b>	<b>18%</b>	<b>1,649</b>	<b>24%</b>
Mobile Homes & Other	73	2%	123	2%	95	1%
<b>Total Housing Units</b>	<b>5,943</b>	<b>100%</b>	<b>6,378</b>	<b>100%</b>	<b>7,014</b>	<b>100%</b>
<b>Vacancy Rate</b>	<b>160</b>	<b>2.7%</b>	<b>283</b>	<b>4.4%</b>	<b>445</b>	<b>6.3%</b>

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

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. Table 14 shows a slight increase in the proportion of renters (from 45 percent to 46 percent) between 2010 and 2019, while 54 percent of all units are owner-occupied. This is significantly higher than both Los Angeles City (37 percent) and Los Angeles County (45 percent).

**Table 14: Housing Tenure**

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

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



## VACANCY RATE

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

As measured by the 2019 ACS, the citywide residential vacancy rate in San Fernando was 6 percent for all housing units, with owner-occupied units at 0.7 percent vacant. Data provided by CoStar estimates 2.8 of all multifamily housing units to be vacant. This low supply may be driving prices higher than they would otherwise be in a market with a healthier vacancy rate closer to five percent.

## 3. HOUSING AGE AND CONDITION

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other significant repairs. Table 15 displays the age of San Fernando's occupied housing stock by owner/renter tenure as of the 2019 ACS. As a mature community, the majority of San Fernando's housing stock consists of units that were constructed 30 more years ago. Ninety-three percent of all housing was built prior to 2000 and 53 percent prior to 1960. The advanced age of the majority of San Fernando's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to minimize housing deterioration.

**Table 15: Age of Housing Stock**

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

Source: 2019 ACS 5-Year Estimates

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

**Table 16: Housing Conditions Survey**

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



# 4. HOUSING COSTS AND AFFORDABILITY

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

## RENTAL HOUSING MARKET

Rental information for San Fernando was obtained from 100 listings posted on online classifieds website Craigslist ([www.craigslist.org](http://www.craigslist.org)) on May 27, 2021 within a 5-mile radius of the 91340 Zip Code. Due to the limited number of rental vacancies within the City of San Fernando, the rent survey encompassed a broader market area, including the communities of Pacoima, Sylmar, Mission Hills, and North Hills. Rather than formal newspaper or internet advertising, many of the smaller rental properties in San Fernando advertise through sign postings on the property, through word of mouth or other informal means.

As detailed in Table 17, median rents range from \$1,310 for a studio to \$2,550 for 3+ bedroom units. Of 100 units advertised during the survey period, 8 were studios, 51 were one-bedroom units, 30 were two-bedroom units, and 11 units had three or more bedrooms.

**Table 17: Apartment Rents in San Fernando and Nearby Communities 2021**

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

Source: Craigslist.com

## HOMEOWNERSHIP MARKET

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

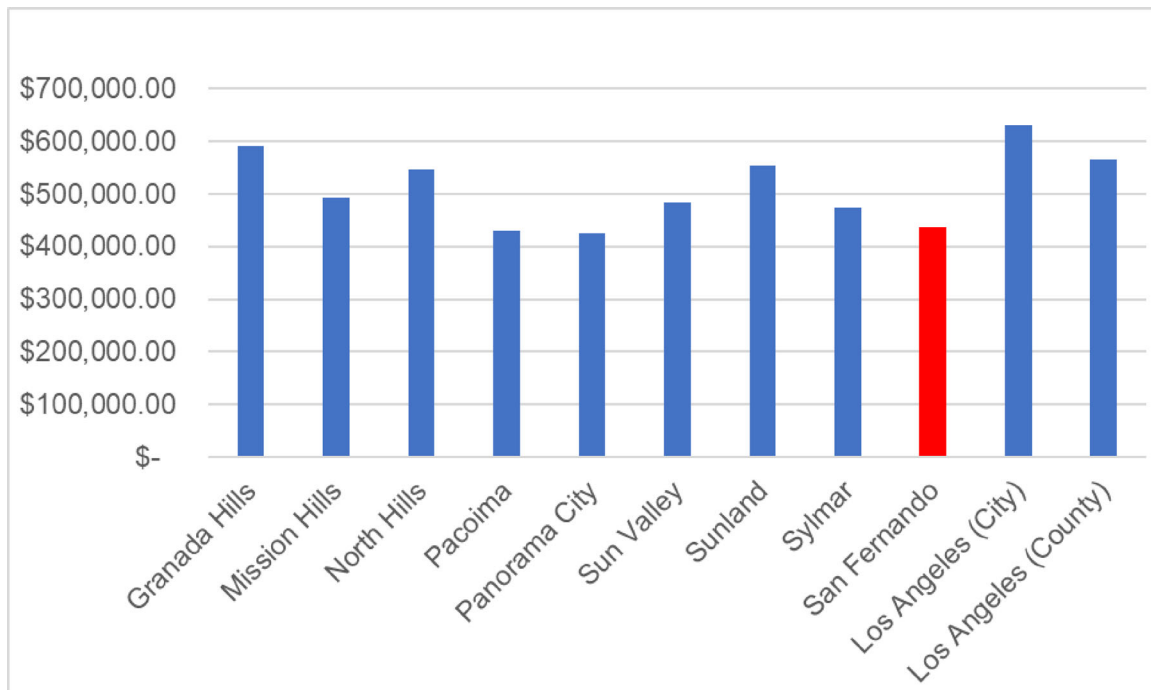
**Table 18: Median Home Sales Prices August 2016- August 2021**

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

Source: Zillow.com

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

**Figure 2: Average Home Values 2021**



Source: Zillow.com

Table 19 provides detailed information on current single-family home and condominium listings within the San Fernando city limits in May 2021. A total of 26 single family homes and condominiums were listed for-sale. Three-bedroom units (14) were the most prevalent home sales listings followed by 1–2-bedroom units (5). Median prices ranged from \$475,000 to \$724,500.

Table 19: Home and Condominium Asking Prices (May 2021)

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

Source: Realtor.com

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## HOUSING AFFORDABILITY

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

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

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

Based on the income limits for Los Angeles County in 2020 presented in Table 20 and current real estate asking prices documented in Table 19, homeownership in San Fernando is within the reach of some low income and most moderate-income households, but only the least expensive homes that are below the median prices.

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

Table 20: Affordable Housing Costs by Household Size and Tenure

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

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



## 5. ASSISTED HOUSING AT-RISK OF CONVERSION

The Housing Element is required to evaluate the potential for currently rent-restricted low-income housing units to convert to market rate housing. This section presents an inventory of all assisted rental housing in San Fernando, including all multifamily units assisted under Federal, State, and local programs, including HUD, State/local bond programs, density bonus, inclusionary, and local redevelopment, or direct assistance programs, and evaluates those units at risk of conversion during the ten-year, 2021-2029 at-risk period.

As illustrated in Table 21, San Fernando has facilitated the development of several residential developments with long-term affordability covenants within its Redevelopment Project Areas including: two senior housing projects on Jessie Street, Las Palmas I and II on Kalisher Street, and the senior units on Park Avenue. These rental projects provide a total of 112 affordable units, including 54 very low-income units, and 58 low/moderate income units. The City also approved two density bonus projects in 2012 that will provide 60 lower income units during the planning period. None of these rental projects are at risk of conversion during the planning period.

**Table 21: Assisted Housing Inventory**

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

# D. EXISTING HOUSING PROBLEMS

## 1. OVERCROWDING

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 22 shows the incidence of overcrowding in San Fernando by tenure, as measured by the 2019 ACS.

Table 22: Overcrowded Households, 2019

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

Source: 2019 ACS 5-Year Estimates

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

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

The 2019 ACS shows a significant improvement with overcrowding conditions in the City compared to the 2000 Census, where 44 percent of all households in the City were overcrowded (36 percent of the owner-households and 54 percent of the renter-households). This improvement may be attributed to actual improvements in housing conditions given the lowered housing costs, smaller household size, and sampling errors of the ACS.

## 2. COST BURDEN BY HOUSEHOLD TYPE

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates that cost burden remains a critical need for lower income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing or are unable to afford any housing and are homeless.

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

Cost burdens fall more frequently on renters in San Fernando, as 59 percent of these residents are cost burdened and 33 percent are severely burdened. Elderly renter-households are especially cost burdened while both owner and renter non-family households are more cost burdened than families.

**Table 23: Severe Housing Cost Burdens 2013-2017**

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

Source: 2019 ACS 5-Year Estimates

### 3. COST BURDEN BY HOUSEHOLD INCOME

CHAS data also provides housing cost burden information by household income and tenure. As shown in Table 24, extremely low and very low-income renter-households were most impacted by housing cost burden. Increased availability of deed restricted affordable housing for both renters and owners would significantly assist these lower-income groups from being cost-burdened.

**Table 24: Severe Housing Cost Burden by Income and Tenure**

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

Source: HUD CHAS, 2013-2017

# III. HOUSING CONSTRAINTS

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

## A. GOVERNMENTAL CONSTRAINTS

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

### 1. TRANSPARENCY IN DEVELOPMENT REGULATIONS

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

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

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

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

The Planning Division webpage provides information on Zoning, General Plan, and Specific Plans. Planning and development fee schedule is located.

### 2. LAND USE CONTROLS

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

- **Low Density Residential (R-1)** – up to six dwelling units per acre. This single-family land use designation and zone makes up the primary residential use in San Fernando and is located throughout the city.
- **Medium Density Residential (R-2)** – 6 to 17 dwelling units per acre. Permitted uses in this designation and zone include single-family dwellings, duplexes, and multi-family dwellings. The R-2 designation is primarily found west of San Fernando Boulevard and east of Glen Oaks Boulevard.
- **High Density Residential (R-3)** – 17 to 43 dwelling units per acre. Permitted uses in this designation include a diversity of multi-family dwellings. This land use is primarily between First and Fourth Streets in the center of the city.

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

## RESIDENTIAL DEVELOPMENT STANDARDS

The City’s residential development standards are summarized in Table 25. Standards have been each zone to ensure quality of development in the community.

**Table 25: Residential Development Standards**

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

## SAN FERNANDO CORRIDORS SPECIFIC PLAN

In January 2005, the City adopted the San Fernando Corridors Specific Plan (SP-4) for revitalization of the North Maclay Avenue, Truman Street, and San Fernando Road corridors. A revised San Fernando Corridors Specific Plan (SP-5) was adopted in December 2017. SP-5 recognizes the planned transit improvements of the Los Angeles Metro's East San Fernando Valley Transit Corridor project (funding provided through Measure M), which traverses San Fernando's downtown area. It is anticipated that this transit project will be operational in 2028. SP-5 also updates the policies and strategies that were included in SP-4.

The purpose of the 2017 San Fernando Corridors Specific Plan is to transform Truman Street, San Fernando Road, Maclay Avenue and First Street into attractive, livable, and economically vibrant districts. "In addition, supporting Metro's new East San Fernando Valley Transit Corridor, as well as introducing residential and office uses within walking and biking distance of the Metrolink Station and Metro's proposed Bus Rapid Transit, Tram or Light Rail stops, will transform San Fernando into an active, vibrant, pedestrian-friendly, mixed-use place." This Specific Plan received the 2018 Sustainability Award from the Southern California Association of Governments.

### Specific Plan Districts and Overlays

SP-5 consists of six "Districts" as well as three overlays that characterizes the uses and development in the specific plan area.

- **Downtown District (D):** Creates a lively, mixed-use, transit-oriented "center of the city" where the community of San Fernando comes together. Allowable uses include civic and cultural uses, offices, retail and restaurants and some residential uses.
  - **Downtown Residential Overlay:** Applies to select parcels within the Downtown District that are located near the San Fernando Mall. It allows an increased maximum FAR, permits an extra story of development and allows for upper floor residential uses, subject to a conditional use permit.
- **Mixed-Use Corridor District (MUC):** Creates a mixed-use, transit-oriented neighborhood between Downtown San Fernando and the Sylmar/Fan Fernando Metrolink Station. Permits a mix of residential, office and retail uses and services.
- **Auto Commercial District (AC):** Encompasses properties located at the eastern end of the Specific Plan Area that currently and historically accommodated auto dealerships. This district will continue to serve as center for auto sales while also accommodating retail and office uses.
- **Maclay District (M):** Promotes the creation of new housing while maintaining the integrity of the existing adjacent residential neighborhoods. Residential uses and commercial uses that are compatible with residential are permitted in this district.
  - **Neighborhood Services Overlay:** Applies to parcels within the Maclay District located at and near the intersections of Maclay Avenue with Glenoaks Boulevard and with Eighth Street. Promotes the creation of mixed-use neighborhood centers.
- **Workplace Flex District (WF):** Creates a cohesive district that supports the commercial and industrial uses of the city while allowing for limited retail uses. Also creates more inviting pedestrian, bicycle and vehicular connections throughout Downtown.
  - **Flex-Use Overlay:** Applies to the parcels designated Workplace Flex along the north side of Truman Street. It permits the light industrial uses allowed by the Workplace Flex designation while also allowing for the residential, office, retail and service uses allowed under the adjacent Mixed-Use Corridor District.

- General Neighborhood District (GN): Allows for multi-family housing near Downtown and the Metrolink Station and to ensure that housing along the south side of Second Street provides a transition to the low-rise, single-family residential neighborhoods to the north.

As illustrated in Table 26, the Specific Plan establishes generous development standards along its main corridors as a means of facilitating development. The Specific Plan allows for a variety of building densities and heights for residential units.

**Table 26: San Fernando Corridors Specific Plan - Development Standards**

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

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



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## PARKING REQUIREMENTS

As shown in Table 25 above, the San Fernando Zoning Code outlines the parking requirements for residential uses. The San Fernando Corridors Specific Plan has reduced the parking requirements for multi-family uses, with a maximum of two spaces per unit (please refer to Table 26 above). The City's Density Bonus includes concessions for reduced on-site parking reduction (subject to a parking study) as well as tandem and uncovered parking.

### Parking Management Master Plan

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

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

The City is conducting parking studies and public outreach, including community forums, online surveys, and public hearings. All materials are in a multi-lingual format.

## 3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

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### SAN FERNANDO DENSITY BONUS

The City adopted an Affordable Housing Density Bonus in 2013 in compliance with State law (Government Code section 65915). The minimum development requirements include one of the following:

- Ten percent of the total units for lower income households;
- Five percent of the total units for very low-income households;
- A senior citizen housing development; or
- Ten percent of the units in a common interest development for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.

The number of concessions and incentives entitled to a project is determined by the percentage of affordable units in a project. These calculations are outlined in the City's Municipal Code. Incentives include: (1) additional density, provided the overall density bonus received for the entire residential development does not exceed 35 percent; (2) reduced site development standards including: lot sizes, setbacks, open space, building height (up to one story) and reduced on-site parking (parking study required); (3) tandem and uncovered parking allowed; and (4) other regulatory incentives that result in identifiable, financially sufficient, and actual cost reductions.

AB 1763 made a number of changes to density bonus requirements for affordable projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three

additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing. The Housing Plan includes a program to amend the zoning ordinance to ensure the affordable housing density bonus regulations conform to current state law.

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## SHORT-TERM RENTALS

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

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## PROJECT MODIFICATIONS

San Fernando has adopted an administrative modification process to accommodate minor reductions in certain development standards - including residential setback and parking dimensions. By allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing is eliminated, thereby reducing the time and cost for project processing.

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## CONCLUSION

The City's standards are fairly comparable to other Los Angeles County communities and have not served as a constraint to development. The cumulative effects of the City's standards in themselves do not serve to limit densities, although other site factors - such as small parcel sizes or the desire to preserve an existing residential structure - often result in projects developed at less than maximum densities. These factors are taken into consideration when assessing the realistic development capacity of the Housing Element sites inventory in Section IV.

## 4. PROVISION FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 27 summarizes the housing types permitted in each of the San Fernando zoning districts, inclusive of the San Fernando Corridors Specific Plan (SP-5) zone designations.

**Table 27: Housing Types by Residential Zone Category**

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

**Notes:**

“--” = Prohibited.

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

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

### SINGLE-FAMILY RESIDENTIAL

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

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## MULTI-FAMILY RESIDENTIAL

City Code Section 106-6 provides the following definition for multiple-family dwelling:

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

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

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## ACCESSORY DWELLING UNITS

The San Fernando Municipal Code defines an Accessory Dwelling Unit, or ADU, as an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. The City adopted Ordinance No. U-1666 in July of 2017 to update regulations regarding ADUs, also referred to as second dwelling units, to be compliant with State law. The ordinance allowed for an ADU application to be approved at the ministerial level (Community Development Director) under certain provisions, including:

- ADUs are permitted within the R-1, R-2 and R-3 zones.
- One of the dwelling units on the site (either the primary unit or ADU) shall be owner-occupied at all times.
  - Rental of both units at the same time is prohibited.
  - The ADU may not be rented for less than 31. consecutive calendar days.
- ADU size:
  - A detached ADU shall be no less than an efficiency unit, as defined by the California Building Code, and shall not exceed 640 square feet.
  - An attached ADU shall not exceed the lesser of 640 square feet, or 50 percent of the primary residence’s living area.
- ADU height:
  - A detached ADU shall be limited to a single store located at the rear of the primary structure. In instances where the primary structure is located on the rear of a parcel, a single story ADU may be located at the front of the parcel.
- Parking for ADUs: one off-street parking space shall be provided for the ADU, which may be provided as tandem parking on an existing driveway
  - Pursuant to state law, no parking shall be required if an ADU is: (1) located within ½ mile of public transit; (2) located within an architecturally and historically significant historic district; (3) part of an existing primary residence or an existing accessory structure; (4) when on-street parking permits are required but not offered to the occupant of the ADU; and (5) when there is a car share vehicle located within one block of the ADU.

Between 2014 and 2020, San Fernando issued building permits for 274 ADUs, which is an average of 45 annually. All of these units are considered to be affordable to lower and moderate-income households.

Since the City's last ADU ordinance update in 2017, recent State legislation (such as AB 68, AB 587, AB 881, and SB 13) address standards and regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The bills modify the fees, application process and development standards for accessory dwelling units, with the goal of lowering barriers to accessory dwelling unit development and increasing overall numbers of accessory dwelling units. Some of the key provisions include:

- Prohibiting standards related to lot coverage standards, lot size, FAR, or open space that have the effect of limiting ADU development.
- Allowing ADUs within or attached to attached garages, storage areas, or accessory structures
- Removing requirements to replace parking when a garage or carport is demolished to develop an ADU
- Eliminate parking requirements for ADUs within a half mile of a transit stop
- Prohibiting maximum sizes for ADUs that are less than 850 sf (1,000 for units with 2+ bedrooms).

In order to comply with the most recent State laws, a program has been included in this Element to amend the San Fernando Zoning Code's provisions related to ADUs.

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## MANUFACTURED HOUSING AND MOBILE HOME PARKS

State law requires jurisdictions to permit manufactured housing as defined in Health and Safety Code Section 18007 in any residential district where single-family detached units are permitted subject to the same property development standards. In accordance with State law, the City's Zoning Code accommodates manufactured housing in the R-1, R-2, and R-3 zones. The City also allows the development and operation of mobile home parks with a CUP in the R-2 and R-3 districts.

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## LIVE/WORK

The San Fernando Corridors Specific Plan accommodates live/work units within the Maclay, Downtown and Mixed-Use Corridor Districts, subject to a conditional use permit. The residential use must be the predominant use of the premise and occupational activity is limited to a business office or a studio, including the making of arts and crafts or other occupational activity compatible with a residential use. Client visitation to a home occupation shall be by appointment only (except in the Downtown District where it may be conditionally permitted by the Community Development Director), and the maximum number of employees discounting the owner/occupant is limited to two.

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## BOARDINGHOUSES

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

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## SINGLE ROOM OCCUPANCY (SRO)

Like boardinghouses, SROs can be a source of affordable housing for special needs households, including extremely low-income households. The City's Zoning Code includes the following definition and allows SROs with a CUP in the C-1 and C-2 zones:

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**“Single room occupancy unit (SRO)” means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.**

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

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## HOUSING FOR PERSONS WITH DISABILITIES

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

The City's Zoning Code includes the following definitions of “community care facilities”:

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

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

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The R-1, R-2 and R-3 zone districts permit community care facilities/small by-right. The Zoning Code does not subject small community care facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between small community care facilities.

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

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

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

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

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

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

**Building Codes:** For new construction, the City's building code requires new housing to comply with Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

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

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

**Conclusion:** The City has conducted a review of zoning and building code requirements and has not identified any barriers to the provision of accessible housing. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City's ministerial procedure for reviewing and approving requests for reasonable accommodation helps to streamline the process. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.



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## TRANSITIONAL AND SUPPORTIVE HOUSING

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

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

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

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

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

AB 2162 (September 2018) requires that supportive housing meet specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. The Housing Plan of this Housing Element includes a program to

amend the Zoning Ordinance to clarify when supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within ½ mile of public transit.

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## EMERGENCY SHELTERS

As discussed in homeless section of the Housing Element Needs Assessment (Section II), there are an estimated 23 homeless persons in San Fernando according to the 2020 Point-in-Time Count by the Los Angeles Homeless Service Authority (LAHSA). In compliance with state law (SB 2), the City amended the Zoning Code in March 2013 to define and accommodate emergency shelters with a ministerial permit. The Zoning Code includes the following definition:

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

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

The M-2 zone spans over 87 acres on 49 parcels, including more than 5 acres on 3 vacant parcels. A review of potential underutilized sites within the M-2 zone identified between 26 underutilized properties with improvement values reported to be less than half the reported land value indicating that the properties are feasible for either redevelopment or potential conversion of existing structures to shelter use. Therefore, the City’s vacant and underutilized M-2 parcels adequate capacity to accommodate to City’s estimated unsheltered need of 23 homeless persons and at least one year-round emergency shelter.

The City allows emergency shelters in the M-2 Zone with approval of a ministerial permit that is subject to the same development and operational standards as other permitted uses in the zone. The City’s M-2 development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 square feet
- Maximum lot coverage: 60 percent

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

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

- **Maximum Number of Persons/Beds.** The shelter for the homeless shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons.
- **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- **Laundry Facilities.** The development shall provide laundry facilities adequate for the number of residents.
- **Common Facilities.** The development may provide supportive services for homeless residents, including but not limited to: central cooking and dining room(s), recreation room, counseling center, child care facilities, and other support services.
- **Security.** Parking facilities shall be designed to provide security for residents, visitors, and employees.
- **Landscaping.** On-site landscaping shall be installed and maintained pursuant to the standards outlined in Section 106-833.
- **On-Site Parking.** On-site parking for homeless shelters shall be subject to requirements for similarly zoned industrial uses as set forth in Section 106-822(d)(1).
- **Outdoor Activity.** For the purposes of noise abatement in surrounding residential zoning districts, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
- **Concentration of Uses.** No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
- **Refuse.** Homeless shelters shall provide a trash storage area as required pursuant to Section 106-897(1) through Section 106-897(3).
- **Health and Safety Standards.** The shelter for the homeless must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).
- **Shelter Provider.** The agency or organization operating the shelter shall comply with the following requirements:
  - Temporary shelter shall be available to residents for no more than six months if no alternative housing is available.
  - Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.
  - The provider shall not discriminate in any services provided.
  - The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting, or rite as a condition of eligibility.

- The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.”

Emergency shelters are also permitted in the Workplace Flex District of the San Fernando Corridors Specific Plan. This area is along First Street and the north side of Truman Street between Meyer Street and Kalisher Street.

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

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

The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses as well as to meet the parking requirements set out in AB 139.

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## FARM EMPLOYEE HOUSING

Because there is a very limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability. According to the 2019 ACS, 95 San Fernando residents were employed in agriculture, forestry, fishing, and hunting, or mining industries, representing approximately one percent of the City’s labor force. The City allows agricultural uses within the M-1 and M-2 zones; however, agriculture is not the primary intent of these zones and therefore the farmworker housing provisions of the California Employee Housing Act are not applicable.

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## EMPLOYEE HOUSING

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

## 5. SITE IMPROVEMENTS

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

Local streets comprise most of the residential street network in San Fernando, in contrast to major and secondary arterial streets. The City's standards for local streets right-of-way are 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street.

A Safe and Active Streets Plan was developed in 2017 with a goal of making streets safer and more active through maintenance capital improvement projects and grants from the state Active Transportation Program. The City was recently awarded a Caltrans Sustainable Communities Planning Grant to develop an Implementation Plan. The City is currently holding community workshops, bike and walk audits and other outreach regarding conceptual designs for eight key locations in San Fernando.

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

## 6. DEVELOPMENT FEES

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

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

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

**Table 28: Permit Processing Fees**

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

Source: City of San Fernando, Cc Reso No. 7444 Adopted 8-5-19

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

As indicated in Table 29, per-unit fees for a prototypical duplex run \$11,222, whereas prototypical fees run \$19,677 per condominium unit and \$7,145 per apartment unit. The City typically was able to use a Class 32 Categorical Exemption for infill development under CEQA, reducing the costs associated with preparation of an environmental document. Residential development fees constitute well under five percent of the estimated per-unit development cost.

Table 29: Residential Development Fees for Prototypical Projects

Type of Fee	Duplex (1,200 SF each)	Condominium Project (37 units, average 1,300 SF each)	Apartment Project (20 Units, average 700 SF each)
<b>Planning Fees</b>			
Site Plan Review	\$1,763	\$1,763	\$1,763
Tentative Tract/Parcel Map	\$0	\$6,151	\$0
Variance	\$0	\$0	\$0
Conditional Use Permit	\$0	\$3,005	\$0
Public Notification	\$0	\$1,120	\$0
Categorical Exemption (infill)	\$204	\$204	\$0
<b>Sub Total</b>	<b>\$1,763</b>	<b>\$12,243</b>	<b>\$1,763</b>
<b>Building Fees</b>			
Building Permit	\$1,125	\$34,500	\$18,911
NPDES	\$0	\$1,000	\$1,000
Demolition	\$0	\$375	\$475
Grading	\$0	\$1,750	\$933
Plan Check	\$956	\$19,029	\$12,874
School Fees (\$3.96 per sq. ft.)	\$9,600	\$192,400	\$56,000
Quimby/Park Development Fees	\$0	\$347,800	\$0
<b>Sub Total</b>	<b>\$11,681</b>	<b>\$596,854</b>	<b>\$90,193</b>
<b>Public Works Fees</b>			
Tract Map Plan check	\$0	\$5,850	\$0
Grading Plan check	\$1,030	\$3,345	\$2,330
Sewer Fees	\$1,798	\$57,868	\$25,020
Water Capital Fees	\$3,289	\$23,646	\$9,841
Water Installation	\$2,847	\$13,718	\$6,471
Fire Hydrant	\$0	\$14,476	\$7,238
Dumpster	\$36	\$36	\$36
<b>Sub Total</b>	<b>\$9,000</b>	<b>\$118,939</b>	<b>\$50,936</b>
<b>Total Project Fees</b>	<b>\$22,444</b>	<b>\$728,036</b>	<b>\$142,892</b>
<b>Fees Per Unit</b>	<b>\$11,222</b>	<b>\$19,677</b>	<b>\$7,145</b>
<b>Estimated Per Unit Development Cost</b>	<b>\$325,000</b>	<b>\$425,000</b>	<b>\$400,000</b>
<b>% of Unit Development Cost</b>	<b>3.50%</b>	<b>4.60%</b>	<b>1.80%</b>

## 7. LOCAL PROCESSING AND PERMIT PROCEDURES

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

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### PROJECT DECISION-MAKERS

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

#### Community Development Department

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

#### Planning and Preservation Commission

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

#### City Council

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

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### STREAMLINING TOOLS FOR PROJECT PROCESSING

#### Pre-Submittal Review

This informal process allows applicants to identify potential issues or impacts that may result from their project, as well as potential solutions prior to submitting a formal application. The Planning Division directs the applicant to appropriate City Departments and Divisions for preliminary discussion requirements as well as identifying which applications are required.



## Residential Design Guidelines

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

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## PROCESSING TIMELINES

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

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

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

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

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## CONCLUSION

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

## 8. BUILDING CODE

The San Fernando Building and Safety Division is responsible for:

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

The City of San Fernando enforces the code provisions of the 2019 California Building Code (CBC) and the 2017 California Fire Code. The CBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unduly constrain development of housing. The CBC also mandates energy efficiency as well as provisions for access for persons with disabilities. Compliance with the CBC should not significantly add to the cost of construction since the Code is mandated to be enforced statewide and costs should be relatively uniform across the State of California. The Community Preservation Division of the Community Development Department enforces all City code requirements and investigates code violation complaints. Code violations can be reported 24-hours a day to the Community Development Department. A documented City Code violation can result in a warning, notice of compliance, fine and even legal action.

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### RESIDENTIAL PROPERTY PRE-SALE INSPECTION

The City has adopted the Pre-Sale Inspection program to protect purchasers of residential property within the city that may be unaware of any un-permitted construction or other unlawful conditions at the property they are considering buying. The program requires sellers to submit an application and obtain the resulting report before they sell any residential property. Exceptions to this requirement include hotels, motels, mobile homes, and mobile home parks. The Program includes a report of city records related to the structure at the property and of any code violations as identified by a city inspection.

## B. MARKET CONSTRAINTS

### 1. AVAILABILITY OF FINANCING

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community and the lending practices of those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 30 illustrates the home purchase and improvement loan activity in San Fernando in 2020. Overall, the approval rating for all types of loans was 64 percent, while the denial rate was 14 percent and 22 percent of loans were either withdrawn from the applicant or closed for incompleteness. The highest approval ratings were for conventional purchase loans at 77 percent, followed by refinance loan approval at 65 percent, government-backed loans with 47 percent and home improvement loans had the lowest approval rating at 40 percent. Refinance loans represented the vast majority of loan activity with over 80 percent of the total loan applications in San Fernando.

**Table 30: Disposition of Home Purchase and Improvement Loan Applications (2020)**

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

Source: Home Mortgage Disclosure Act Data, 2020.

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

### 2. PRICE OF LAND

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

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

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives.

Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

### 3. DEVELOPMENT COSTS

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

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

### 4. TIMING AND DENSITY

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

The market can also constrain the timing between project approval and requests for building permits. In San Fernando, the average time between project approval and request for building permit is typically at least 3 to 6 weeks. Many factors can influence the timing, such as the project applicant's timely response to questions and corrections or ability to secure construction financing. Another trend is the project applicant's intent to build or just to sell the property at a higher price with the approved entitlement.

## C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

### 1. ENVIRONMENTAL HAZARDS

The primary environmental hazard in San Fernando impacting development is earthquake risk. An Alquist-Priolo Special Studies Zone has been designated in the western portion of the City around the San Fernando Fault, requiring special building considerations. Detailed geologic investigations are

required prior to development within the Special Studies Zone to confirm the absence any active faults or fault branches. In addition to the San Fernando Fault, the potentially active Verdugo Fault is located directly south of the City's boundaries. The Verdugo Fault is within a secondary zone where similar studies are required by the City for all critical facilities, and high rise or complex buildings.

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

## 2. PUBLIC SERVICES AND FACILITIES

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

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### WATER AND SEWER SERVICE

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

On October 20, 2014, the City adopted Ordinance No. 1638 to implement several measures to promote water conservation during times of supply shortages. The City also works to meet requirements set forth by the State Water Resources Control Board.

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

The Environmental Impact Report (EIR) prepared for the San Fernando Corridors Specific Plan in 2016 concluded that water supply, water storage, and wastewater treatment facilities had adequate capacity to accommodate 759 residential units, 96,307 square feet of retail and 285,907 square feet of office space. The EIR concluded that the City "will have sufficient water supplies to meet the anticipated demand during normal, single dry, and multiple dry years for the current and buildout scenarios and would only need to utilize 52.1 acre-feet of imported water in 2039 during the multiple dry years scenario".

Senate Bill 1087 (enacted 2006) requires that water and sewer service providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households.

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

# IV. HOUSING OPPORTUNITIES

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

## A. LAND RESOURCES

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

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

The Regional Housing Needs Allocation (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. The RHNA quantifies the need for housing within each jurisdiction during specific planning periods. The current RHNA projection period is June 30, 2021, through October 15, 2029. For the projection period, the State Department of Housing and Community Development approved a projected future need of 1,341,827 new housing units in the six-county Southern California region encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial. The Southern California Association of Governments (SCAG) is responsible for allocating this future housing need to the 197 jurisdictions within the region. In this capacity, SCAG determined each jurisdiction's share of the forecasted growth.

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

### 2. SAN FERNANDO'S RHNA

According to the RHNA prepared by SCAG, San Fernando's share of the forecasted growth is 1,795 new housing units. To ensure the City meets this minimum, a 20 percent buffer is recommended by the State Department of Housing and Community Development to account for the "No Net Loss" requirement as mandated by SB 166. Pursuant to SB 166, if sites are not

developed at the density or income level identified in the Housing Element, the City must ensure that there is enough land in reserve to fully accommodate the RHNA. This 20 percent buffer for No Net Loss brings the city's RHNA obligation to 2,064 units. These new housing units are divided into five income categories as follows:

**Table 31: Regional Housing Needs Allocation 2021 -2029**

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

### 3. RHNA CREDIT AND REMAINING NEED

The 6th cycle RHNA covers an eight-year planning period, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved from June 30, 2020, onward can be credited towards meeting the City's RHNA obligation. Table 32 summarizes San Fernando's credits and the remaining housing need through October 15, 2029.

**Table 32: RHNA Credits and Remaining Need**

Income Group	RHNA	Potential ADU	Entitled	Under Review	Remaining Need
Extremely Low-Income (< 30 percent MFI)	230	120	0	0	110
Very Low-Income (31–50 percent MFI)	231	68	0	0	163
Low-Income (51–80 percent MFI)	273	357	0	0	-84
Moderate-Income (81–120 percent MFI)	284	17	0	0	267
Above Moderate-Income (>120 percent MFI)	777	238	0	39	500
<b>Total</b>	<b>1,795</b>	<b>800</b>	<b>0</b>	<b>39</b>	<b>956</b>

#### ANTICIPATED ACCESSORY DWELLING UNITS

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADU construction throughout the City averaging 80 ADUs per year. Specifically, according to the Housing Element Annual Progress Reports, the annual numbers of ADUs permitted between 2018 and 2020 are:

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



Based on this trend, and anticipating a consistent trend moving forward, the City anticipates permitting at least 800 ADUs during the 6th Cycle planning period.

The growth factor is partially due to the City's ongoing efforts to streamline the ADU permitting process. Currently, the City's accessory-dwelling unit regulations include: a ministerial approval process; allowance for both attached and detached units; unit sizes up to 640 square feet for detached units and 30 percent of the single-family unit size for attached units; and parking of one space per bedroom. As a means of facilitating and encouraging accessory units, the City also provides for modification of second-dwelling unit standards through a conditional use permit process, including reduction in parking, increased accessory-dwelling unit square footage, and/or reduced building setbacks. To further streamline this the City will update its accessory dwelling unit regulations to meet current state mandates. The City currently follows the state ADU regulations and reverts back to City adopted regulations when state does not provide adequate guidance.

The Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis broke down Los Angeles County into two survey areas. The city of San Fernando is located within in the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, that allocated 15 percent to extremely low income, 8.5 percent to very low income, 44.6 percent, to low-income households, 2.1 percent to moderate-income, and 29.8 percent to above-moderate income households. Based on these assumptions, of the 800 ADU's projected to be built 120 units will be for extremely low, 68 units for very low-income, 357 units for lower-income households, 17 for moderate-income households, and 238 units would be assumed at above-moderate households.

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## **ENTITLED PROJECTS**

As of July 1, 2021, the City entitled a total of 19 housing units, including condominiums, and single-family homes.

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## **PROJECTS UNDER REVIEW**

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

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## **REMAINING NEED**

After accounting for ADUs, entitled projects, and project under review, the remaining need is 956 units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Housing Opportunity Sites Inventory was developed and is described in further detail in the following section.

## B. HOUSING OPPORTUNITY SITES INVENTORY

The RHNA period extends from October 15, 2020, to October 15, 2029. The City has considered potential development on suitable vacant and/or non-vacant sites and identified how zoning and development standards on the sites will facilitate housing. San Fernando has the land capacity to meet the 6th Cycle RHNA obligation for each of the income groups. A summary of the detailed parcel data is included as part of Appendix A, Opportunity Sites Inventory.

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

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

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

In addition to the units under construction, anticipated accessory dwelling units, entitled projects, and projects under review Table 33 and Figure 3 identifies 50 residential sites that consist of 135 parcels and 55.8 acres of land to accommodate the 2021-2029 RHNA. Most of the parcels are in the San Fernando Corridors Specific Plan area (SP-4 land use designation and zone) and can accommodate mixed use development at up to 43 units per acre. The other parcels will be designated with the City's new Mixed-Use Overlay that allows 35 du/acre. The sites outside of the Corridor Specific Plan that are zoned residential are either undeveloped or contain minimal improvements in poor condition.

Residential uses proposed on sites counted toward meeting San Fernando's RHNA for very low, low, moderate, and/or above moderate-income needs must be approved if developed in accordance with the applicable development standards of the San Fernando Municipal Code. The Development Review process will ensure that projects on the inventory sites comply with development regulations and design requirements. In no case will a project be denied for

residential use based on the use itself. The rezoned sites and sites applying the Mixed-Use Overlay are identified in Appendix C: Opportunity Sites Inventory.

## 1. METHODOLOGY IN IDENTIFYING SITES

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

**Existing Land Use** was used to identify properties with industrial, commercial, office, and mixed use uses active on the site as defined by Los Angeles County Tax Assessors data. These uses either currently allow for housing production or could support housing in the future with zoning amendments. Single-family residential existing land use properties were generally excluded from further consideration, except for large sites located on arterial corridors with access to services and amenities.

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

**Year constructed** of buildings on the property, as defined by Los Angeles County Assessor, was used to identify older properties more likely to redevelop. Properties with building between 40-60 years old were flagged a property that were likely to be redeveloped.

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

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

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

**Underutilization Index** assesses the amount of actual lot coverage, actual building height, and actual floor area developed on a property compared to what is allowed by zoning. The greater the difference between what is developed versus what is allowed, the greater the property is underutilized and is a target for development.

**Airport Compatibility Zone** constraints removed properties from consideration if the properties are in the most restrictive airport land use areas: A, B1, B2, C, C1, and C2 as set forth in the Los Angeles County Airport Land Use Compatibility Plan.

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

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

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

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

**Manual Override** flag was used to include or exclude properties based on a detailed evaluation of each site for characteristics or conditions not captured by the methods described above.

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## REALISTIC CAPACITY ASSUMPTIONS

Most residential zones in the City of San Fernando establish a range of allowable density, expressed as dwelling units per acre (du/ac). To calculate realistic capacity assumptions for each site, a typical density achieving 75 percent of maximum du/ac was assumed, because this density was the average buildout percentage based on a review of similar project over the past three years within the City and surrounding areas.

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## SUITABILITY OF NON-VACANT AND UNDERUTILIZED SITES

The assumptions applied to each parcel in the Opportunity Sites Inventory allowed the City to determine affordability levels and establish the suitability and availability of inventory sites for development within the planning period. For purposes of this analysis, underutilized non-residential sites are defined as those sites with an improvement to land value ratio of 1.0 or less (i.e., existing buildings/structures on sites are worth less than the land). For residentially developed parcels the improvement to land value ratio of 0.5 was used to identify underutilized properties. The underutilized sites include those that have marginal uses and existing structures that were built before 2000. For those sites developed with more recently built structures or structures that are in fair condition, most are located on lots that are highly underutilized based on allowable zoning or improvement ratio. Detail for each site is provide in Appendix A - Opportunity Sites Inventory.

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## AFFORDABILITY, SUITABILITY, AND AVAILABILITY ANALYSIS

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

To encourage the development of affordable housing, and to also accommodate the City's remaining RHNA of 956 units including 189 lower-income units, the City will establish and

implement a Mixed-Use Overlay that allows 35 du/acre. Concurrently, or after adoption of the Housing Element, the Mixed-Use Overlay will be applied in order to facilitate the development of higher density residential uses.

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## CITY STRATEGIES FOR DEVELOPMENT OF AFFORDABLE HOUSING

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

- Facilitating the development of housing affordable to lower- and moderate-income households on properties that permit up to 30 units per acre.
- Implementation of an inclusionary housing policy that requires affordable housing be incorporated into for-sale residential development throughout the City.
- Assisting in the development of affordable housing through land write-downs, park and recreation fee reductions or waivers, or other forms of subsidies.
- Working with experienced housing developers to create quality affordable housing.

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

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## AVAILABILITY OF INFRASTRUCTURE AND SERVICES

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

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

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## ADEQUACY OF SITES TO MEET RHNA

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

Table 33 Summarizes San Fernando's applicable RHNA credit and the remaining RHNA need through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has an unmet RHNA need of 956 units (273 extremely and very low-income units, 267 moderate-income, and 500 above moderate-income units).

To accommodate this unmet need, the City has identified 65 parcels for rezoning. Of the 65 parcels identified for rezoning 15 parcels are currently zoned residential uses and their densities will be increased. An additional 30 parcels will accommodate future housing primarily through the application of a Mixed-Use Overlay on non-residential zoned parcels, allowing mixed-use infill development with a residential density ranging between 35 du.ac.

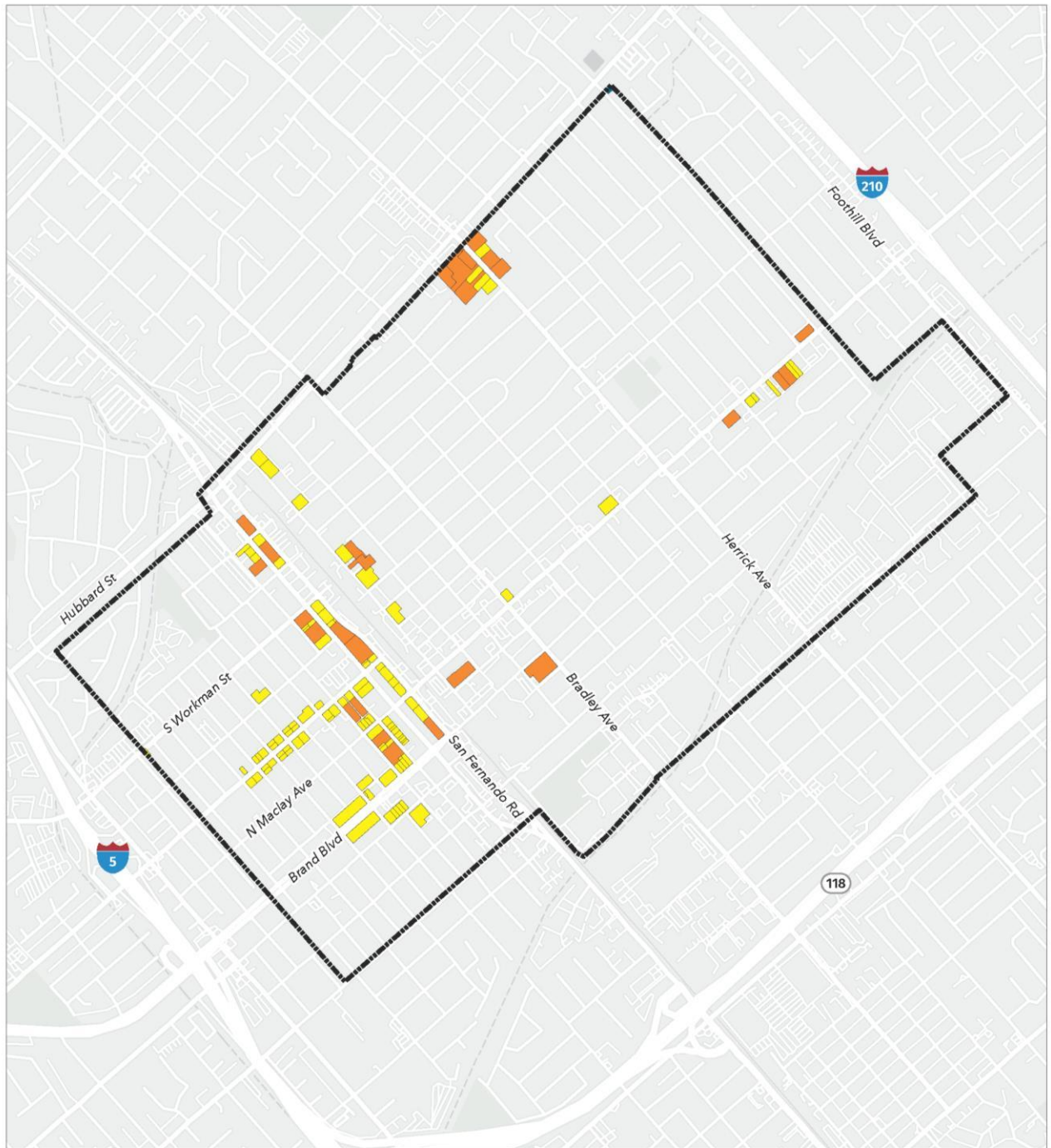
Table 33 Sites Adequacy summarizes the City's accommodations of the RHNA for all income groups during the planning period. After accounting for the development credits and the realistic capacity of vacant and nonvacant inventory sites, the City has identified adequate capacity to fulfill its RHNA obligation.

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

**Table 33: Sites Adequacy**

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	230	96	0	134		
Very Low-Income (31–50 percent MFI)	231	54	0	177		
Low-Income (51–80 percent MFI)	273	286	0	-13	925	627
Moderate-Income (81–120 percent MFI)	284	13	0	271	912	641
Above Moderate-Income (>120 percent MFI)	777	191	39	547		
<b>Total</b>	<b>1,795</b>	<b>640</b>	<b>39</b>	<b>1,116</b>	<b>1,837</b>	<b>1,268</b>

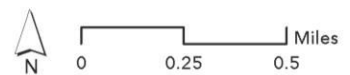
Figure 3: Residential Land Inventory



Income Category

- Low Income
- Moderate Income
- Above Moderate

City of San Fernando Boundary



## C. FINANCIAL RESOURCES

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

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

**Table 34: Financial Resources Available for Housing Activities**

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



Program Name	Description	Eligible Activities
Mortgage Credit Certificate <a href="http://www.lacdc.org">www.lacdc.org</a>	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in San Fernando. The County makes certificates available through participating lenders.	-Home Buyer Assistance
<b>2. State Programs</b>		
SB 2/LEAP Grants	SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. . For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).	-Planning
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	-New Construction
Multi-Family Housing Program (MHP) <a href="http://www.hcd.ca.gov/fa/mhp/">www.hcd.ca.gov/fa/mhp/</a>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households.	-New Construction -Rehabilitation -Preservation -Conversion of Nonresidential to Rental
CalHome <a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a>	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	-Predevelopment, Site Development, Site Acquisition for Development Projects -Rehabilitation - Acquisitions/Rehabilitation -Down payment Assistance -Mortgage Financing -Homebuyer Counseling

Program Name	Description	Eligible Activities
CalHFA Homebuyer's Downpayment Assistance Program <a href="http://www.calhfa.ca.gov/homeownership/programs/chdap.htm">www.calhfa.ca.gov/homeownership/programs/chdap.htm</a>	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	-Homebuyer Assistance
<b>3. Local Programs</b>		
Los Angeles County Housing Innovation Fund <a href="http://www.liifund.org/LA%20Innovation%20Fund/LAInnovationFund.html">http://www.liifund.org/LA%20Innovation%20Fund/LAInnovationFund.html</a>	LACHIF provides low-cost financing up to \$5,000,000 to support the creation and preservation of affordable housing, including supportive housing projects. Eligible entities include non-profit and for-profit developers, and cities in Los Angeles County.	-Predevelopment -Acquisition
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	-New Construction -Rehabilitation -Acquisition

## D. OPPORTUNITIES FOR ENERGY CONSERVATION

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

### 1. ACTIVE ENERGY EFFICIENCY PROGRAMS

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

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## SOUTHERN CALIFORNIA EDISON (SCE) ENERGY EFFICIENCY PROGRAMS

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

**California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA):** These programs provide income-qualified customers with much-needed bill relief.

**Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan option for residential CARE and FERA customers who have past due bills totaling \$500 or greater which are at least 90 days old. In exchange for making on-time payment of your current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.

**Energy Savings Assistance Program:** This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient appliances like refrigerators and air conditioners, as well as home efficiency solutions like weatherization.

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

**Medical Baseline Allowance:** Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

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## SOUTHERN CALIFORNIA GAS COMPANY ENERGY EFFICIENCY PROGRAMS

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

**California Alternate Rates for Energy (CARE):** The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a \$15 discount on the Service Establishment Charge.

**Energy Savings Assistance Program:** SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.

**Medical Baseline Allowance:** SoCalGas knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled, or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

**Residential Energy Efficiency Loan (REEL):** The REEL program offers a variety of financing options to owners and renters to purchase energy-efficiency products and upgrades. Eligible properties include single family homes, condominiums, townhomes, and 1–4-unit properties. Property owners are eligible for this program, as are renters who receive approval from their property owner.

## 2. BUILDING AND SITE DESIGN CONSERVATION

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

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

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

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

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

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

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

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

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## GLAZING

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

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## LANDSCAPING

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

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## BUILDING DESIGN

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

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## COOLING/HEATING SYSTEMS

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

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## WEATHERIZATION TECHNIQUES

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These

techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

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## EFFICIENT USE OF APPLIANCES

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

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## EFFICIENT USE OF LIGHTING

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

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## LOAD MANAGEMENT

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

# V. AFFIRMATIVELY FURTHERING FAIR HOUSING

## A. INTRODUCTION AND OVERVIEW OF AB 686

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

## B. ASSESSMENT OF FAIR HOUSING ISSUES

### 1. FAIR HOUSING ENFORCEMENT AND OUTREACH

The Fair Housing Council of San Fernando Valley (FHCSFV) aims to educate the community about State and Federal fair housing laws. The council provides workshops, presentations, seminars, counseling, and consultations on housing issues. This includes understanding the rights and responsibilities of tenants and landlords under the federal, state, and local fair housing laws. The Council’s staff also strives to improve the enforcement fair housing laws. The Council investigates housing discrimination complaints in all areas of housing including rentals, sales, mortgage lending, and insurance. While the FHCSFV is not an enforcement agency, they counsel clients and assist with referrals

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

**The NLSLA provides the following services:**

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

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

## 2. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix A), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. For selected maps related integration and segregation, racially/ethnically concentrated areas of poverty/affluence, and access to opportunities, these RHNA opportunity sites have been overlaid to provide context on the demographic groups and neighborhoods they would immediately serve. In San Fernando, there are 1,742 units of potential housing spread across 135 RHNA opportunity sites.



### 3. INTEGRATION AND SEGREGATION

#### RACE AND ETHNICITY

Ethnic and racial composition of a City is useful when analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Table D-1 shows that San Fernando is a majority Hispanic/Latin American community that has grown in concentration since 2000. Many of these residents also identify as White, as 67 percent of the population identified as such in the 2019 American Community Survey.

Table D-1  
Race and Ethnicity in San Fernando

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

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

Figure D-1:  
Areas of Non-White Populations in San Fernando

Figure D-1 demonstrates that all block groups in San Fernando and immediately adjacent areas have non-white populations of at least 81 percent.

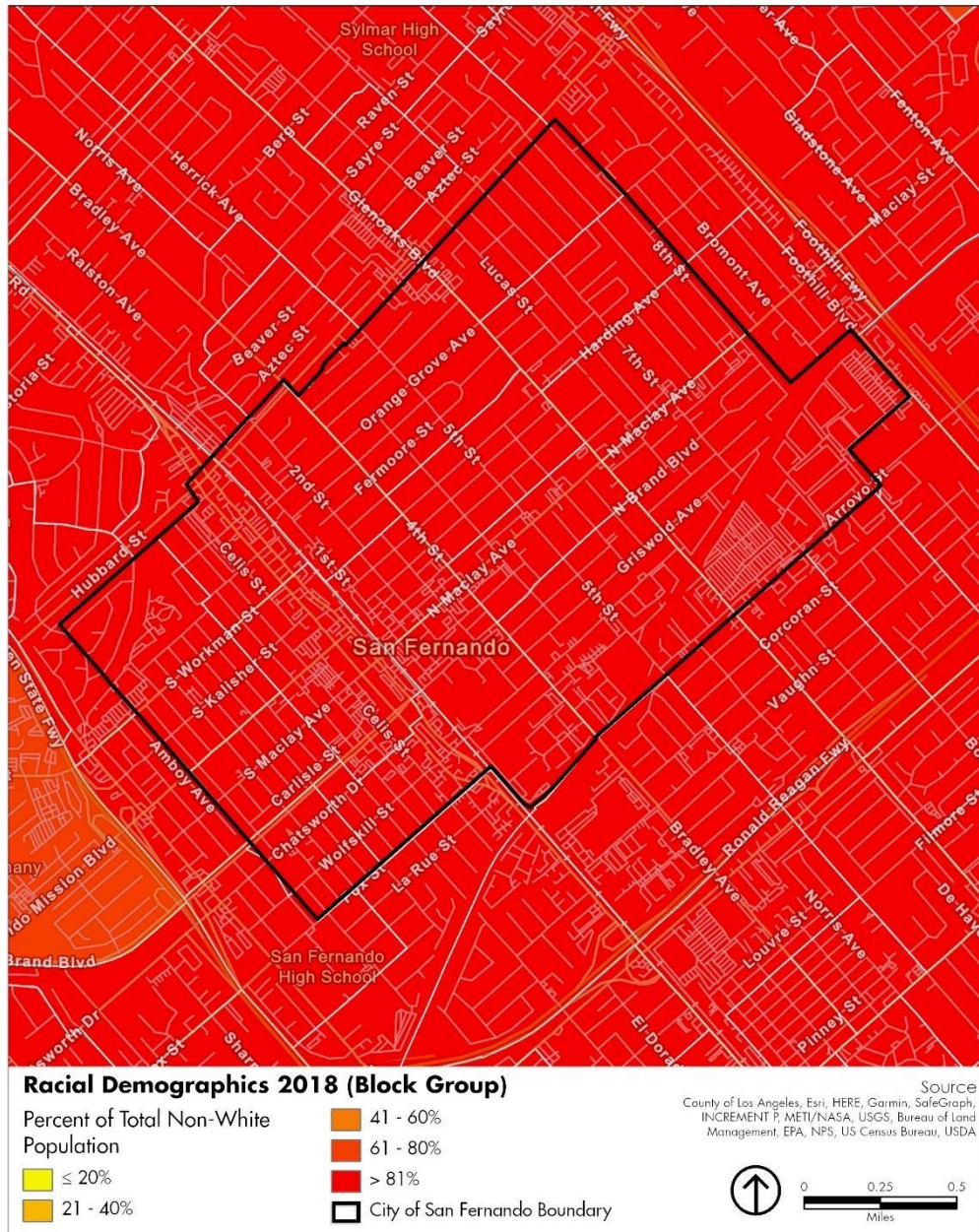


Figure D-2:  
Percentage of Population Non-White

Figure D-2 shows RHNA opportunity sites throughout San Fernando overlaid with the City's non-white population data. The entire City including the RHNA opportunity sites is in the greater than 81 percent category.

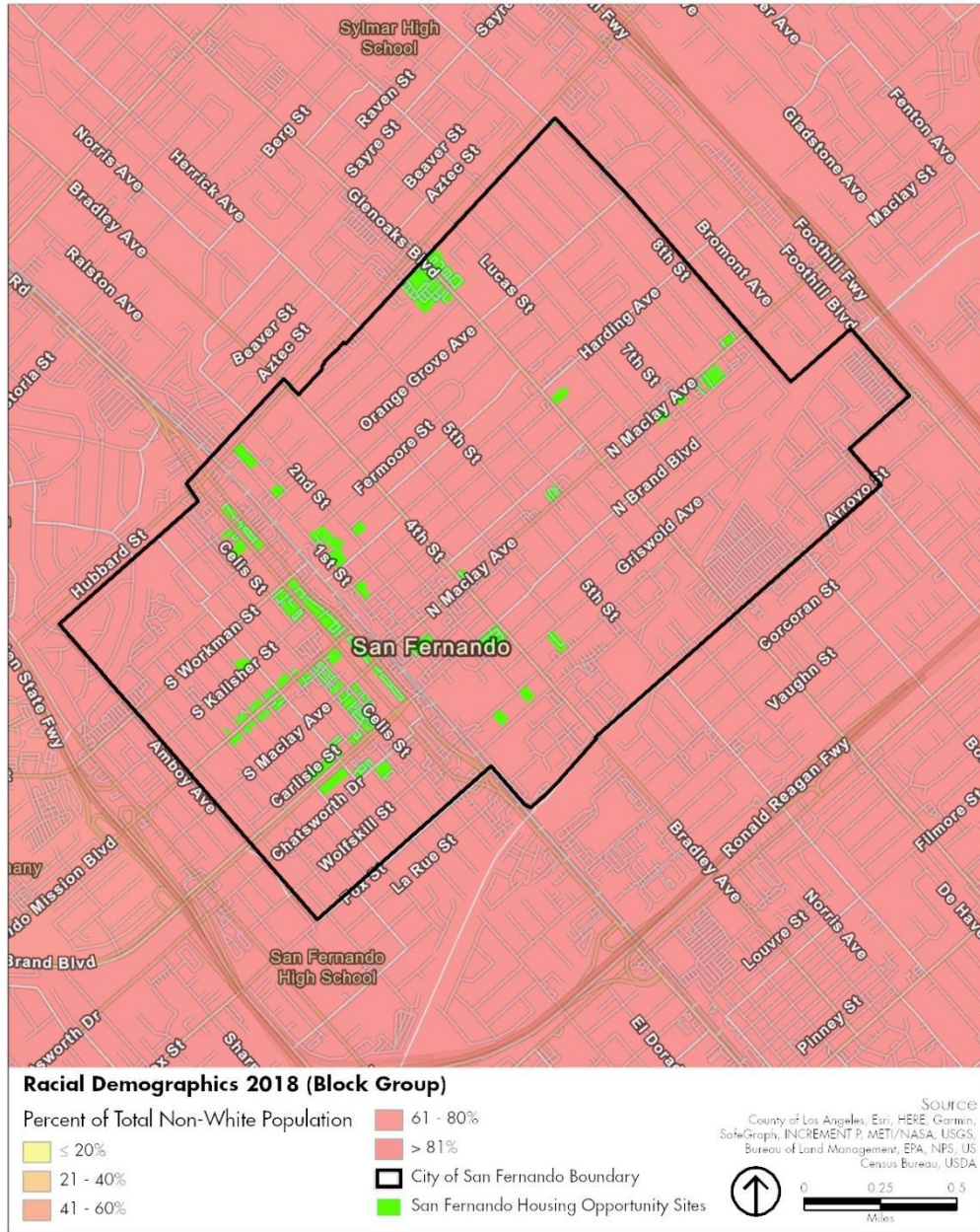


Figure D-3:  
Majority Hispanic Census Block groups in San Fernando

Figure D-3 demonstrates that all block groups in San Fernando and immediately adjacent areas have Hispanic majority populations.

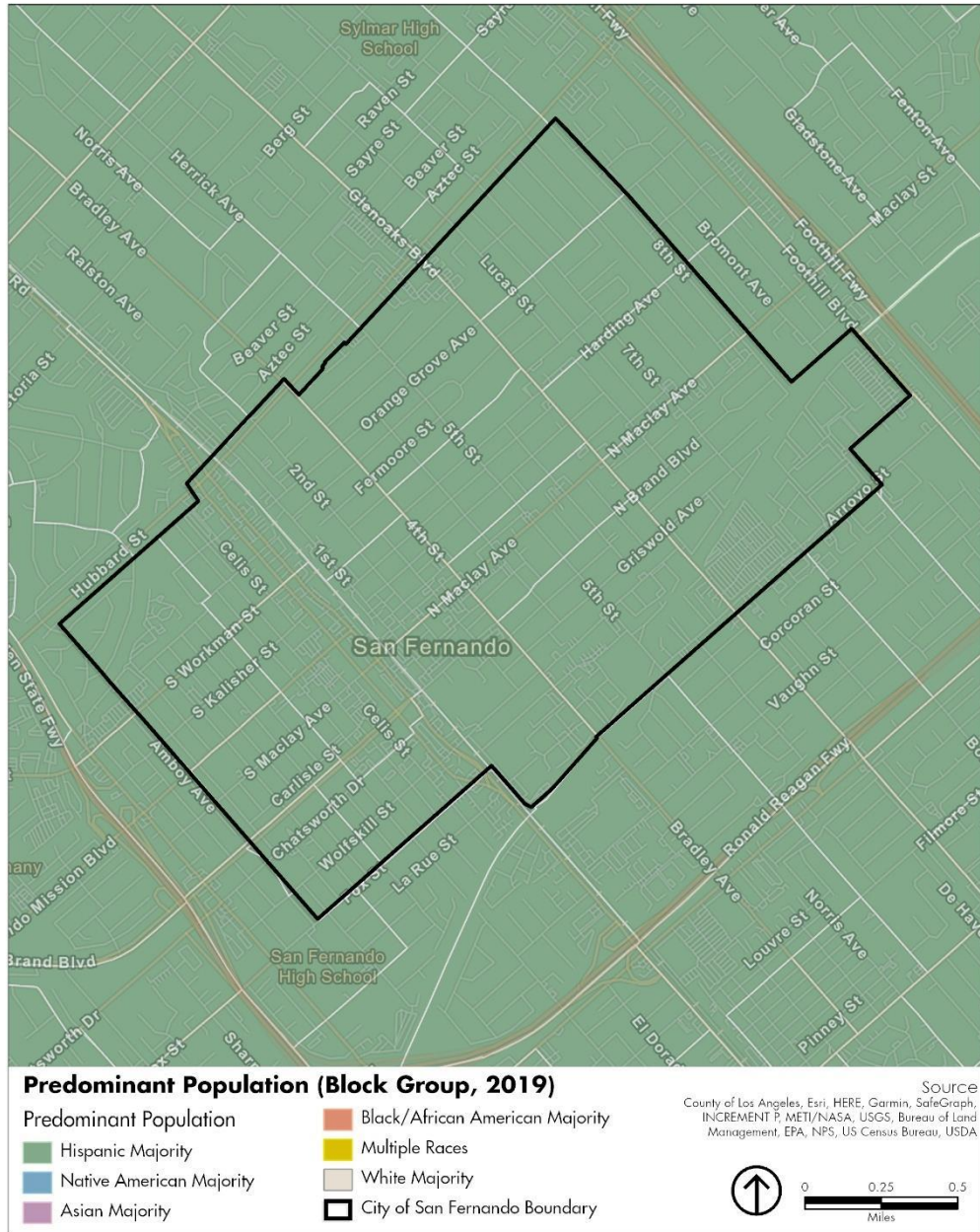
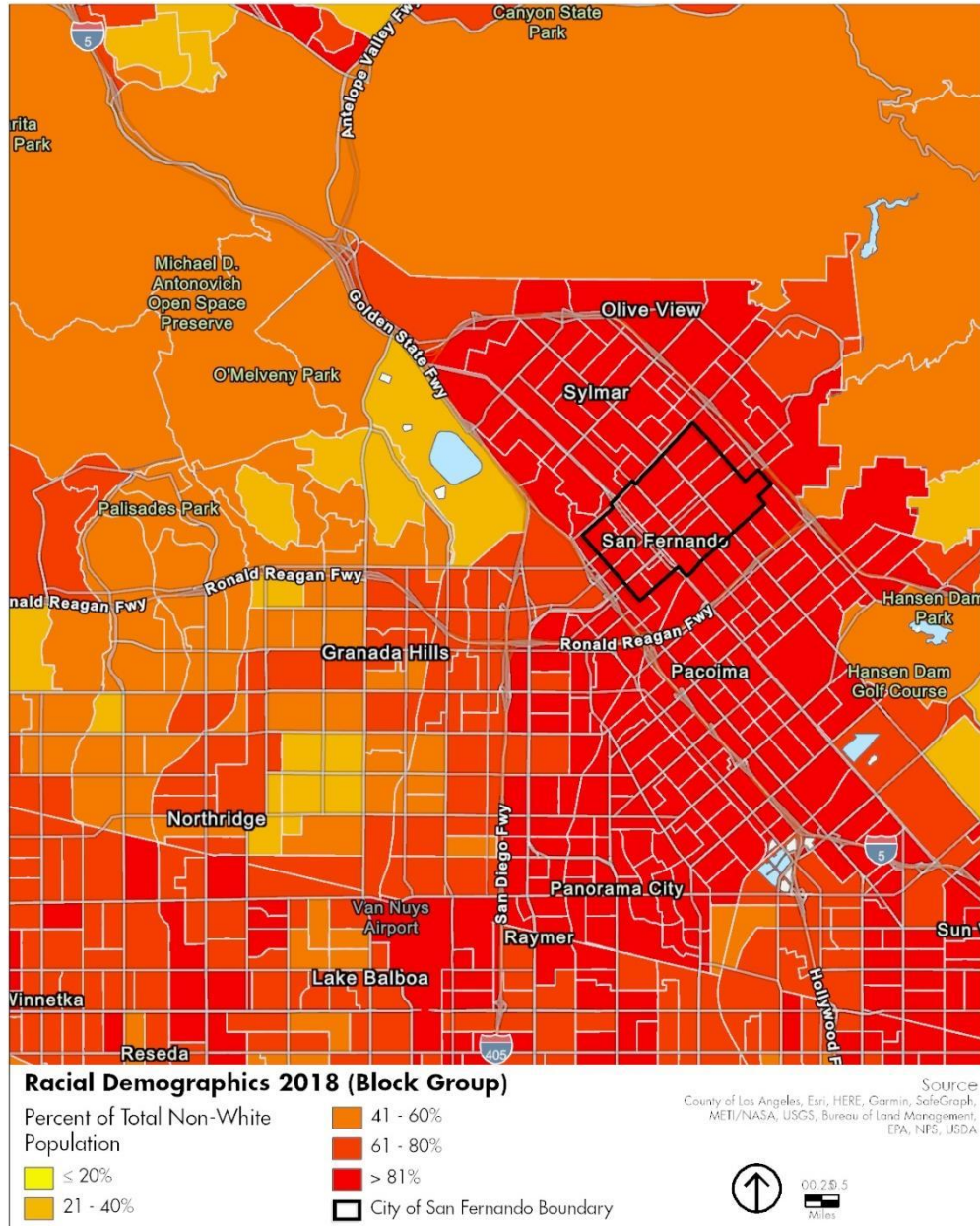


Figure D-4:  
Areas of Non-White Populations in the Greater San Fernando Area

Figure D-4 shows the regional context of non-white populations in the San Fernando area. The Golden State and San Diego Freeways are effectively dividing lines between the east, where nearly all block groups have populations of at least 81 percent non-white residents. The Northridge, Granada Hills, and Santa Clarita areas have higher proportions of white residents.



## DISABILITY

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

Figure D-5:  
Percent of Population with Disabilities in San Fernando

Figure D-5 demonstrates that the majority of San Fernando and immediately surrounding areas have populations where between 10 and 20 percent of residents have a disability. Less than 10 percent of the population in the area between Glenoaks Boulevard and 4th Street have disabilities.

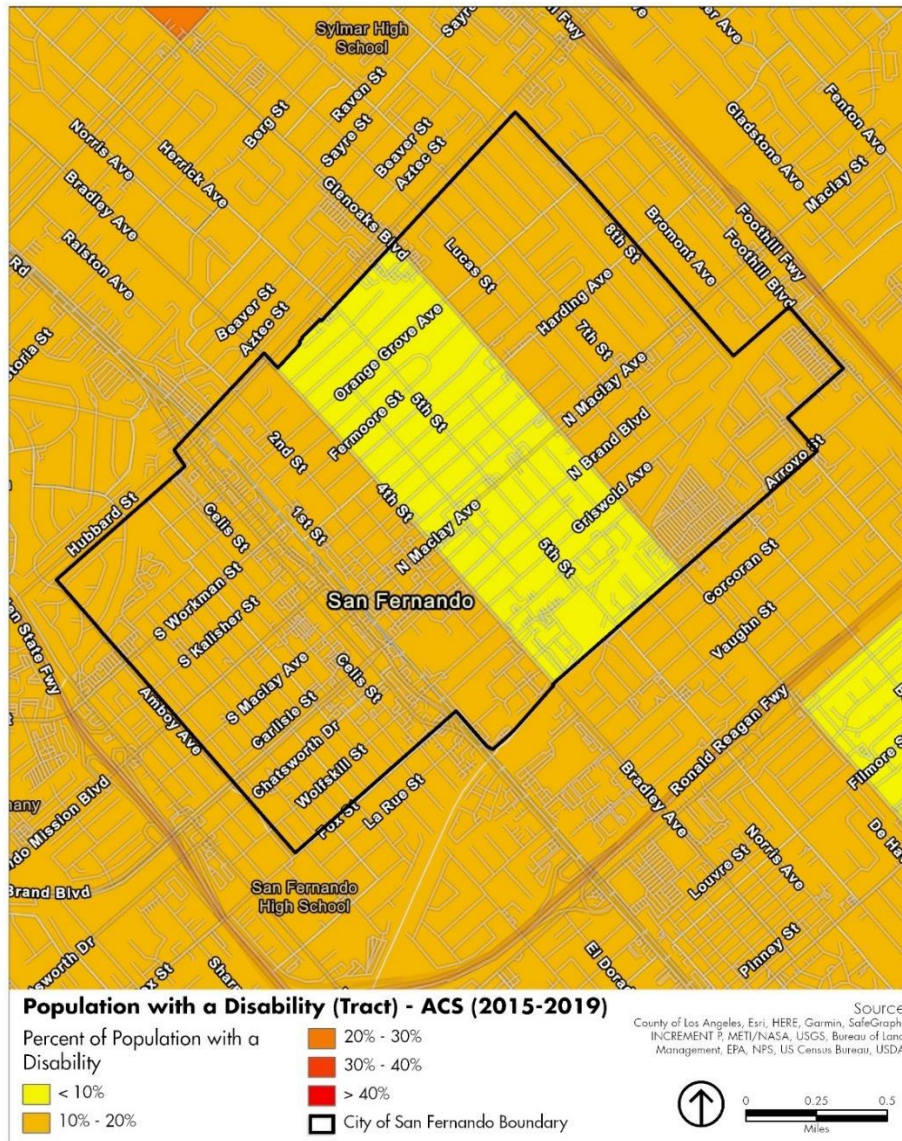


Figure D-6:  
Percent of Population with Disabilities in the Greater San Fernando Area

Figure D-6 shows the regional context of populations with disabilities. Nearly the entire region has populations with disability rates of 20 percent or less. The only areas with higher proportions exist in northern Sylmar and near the Hansen Dam area which both have residential and care facilities for senior citizens, who typically experience disabilities at higher rates than younger age groups.

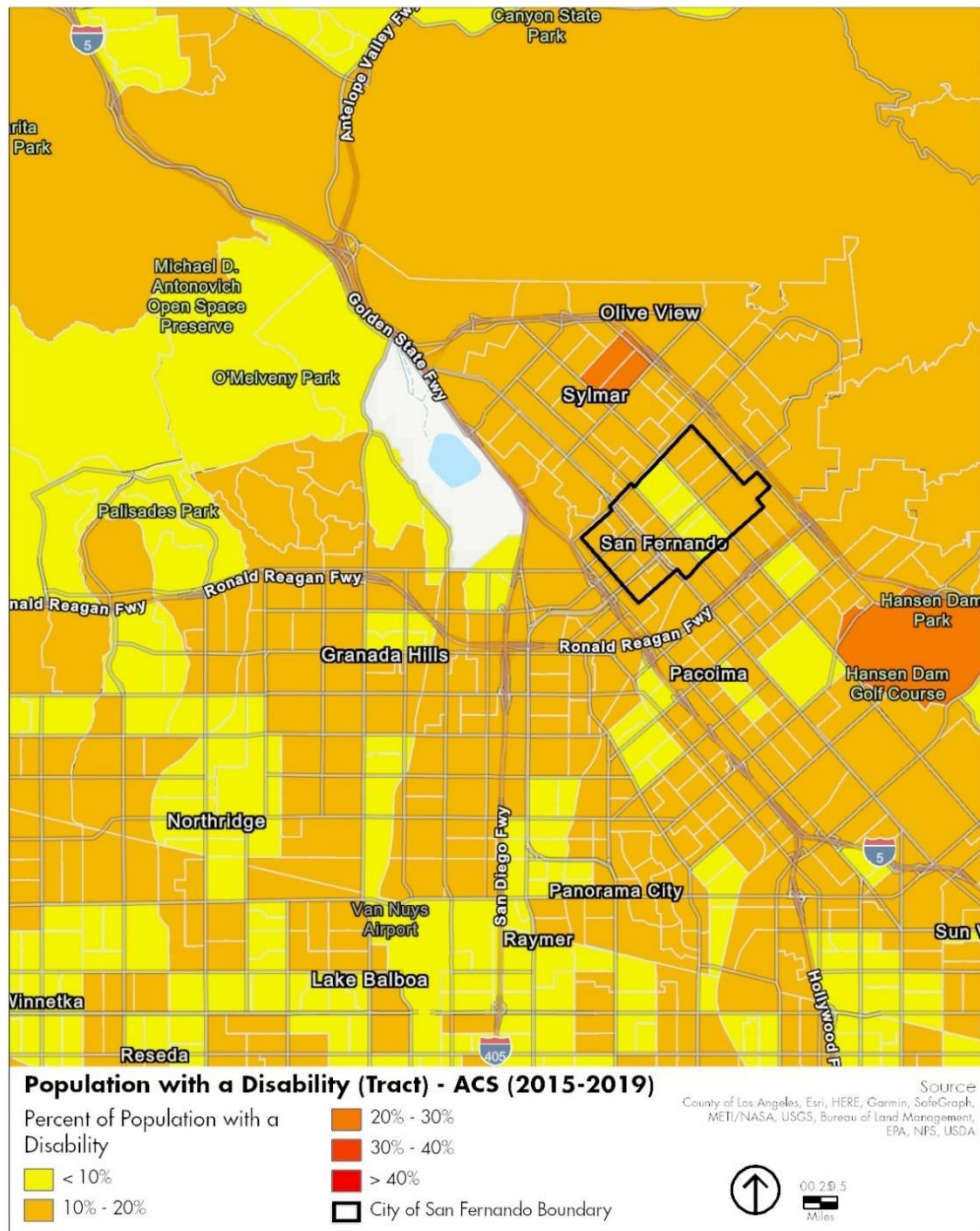
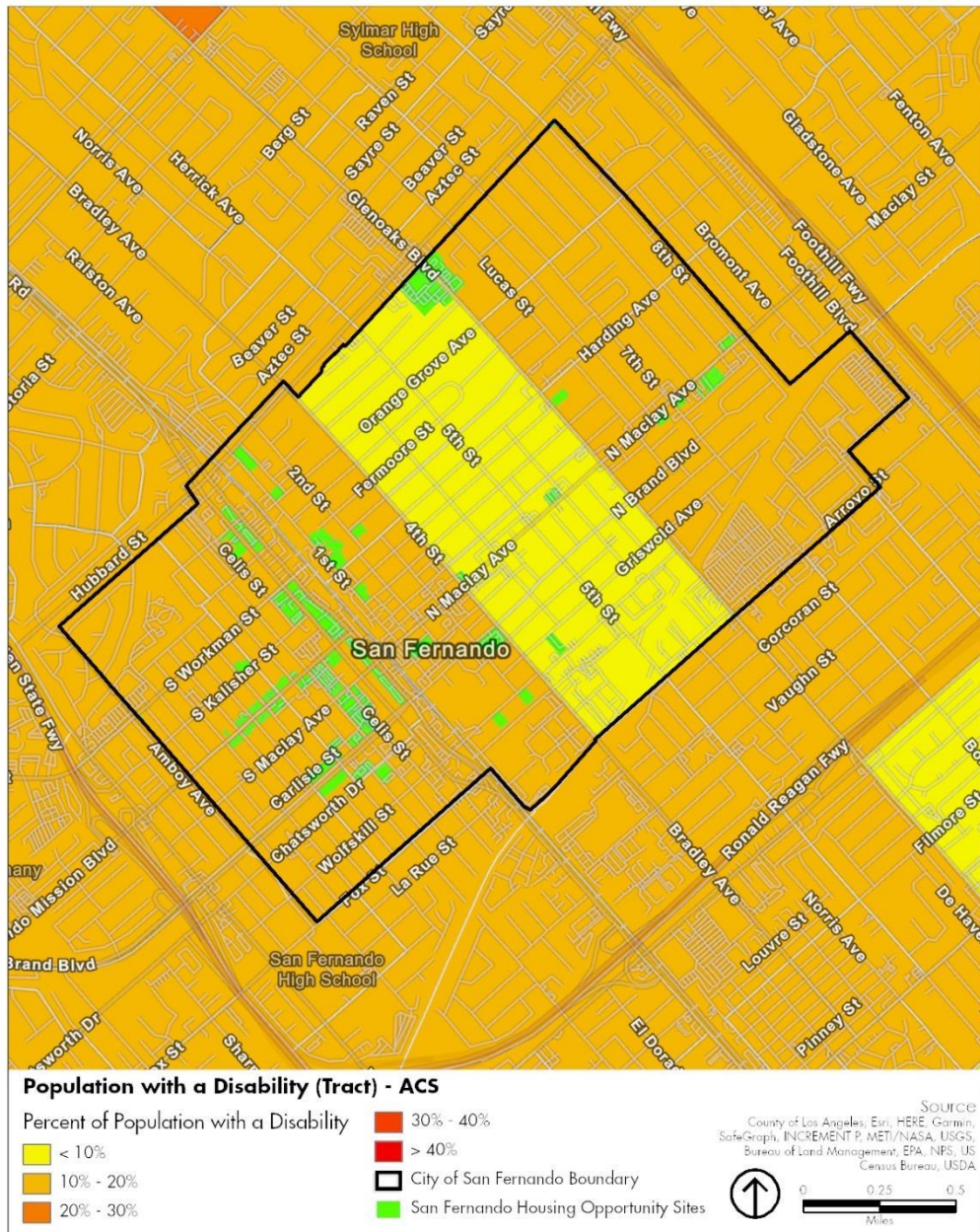


Figure D-7:  
Percentage of Population with Disabilities

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





## FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, the child's biological relationship with the head of household, and the marital status of the head of the household. Table D-2 shows the familial and household characteristics of San Fernando. Fewer households have children than in 2000, and there are more single resident and "other" households.

Table D-2  
Household Characteristics in San Fernando

Household Type	2000	2019	Percent Change
Total Households	5,795	6,569	13%
Average Household Size	4.05	3.72	-8%
Families	84%	81%	-4%
Average Family Size	4.23	4.13	-2%
Married/Couple with Children	41%	31%	-25%
Married/Couple with no Children	18%	32%	79%
Single Guardian/Parent Households	13%	5%	-62%
Single Resident Households	12%	16%	32%
Other Households*	12%	16%	36%
Households with a Resident Under 18 Years	62%	45%	-27%
Households with a Resident 65 Years and Over	6%	27%	318%

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

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

Figure D-8:  
Percent of Adults Living Alone in San Fernando

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

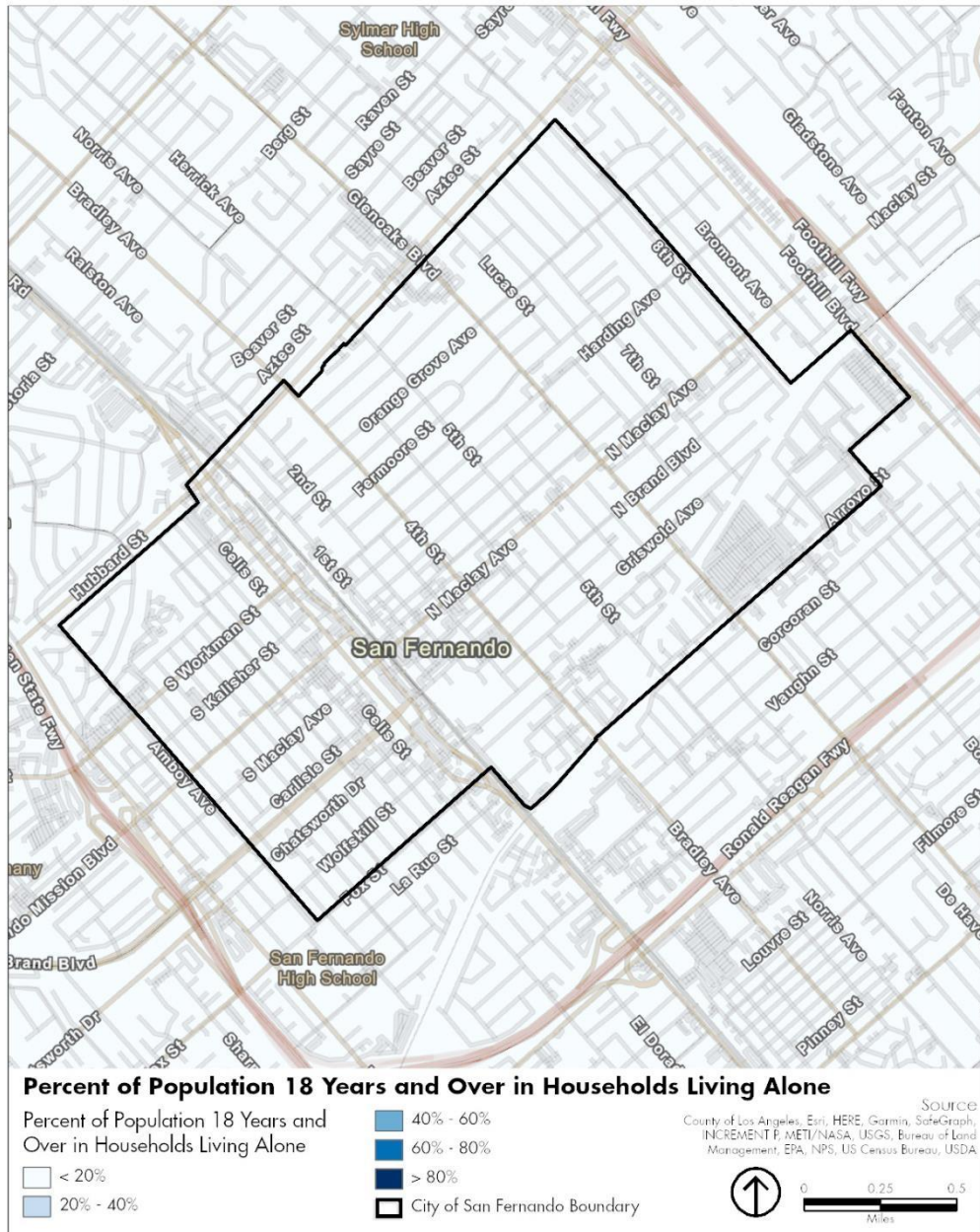


Figure D-9:  
Percent of Adults Living with a Spouse in San Fernando

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

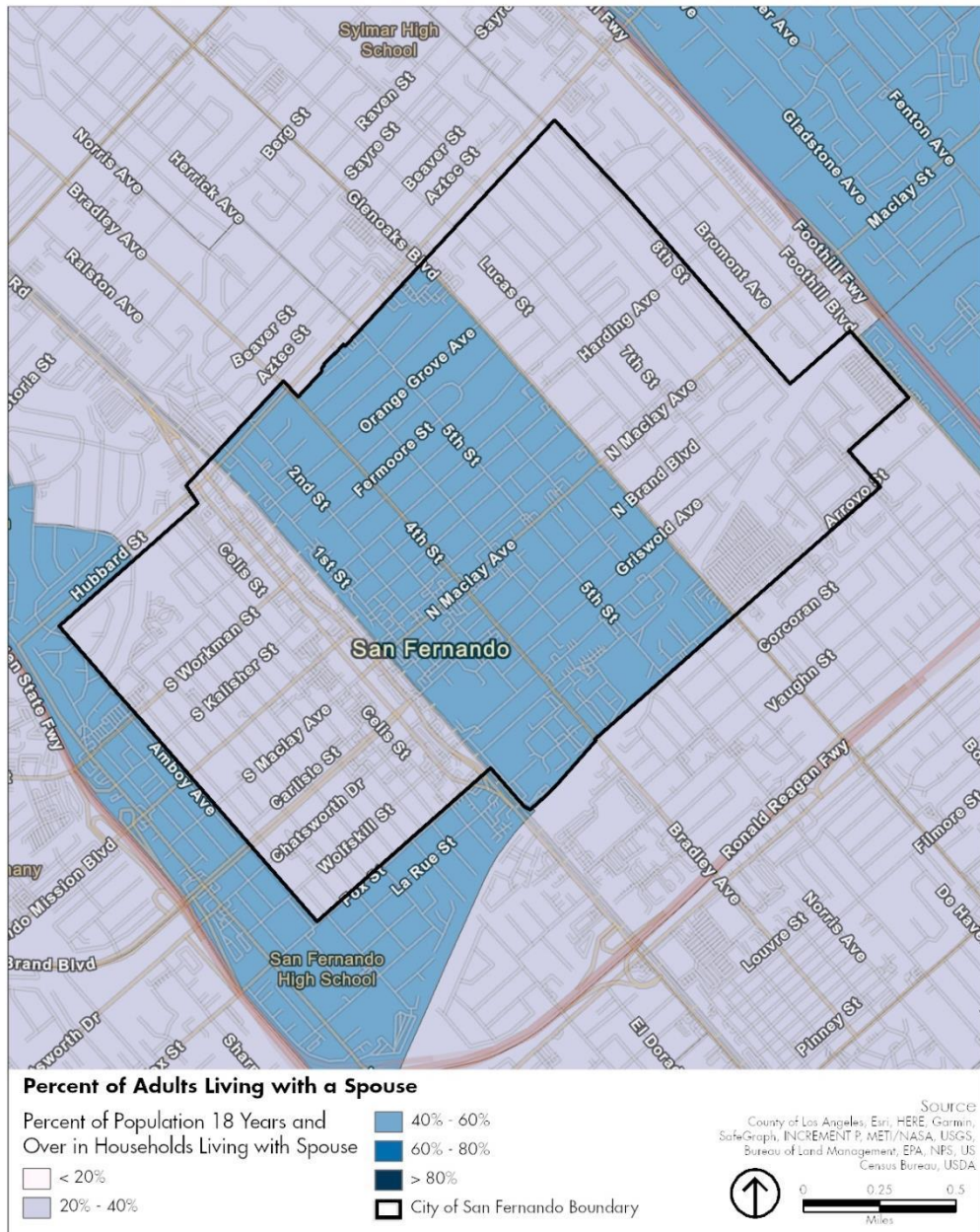


Figure D-10:  
Percent of Children in Married Couple Households in San Fernando

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

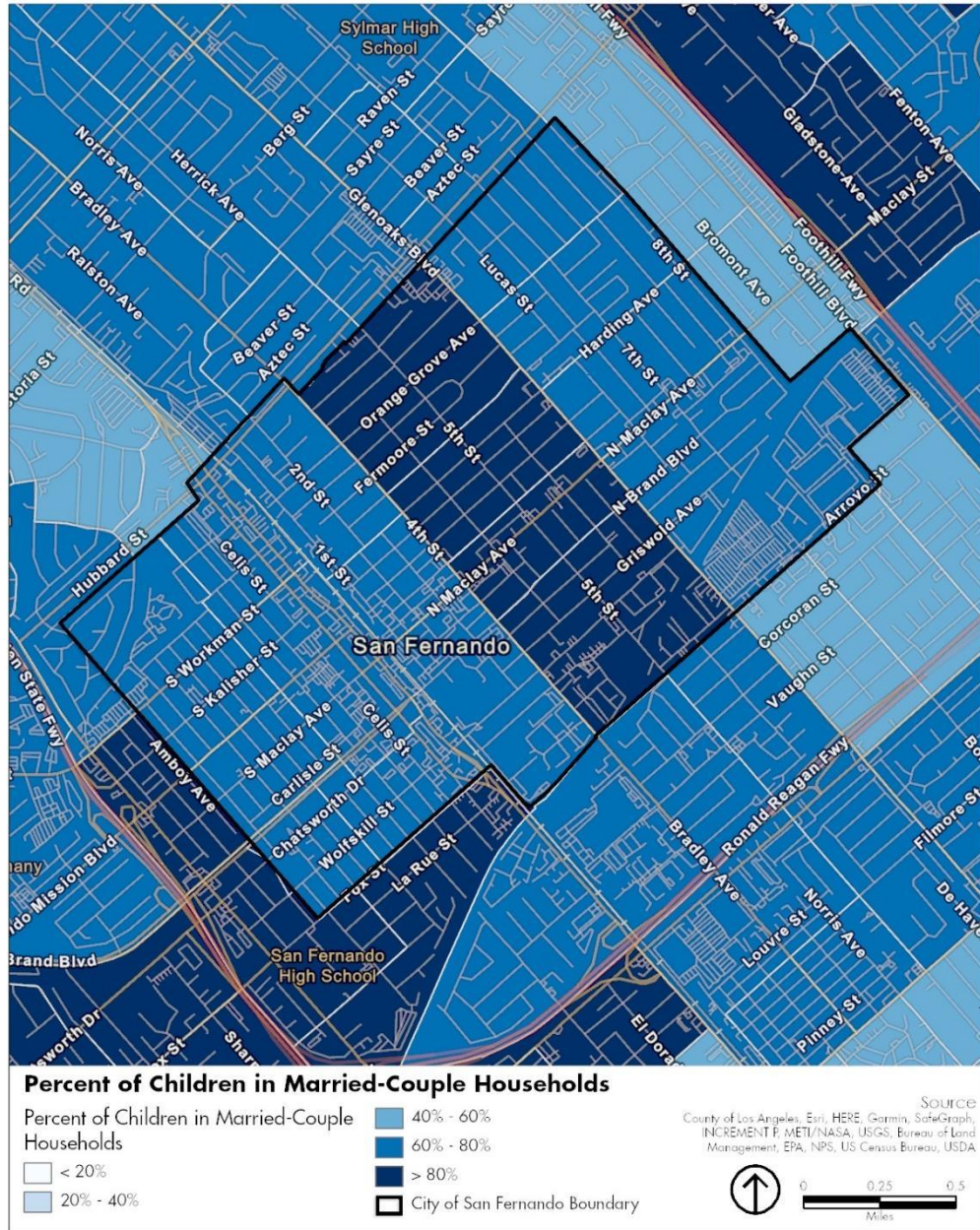


Figure D-11:  
Percent of Children in Single Guardian-Headed Households

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

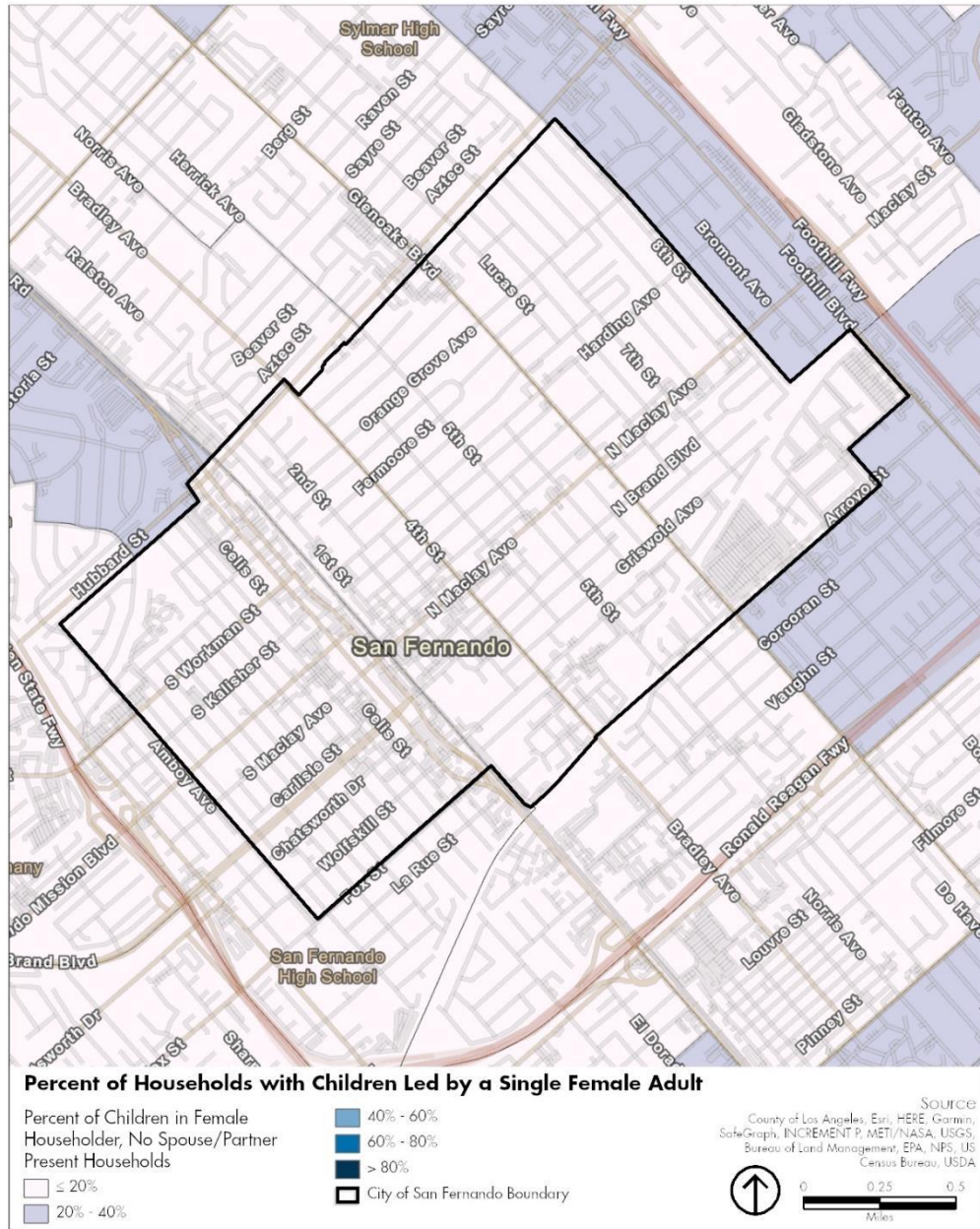
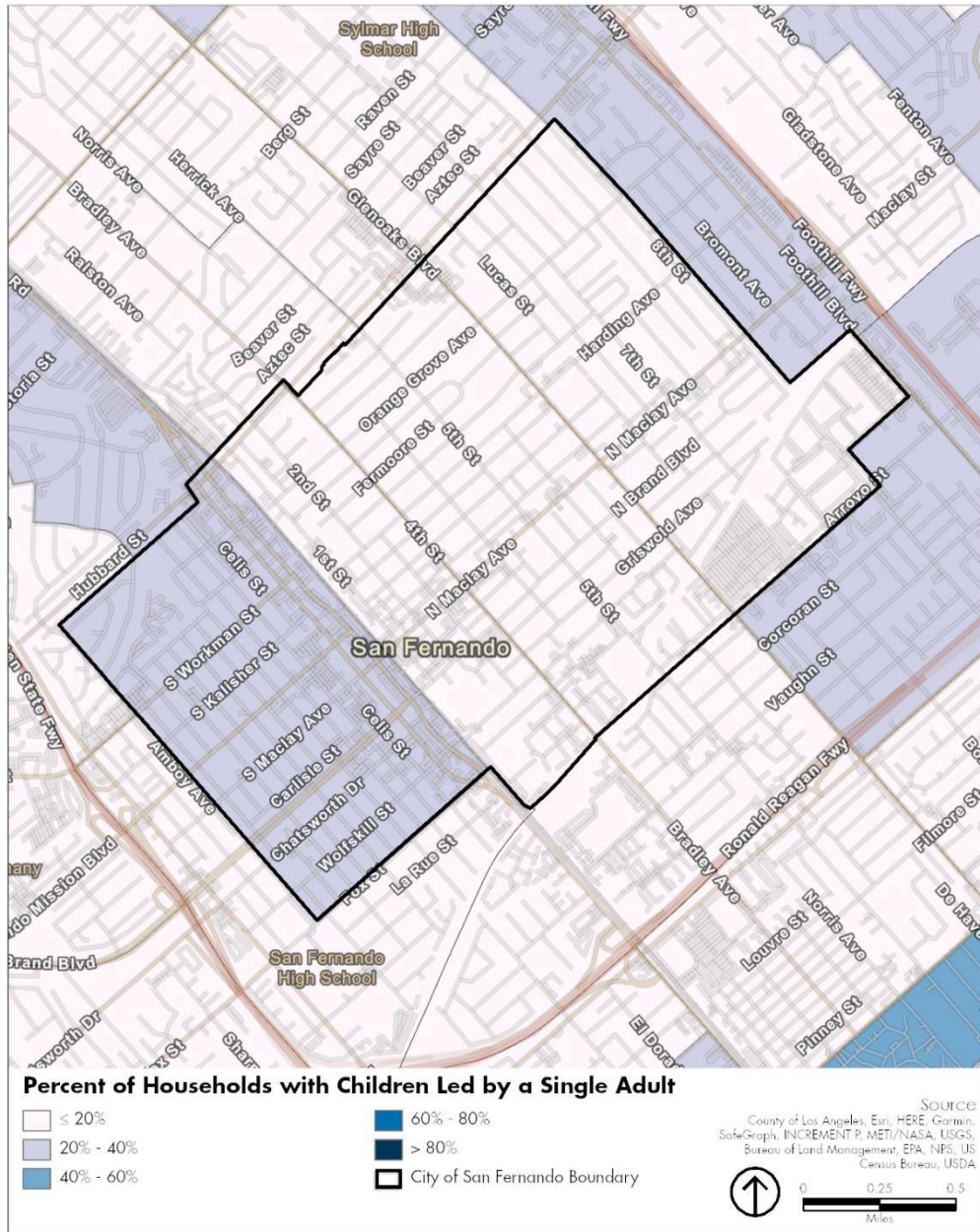


Figure D-12  
 Percent of Households with Children Led by a Single Adult

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



## INCOME

Because the attainability of housing is a direct result of a household's income, it is important to analyze this in the context of different geographies. Table D-3 demonstrates how more households in San Fernando have lower incomes when compared to greater Los Angeles County. In San Fernando, 61 percent of households earn 80 percent or less of the area median income, whereas that figure is 52 percent in Los Angeles County. As of 2019, San Fernando's median household income is \$58,425 and the figure is \$68,044 in Los Angeles County.

Table D-3  
Area Median Income Groups

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

Source: HUD CHAS 2013-2017

Identifying low- or moderate-income (LMI) geographies and individuals is important to understanding patterns of segregation. Table D-4 below shows that all RHNA units serve Low- and Moderate-Income units. This corresponds with the City's block groups, which all have LMI populations of between 50 and 100 percent.

Table D-4  
RHNA Units by Low and Moderate Population

LMI Population (Block Group)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<50%	0.0%	0.0%	0.0%	0.0%	0.0%
50-75%	0.0%	41.5%	43.0%	0.0%	84.5%
75-100%	0.0%	11.4%	4.1%	0.0%	15.5%
<b>Total</b>	<b>0</b>	<b>921</b>	<b>821</b>	<b>0</b>	<b>1,742</b>

Source: 2021 HUD AFFH Data

Figure D-13:  
Median Income in San Fernando

Figure D-13 depicts San Fernando's block groups by median household incomes. The City experiences the full range of annual incomes, from less than \$30,000 to greater than \$125,000. The two highest income areas are northeast of 4<sup>th</sup> Street, but there are also adjacent block groups with much lower household incomes. Areas southwest of 4<sup>th</sup> Street are generally lower-income and more uniform, and uncolored block groups do not have median income data available.

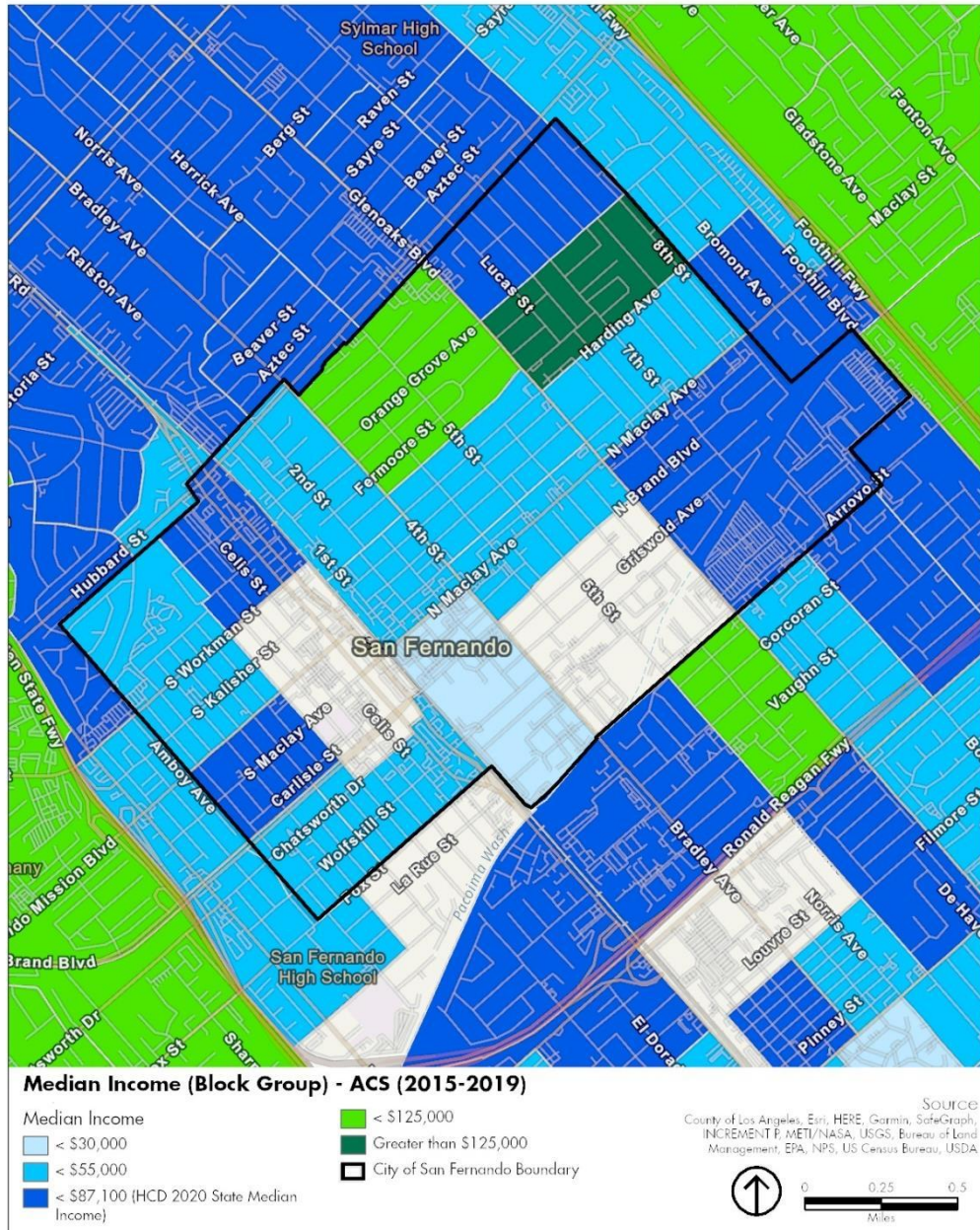
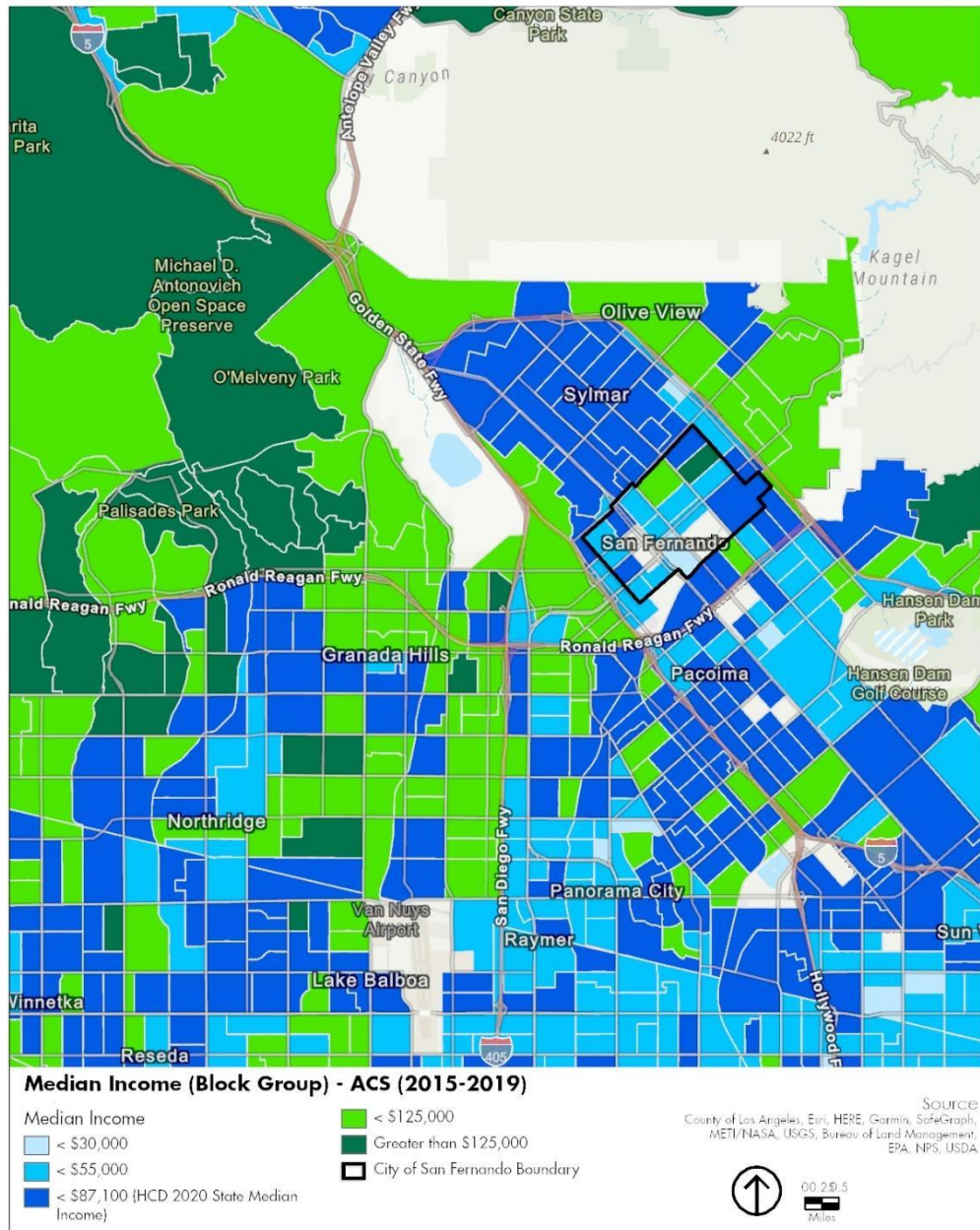




Figure D-14:  
Median Income in the Greater San Fernando Area

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



**RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY**

The TCAC/HCD approach to calculating racially/ethnically concentrated areas of poverty (R/ECAPs), uses a location quotient for segregation and a poverty threshold of 30 percent of the population living below the poverty line. This approach helps to measure the concentration of race in a small area for a more precise result. Figure D-15 demonstrates that there are no R/ECAPS in San Fernando or the immediately adjacent areas. Figure D-16 provides the regional context and D-17 shows where opportunity sites are located.

Figure D-15:  
R/ECAPs in San Fernando

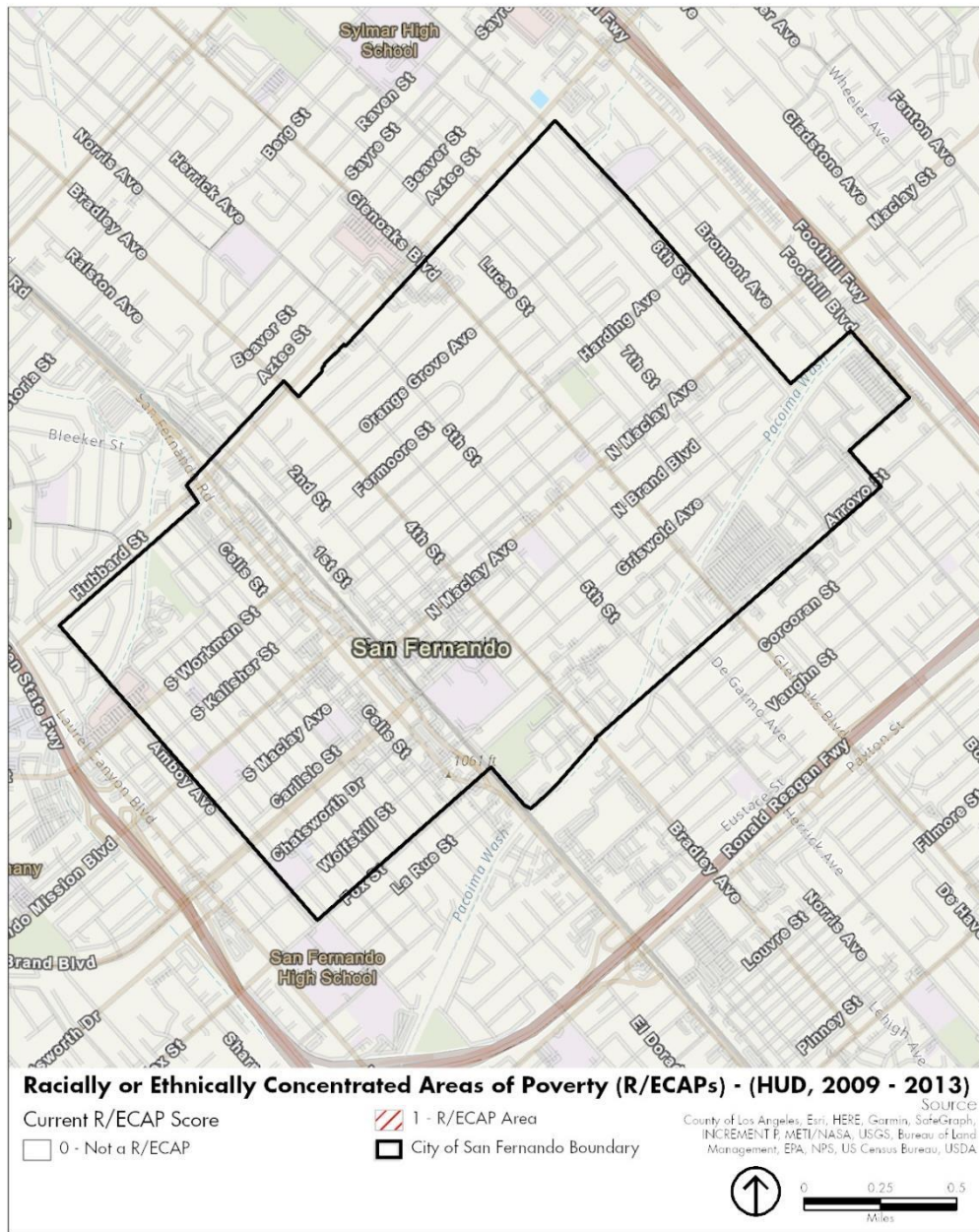


Figure D-16:  
R/ECAPs in the Greater San Fernando Area

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

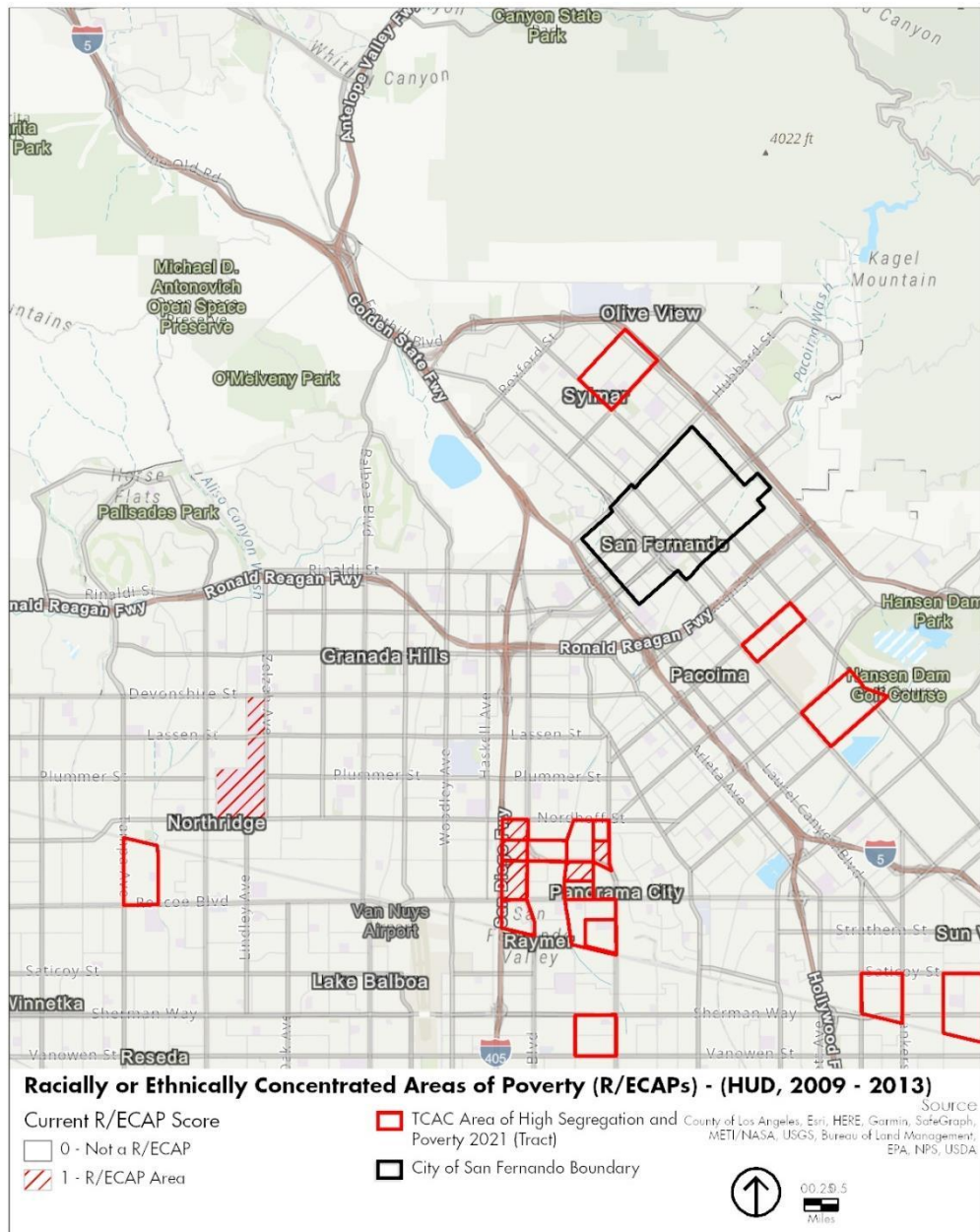


Figure D-17:  
TCAC Areas of High Segregation and Poverty

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

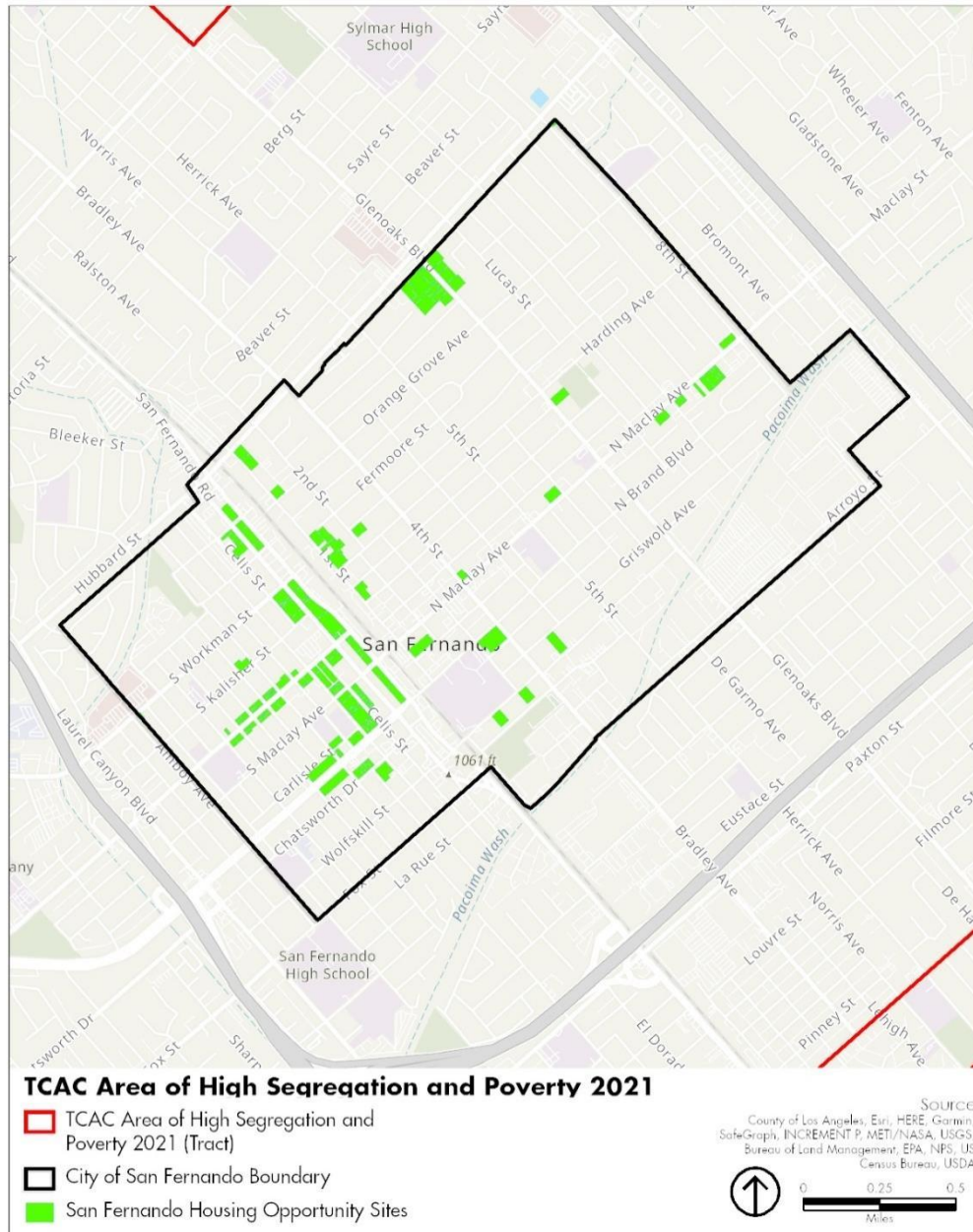
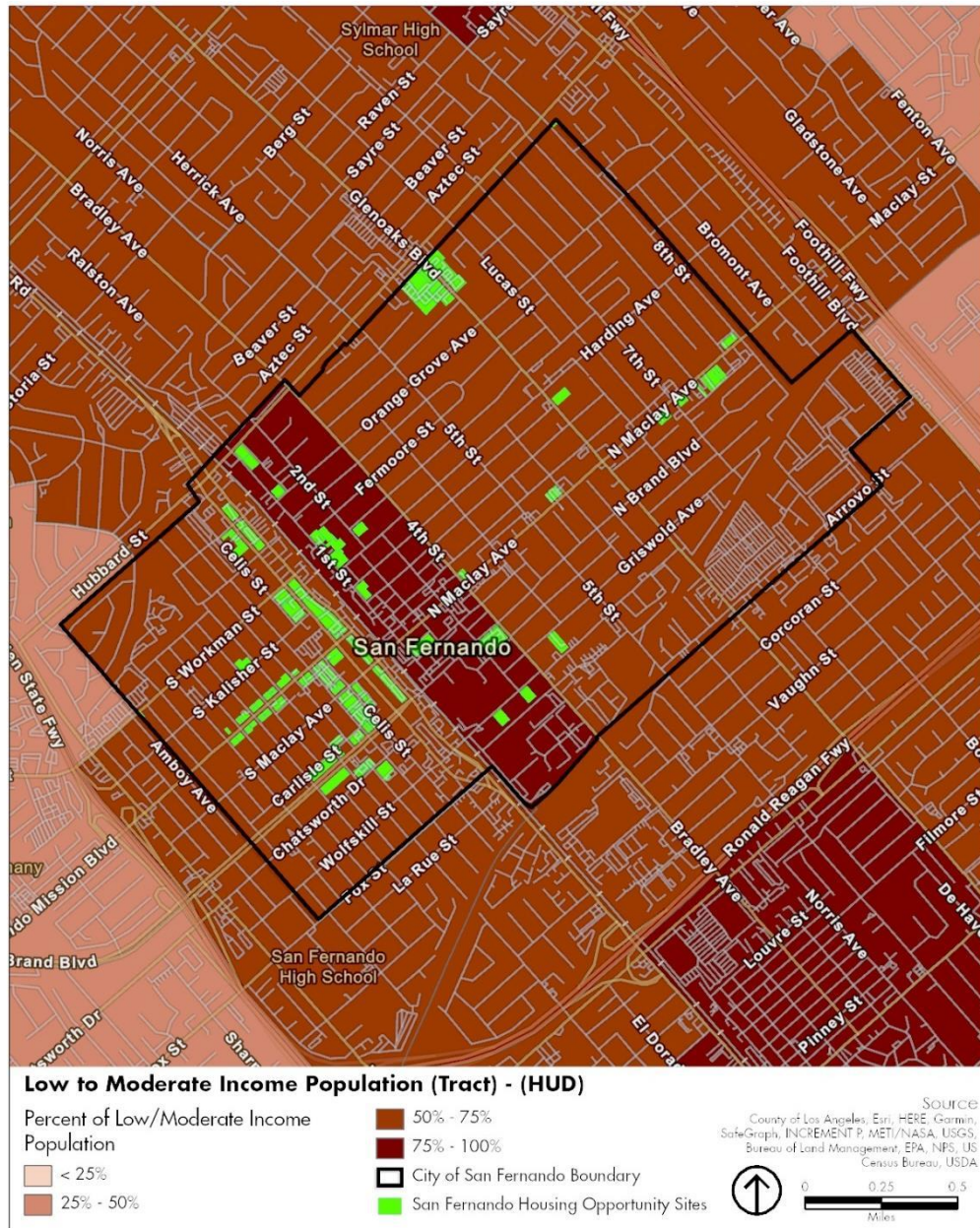


Figure D-18:  
Low and Moderate Income Areas

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

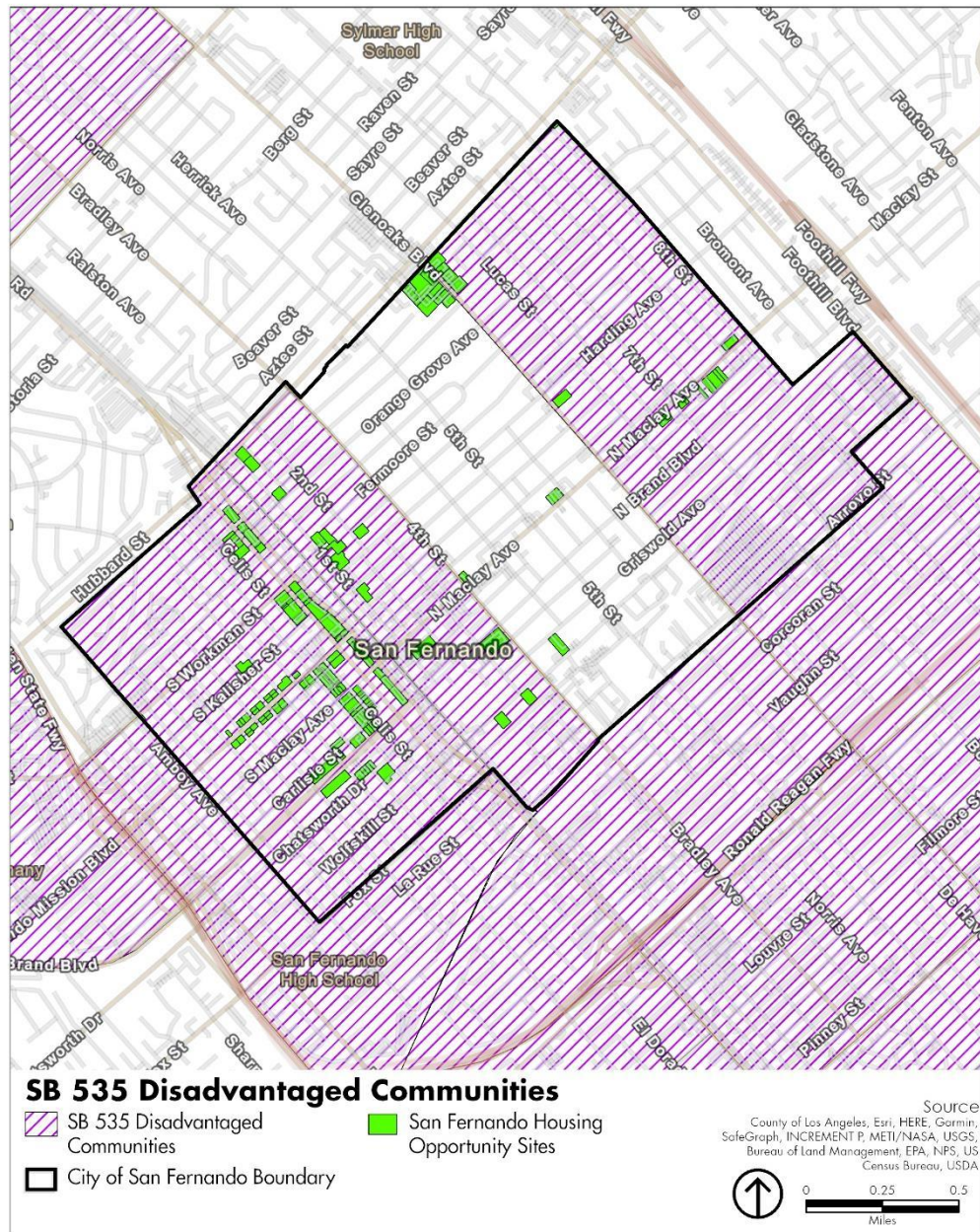


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## DISADVANTAGED COMMUNITIES

According to Senate Bill 535, disadvantaged communities are “identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following: (a) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects exposure, or environmental degradation. (b) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment. Figure D-19 shows that much of San Fernando is categorized as a disadvantaged community, as the only area not in this category lies between Glenoaks Boulevard and 4<sup>th</sup> Street. The majority of the RHNA opportunity sites are located in a disadvantaged area.

Figure D-19  
Disadvantaged Communities



## RACIALLY CONCENTRATED AREAS OF AFFLUENCE

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

Figure D-20:  
Income and Race in San Fernando

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

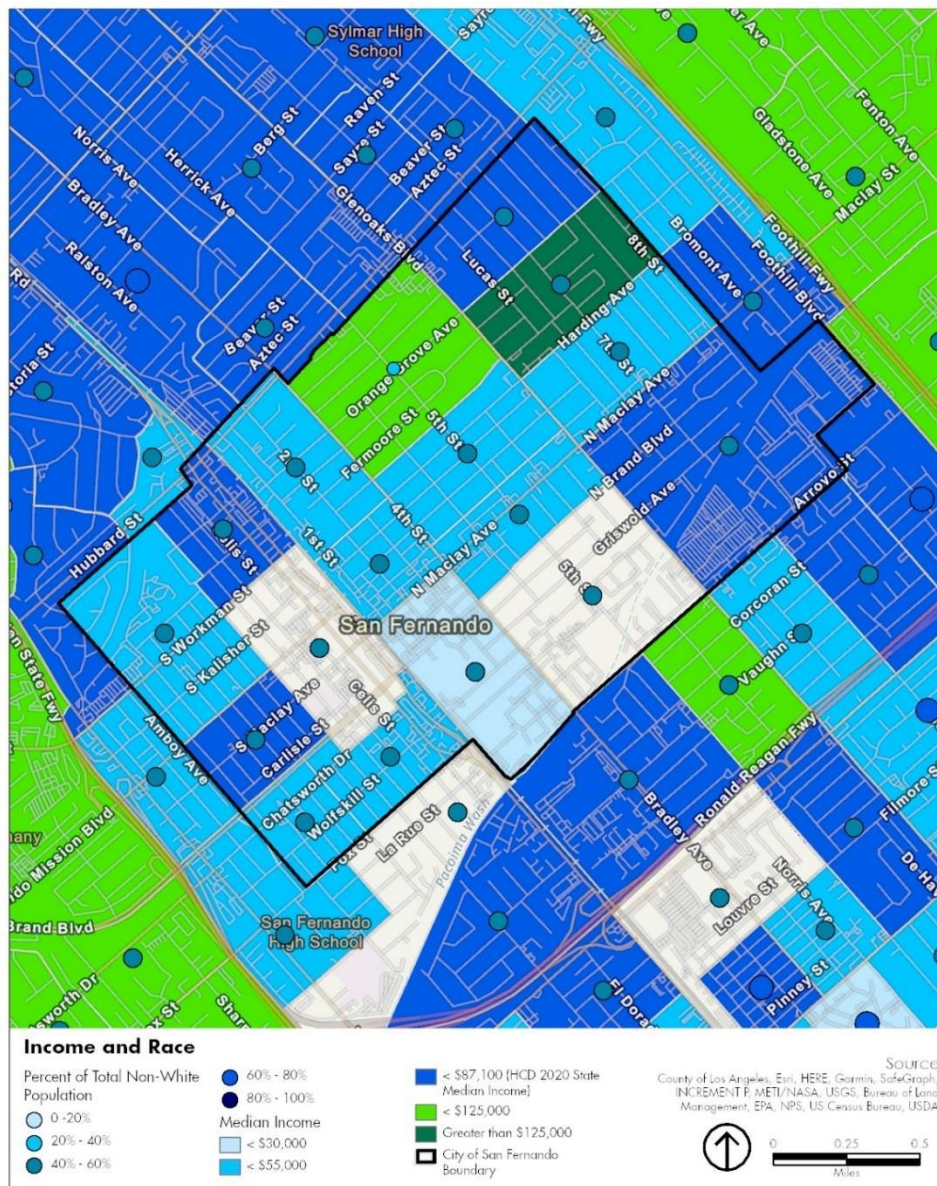
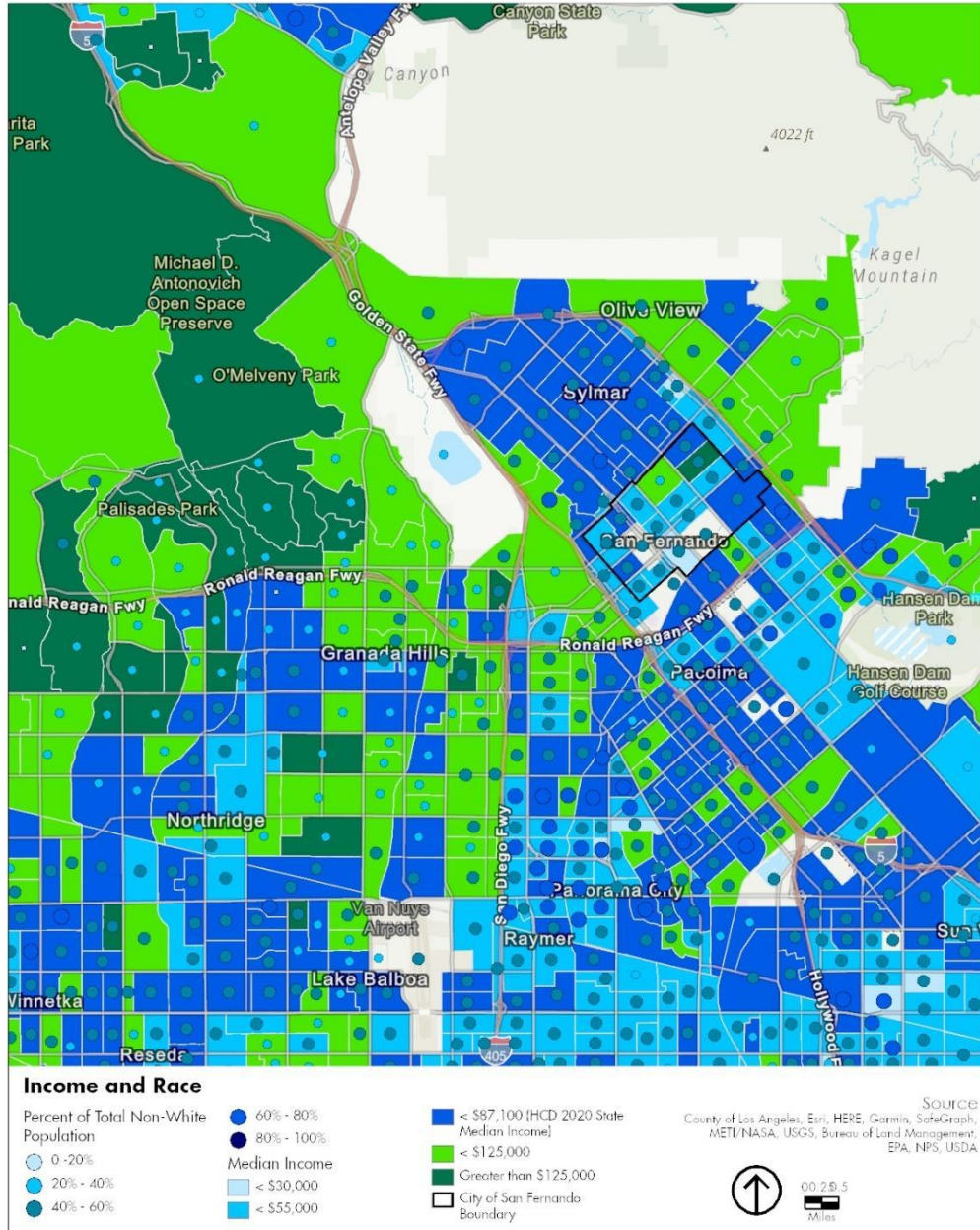




Figure D-21:  
Income and Race in the Greater San Fernando Area

Figure D-21 depicts income and race in the region. RCAA's are limited to the northwest corner of the map in Santa Clarita, the east in an area north of the Hansen Dam, and the west near the Ronald Reagan Freeway.



## 4. ACCESS TO OPPORTUNITIES

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

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The purpose of these opportunity maps is to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent 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. 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-5 shows the full list of indicators.

*Table D-5:  
Domains and List of Indicators for Opportunity Maps*

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

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

Opportunity map scores for San Fernando are presented in Table D-6. Out of the four census tracts, three are low-resourced and one is moderately resourced. Economic scores are the most limiting factor, while environmental scores are the highest-scoring category.

Table D-6:  
TCAC Opportunity Map Scores by Census Tract

Census Tract	Economic Domain Score (by region)	Environmental Domain Score (by region)	Education Domain Score (by region)	Composite Index Score	Final Category
6037320100	0.193	0.667	0.403	-0.25	Moderate Resource
6037320202	0.289	0.633	0.215	-0.33	Low Resource
6037320201	0.064	0.714	0.248	-0.44	Low Resource
6037320300	0.041	0.64	0.231	-0.501	Low Resource

Source: 2021 HUD AFFH Data

Figure D-22:  
TCAC Opportunity Areas (Composite Score)

Figure D-22 depicts San Fernando census tracts by composite opportunity score. The majority of the City is classified as low-resource, while the area northeast of Glenoaks Boulevard is moderately resourced.

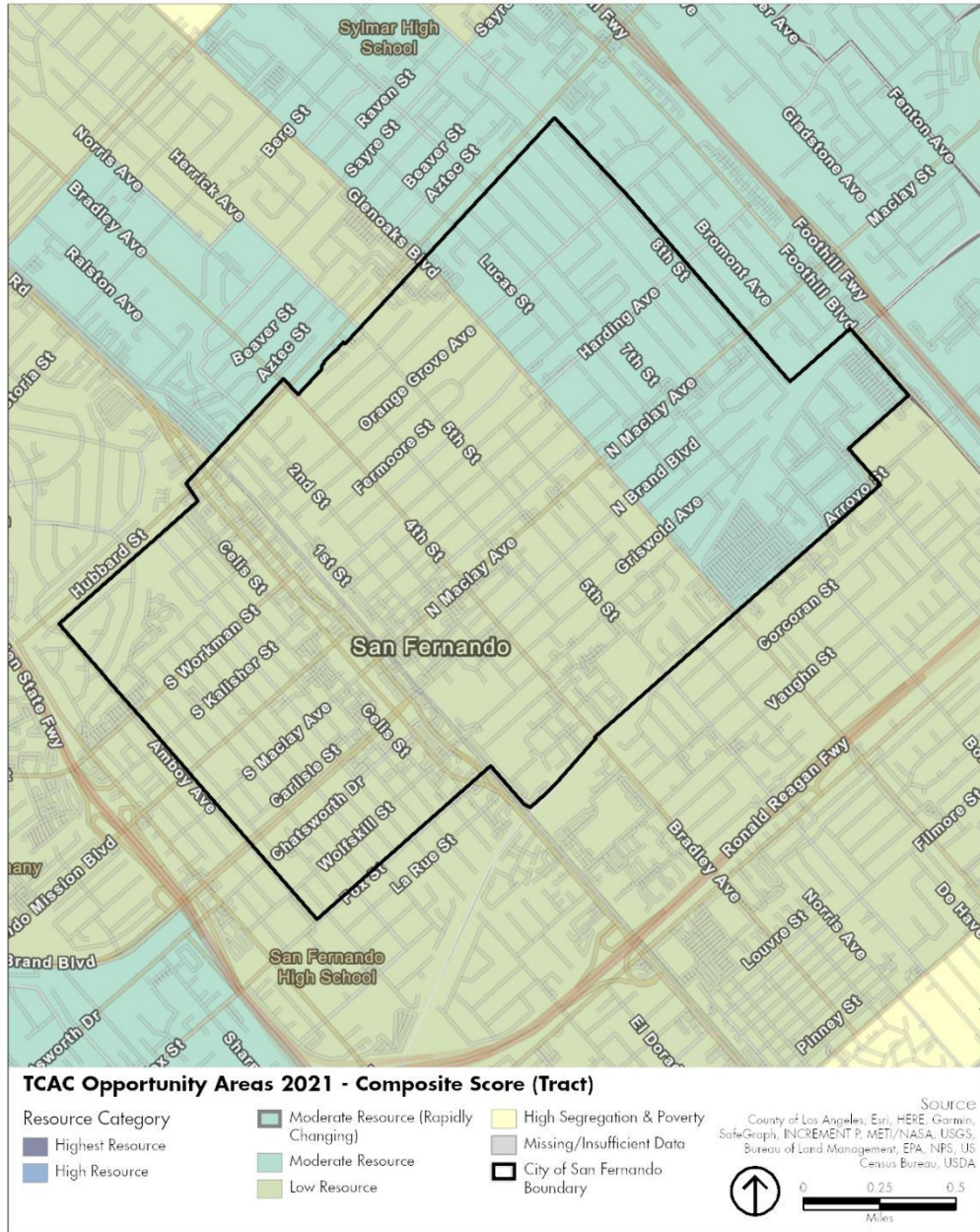
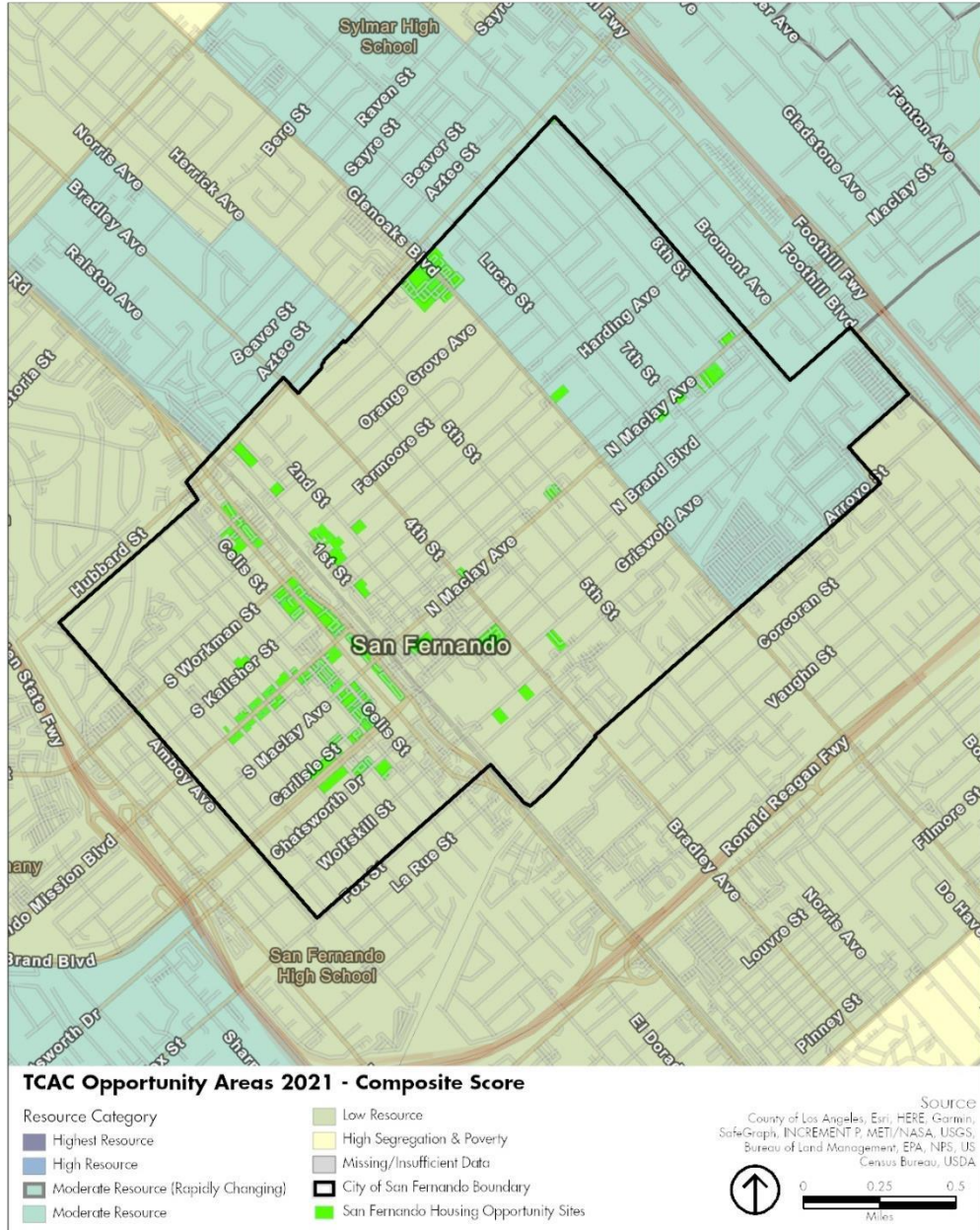


Figure D-23:  
TCAC Opportunity Areas – Composite (Tract)

Figure D-23 shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. Nearly all sites are located in low resource areas, while a few are located in the moderately resourced areas northeast of Glenoaks Boulevard.

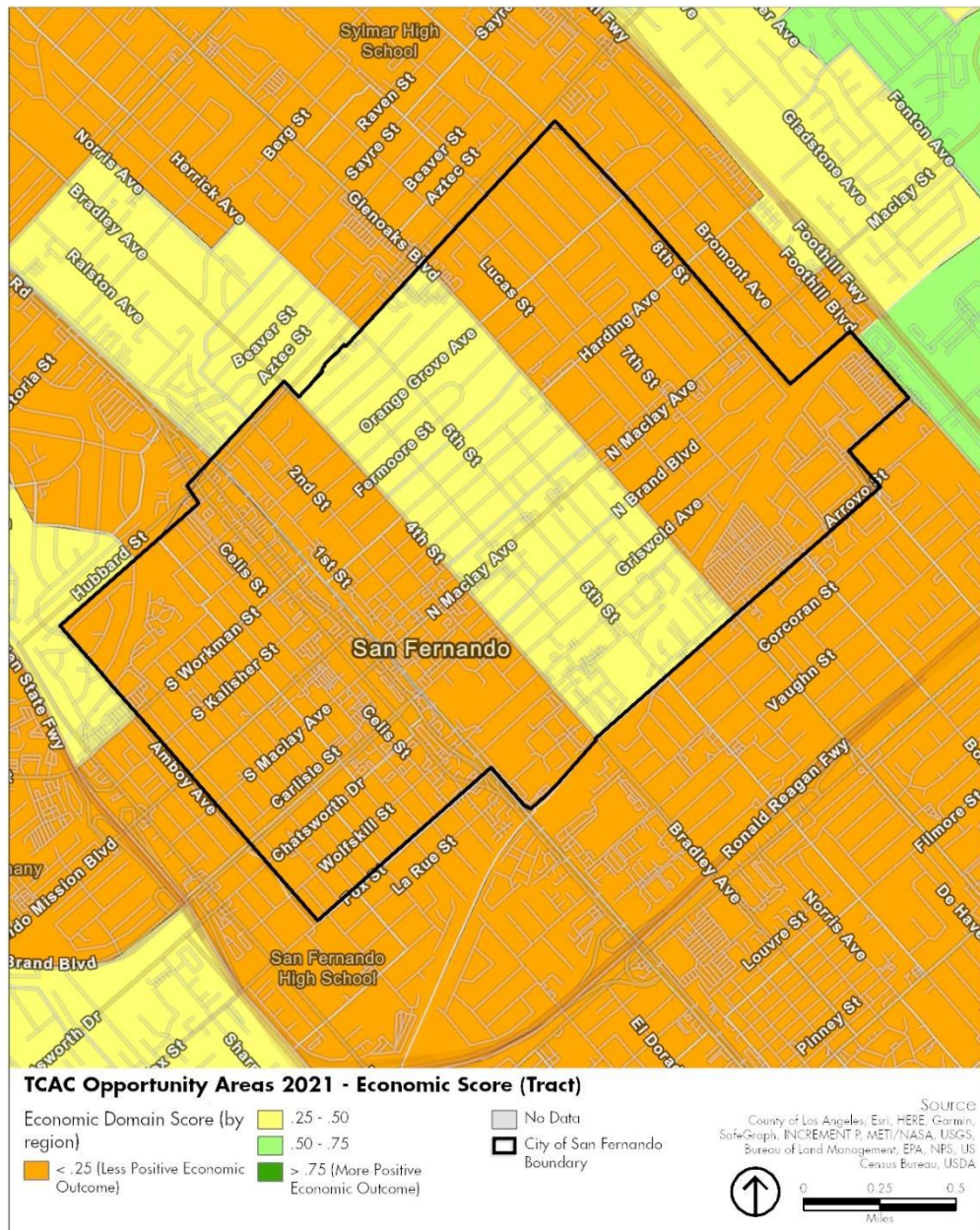


## ECONOMIC OPPORTUNITIES

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values.

Figure D-24:  
TCAC Economic Opportunities

Figure D-24 depicts the economic opportunity scores in San Fernando. The majority of the City receives the lowest score of less than .25, while the remaining area between 4<sup>th</sup> Street and Glenoaks Boulevard receives the next highest score of .25 -.50.

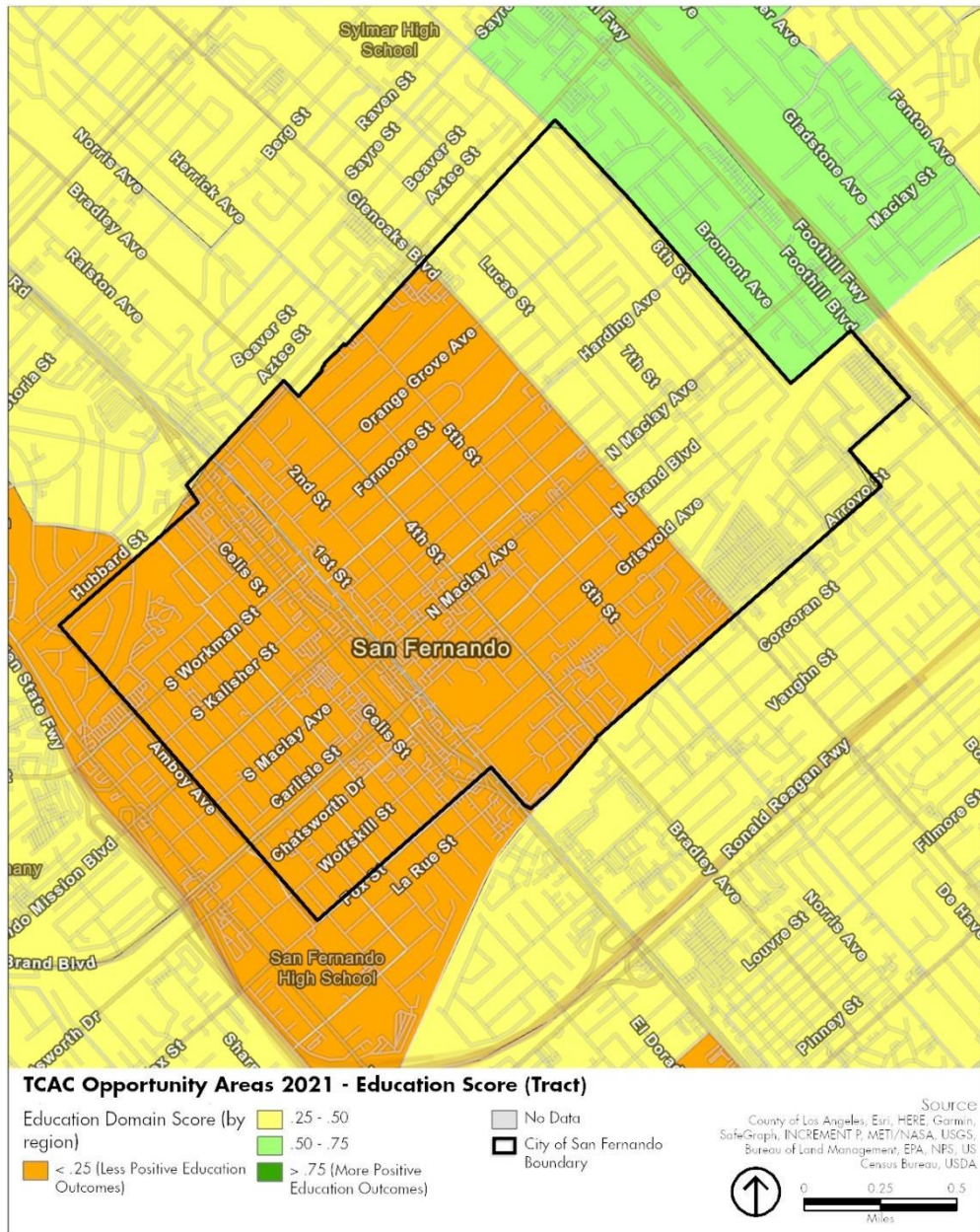


## EDUCATION OPPORTUNITIES

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates.

Figure D-25:  
TCAC Education Opportunities

Figure D-25 shows census tracts in San Fernando by TCAC education score. The majority of San Fernando receives a score less than .25, the lowest score category. The rest of the City northeast of Glenoaks Boulevard receives the next highest category of score, between .25 and .50.



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## ENVIRONMENTAL IMPACTS

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. Lower scores equate to less pollution combined with more desirable socioeconomic characteristics.



Figure D-26:  
CalEnviroScreen in San Fernando

Figure D-26 depicts San Fernando by CalEnviroScreen score. The southwestern portion of the City below 4<sup>th</sup> Street scores in the 81-90 percentile, while the remainder scores in the 71-80 percentile group. Immediately adjacent areas in Pacoima score higher and bordering Sylmar areas generally score lower.

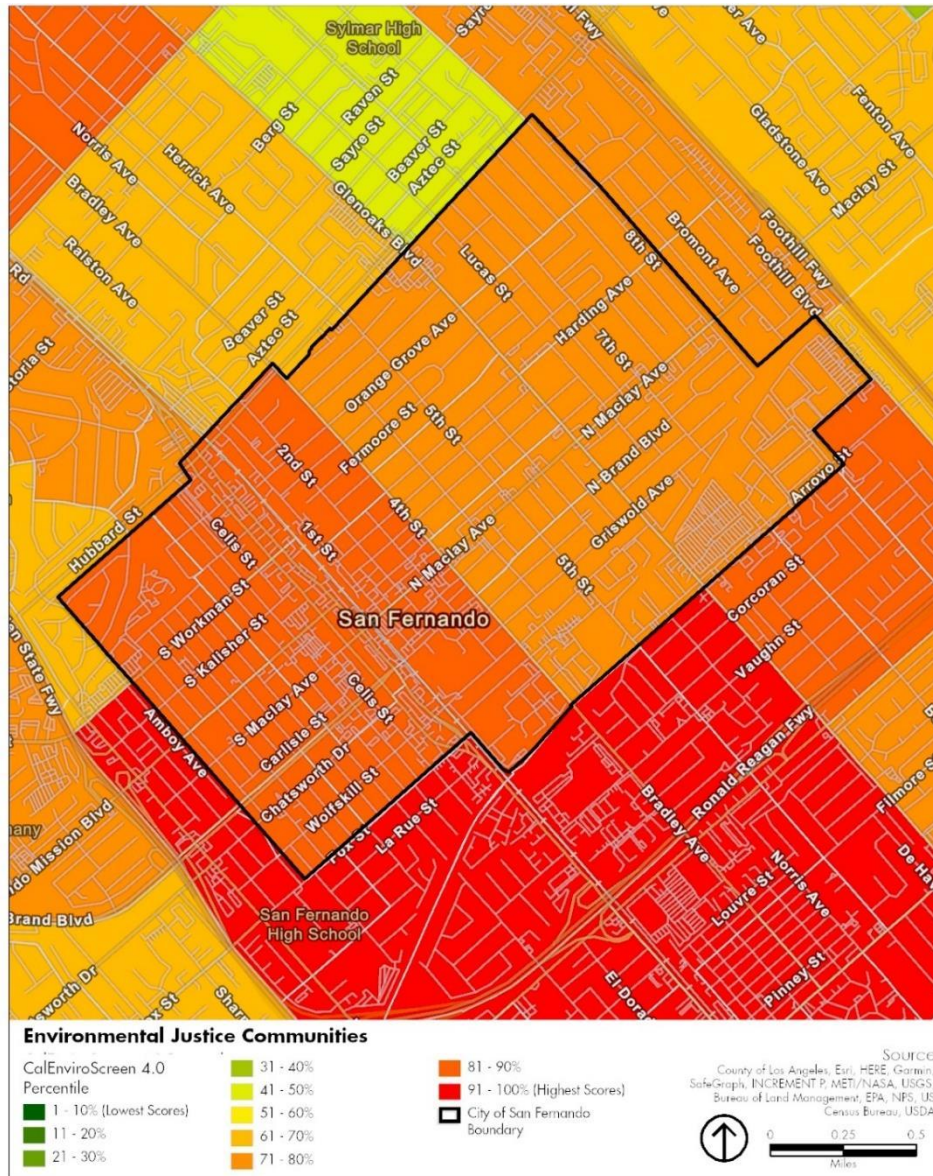
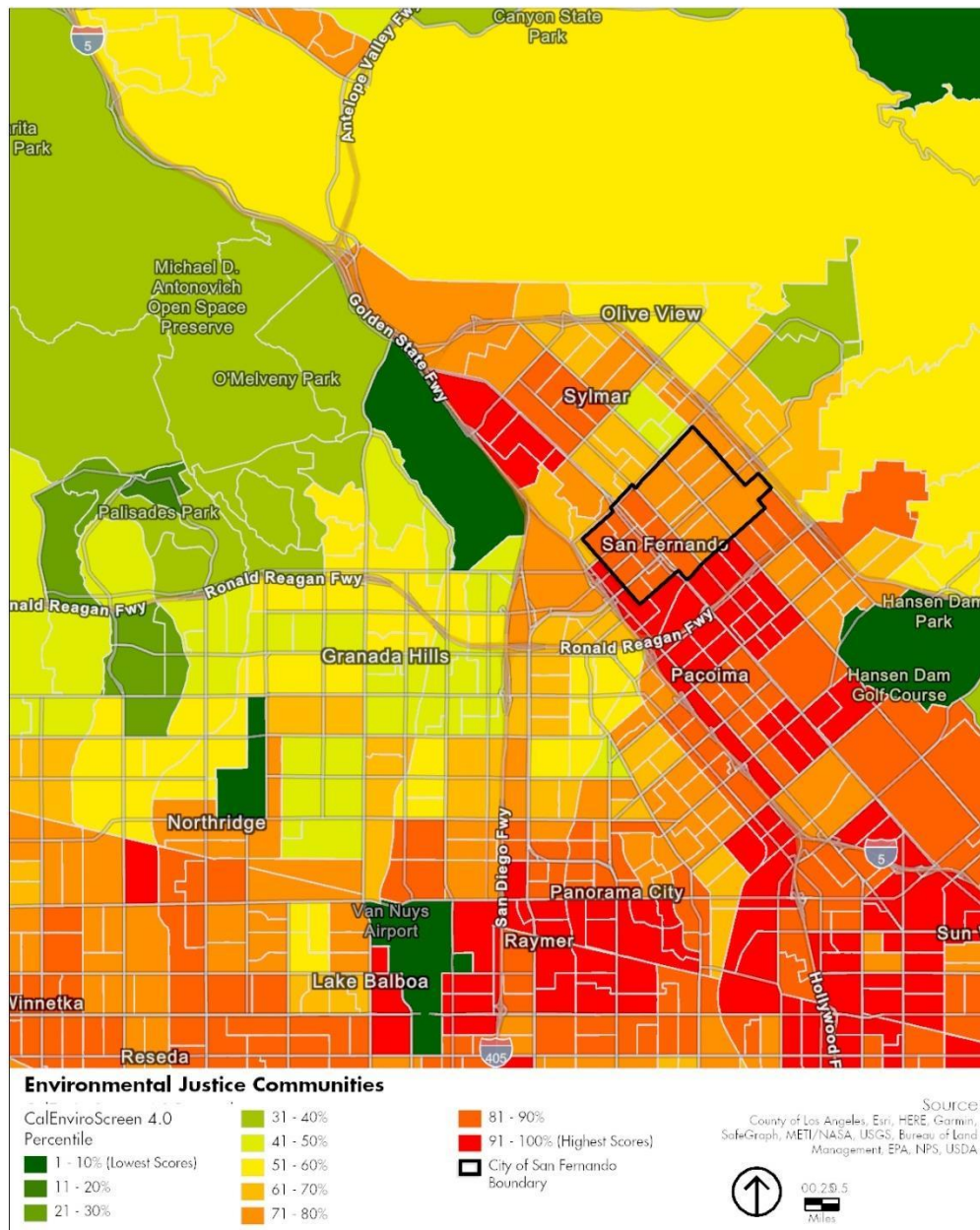


Figure D-27:  
CalEnviroScreen in the Greater San Fernando Area

Figure D-27 shows the regional context of the CalEnviroScreen scores. Of the developed areas, scores are generally lower (less environmental concern) in the northwest area of the map, west of the Golden State Freeway. San Fernando is among the highest scoring areas along with Pacoima, Panorama City, and other Los Angeles communities.



### TRANSPORTATION OPPORTUNITIES

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

Figure D-28:  
*Transportation Opportunities*

According to AllTransit, San Fernando receives a score of 7.8, which is described as a “Very good combination of trips per week and number of jobs accessible enabling many people to take transit to work.” 192,862 jobs are accessible within a 30-minute trip thanks to 7 transit routes within ½ mile. This includes the Sylmar/San Fernando train station on the Antelope Valley Line and several bus routes.



Figure D-29:  
High-Quality Transit Areas

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure-29 demonstrates that most of San Fernando and the RHNA opportunity sites are located in a high-quality transit area. The northeast quadrant of the city is the only portion that is not in a HQTA.

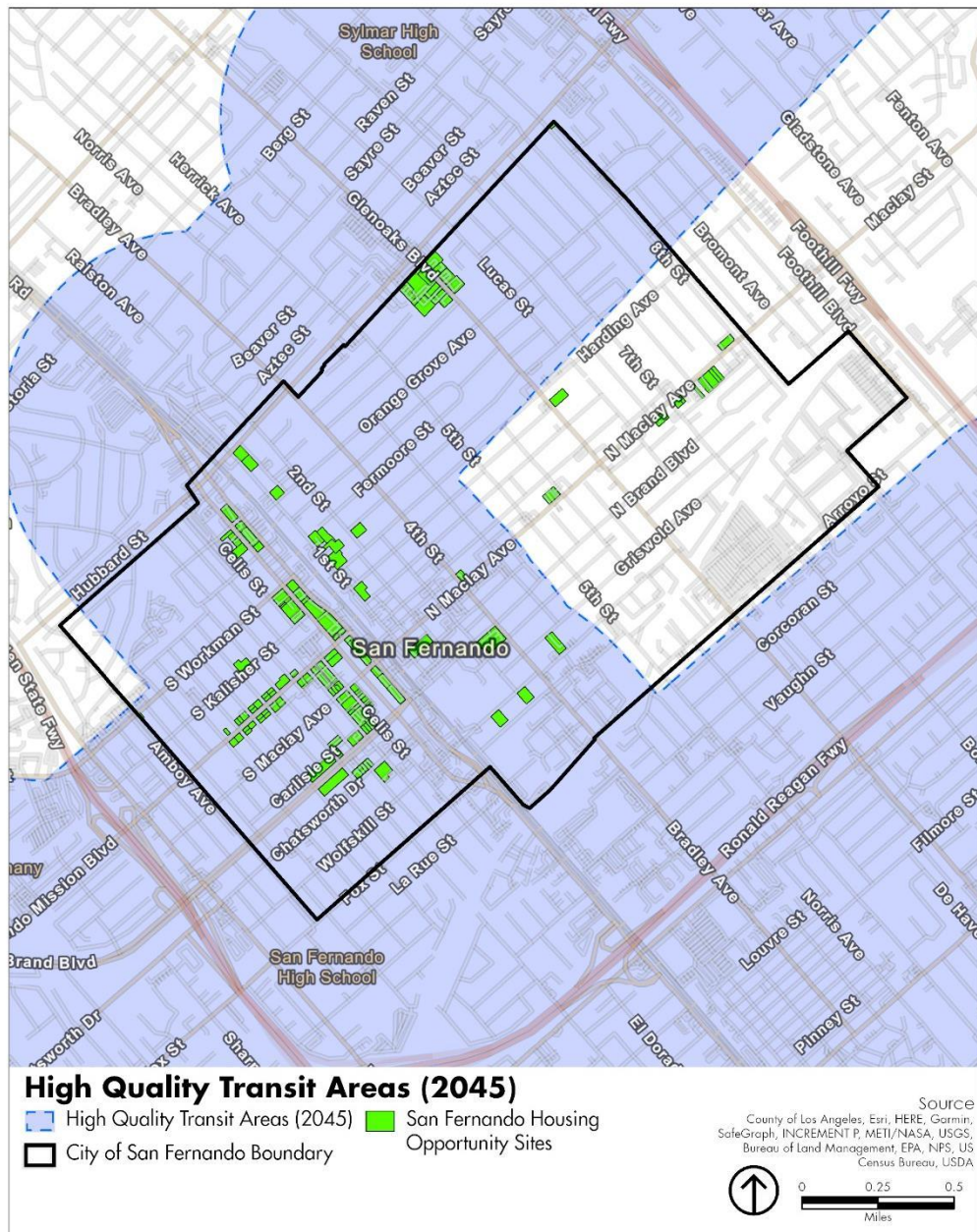
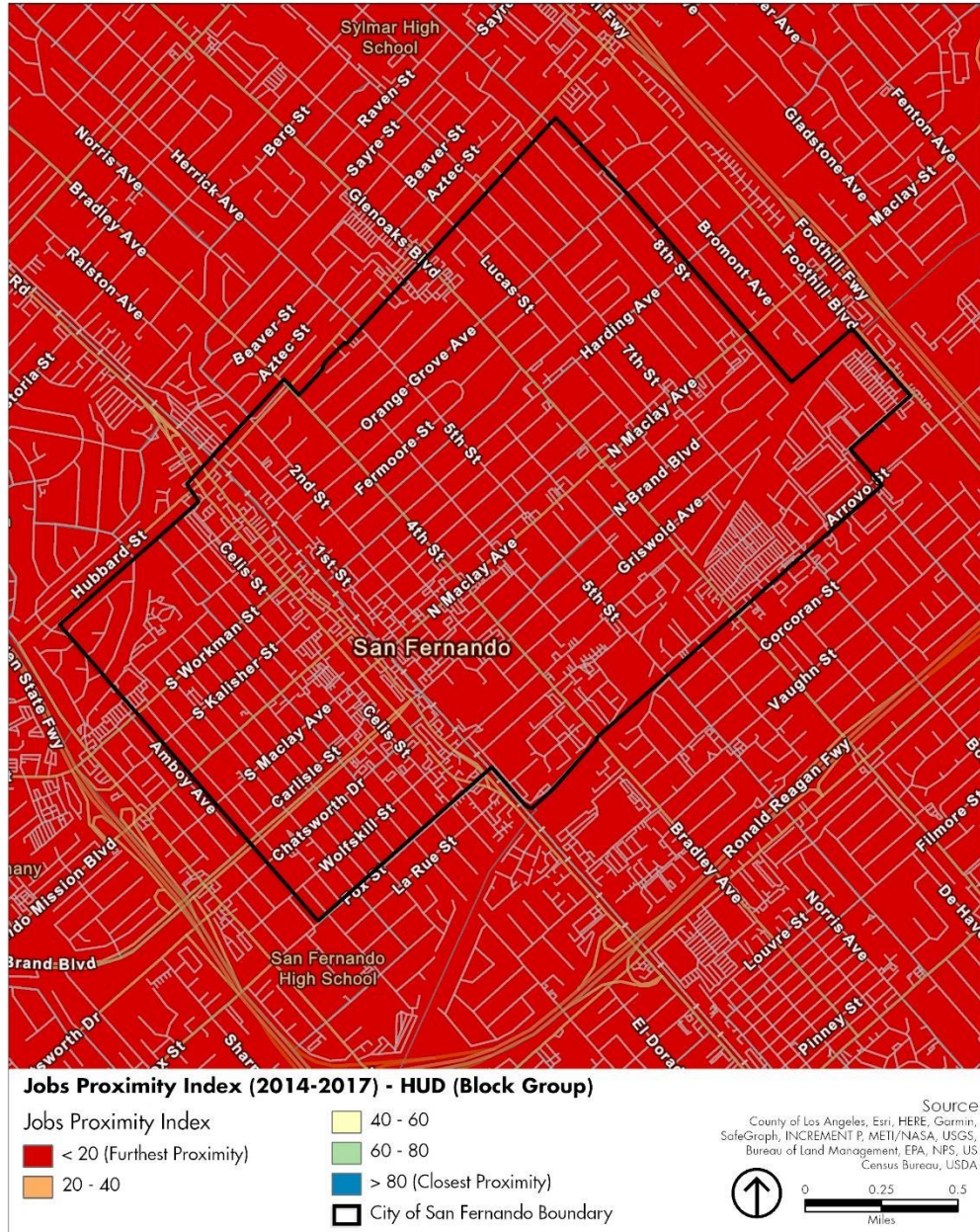


Figure D-30

Jobs Proximity Index

HUD’s Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Figure D-30 demonstrates that all of San Fernando and its immediately surrounding areas score <20, which is the lowest category that corresponds with furthest proximity to employment opportunities. While Figures D-28 and D-29 demonstrated that San Fernando has quality transit connections to job centers, the actual distances may be greater than average.



## 5. DISPROPORTIONATE HOUSING NEEDS

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

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

Table D-7 displays the rates of housing problems by race, ethnicity, and housing tenure in San Fernando and Los Angeles County. On average, San Fernando residents experience housing issues at a higher rate than residents in wider Los Angeles County. As is often common, renters in both jurisdictions experience housing problems at higher rates than owners. In this data set, there were no records of residents in San Fernando identifying as Pacific Islanders or Other, so these fields have been left blank.

*Table D-7  
Housing Problems by Race/Ethnicity*

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

Source: HUD CHAS 2013-2017

Elderly and large households may also be subject to disproportionate housing problems. Table D-8 displays housing problems among elderly and large households by housing tenure in San Fernando and Los Angeles County. While rates of housing problems among large households are similar between the two jurisdictions, San Fernando's high rates of housing problems in elderly households, especially renters (86.7%), drives the City's overall rate to be more than double the rate of Los Angeles County.

*Table D-8  
Housing Problems in Elderly and Large Households by Tenure*

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

Source: HUD CHAS 2013-2017

## COST BURDEN

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

Table D-9 shows cost burdened households in San Fernando and Los Angeles County by housing tenure and race. The overall rates of cost burdened households and severely cost burdened households are comparable between the two jurisdictions. In San Fernando, White and Black households face the highest rates of cost burden followed closely by Hispanic households. Hispanic households, the majority ethnic group, have the highest severe cost burden rate. Los Angeles County's low rates of cost burdened households in its relatively large White and Asian populations keep its overall numbers close to those in San Fernando.

Table D-9  
San Fernando Cost Burden by Tenure and Race

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

Source: HUD CHAS 2013-2017



Table D-10 shows cost burdened elderly and large households by tenure in San Fernando and Los Angeles County, which have comparable total results. Large families in San Fernando experience lower rates, while elderly households have higher rates when compared to the County. This is especially true of elderly renters, as 85 percent in San Fernando are cost-burdened including 69 percent who are severely burdened.

Table D-10

*Cost Burden for Elderly and Large Households by Tenure*

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

Source: HUD CHAS 2013-2017

Figure D-31:  
Overpayment by Renters

Figure D-31 shows the extent of cost-burdened renters throughout San Fernando. Rates in the City range from below 20 percent in the area between Glenoaks Boulevard and 4<sup>th</sup> Street to 60-80 percent immediately southwest between 4<sup>th</sup> and 1<sup>st</sup> Streets.

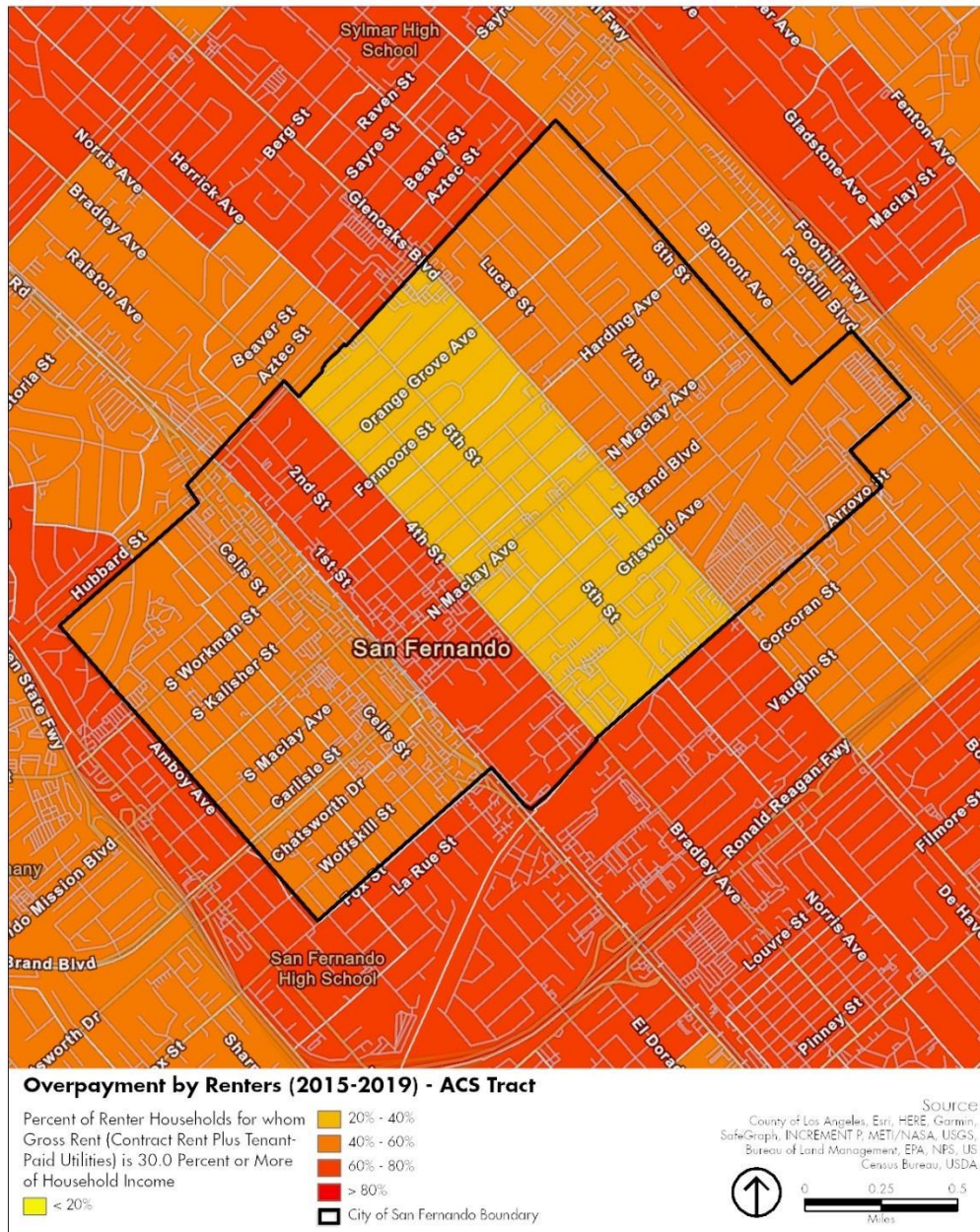
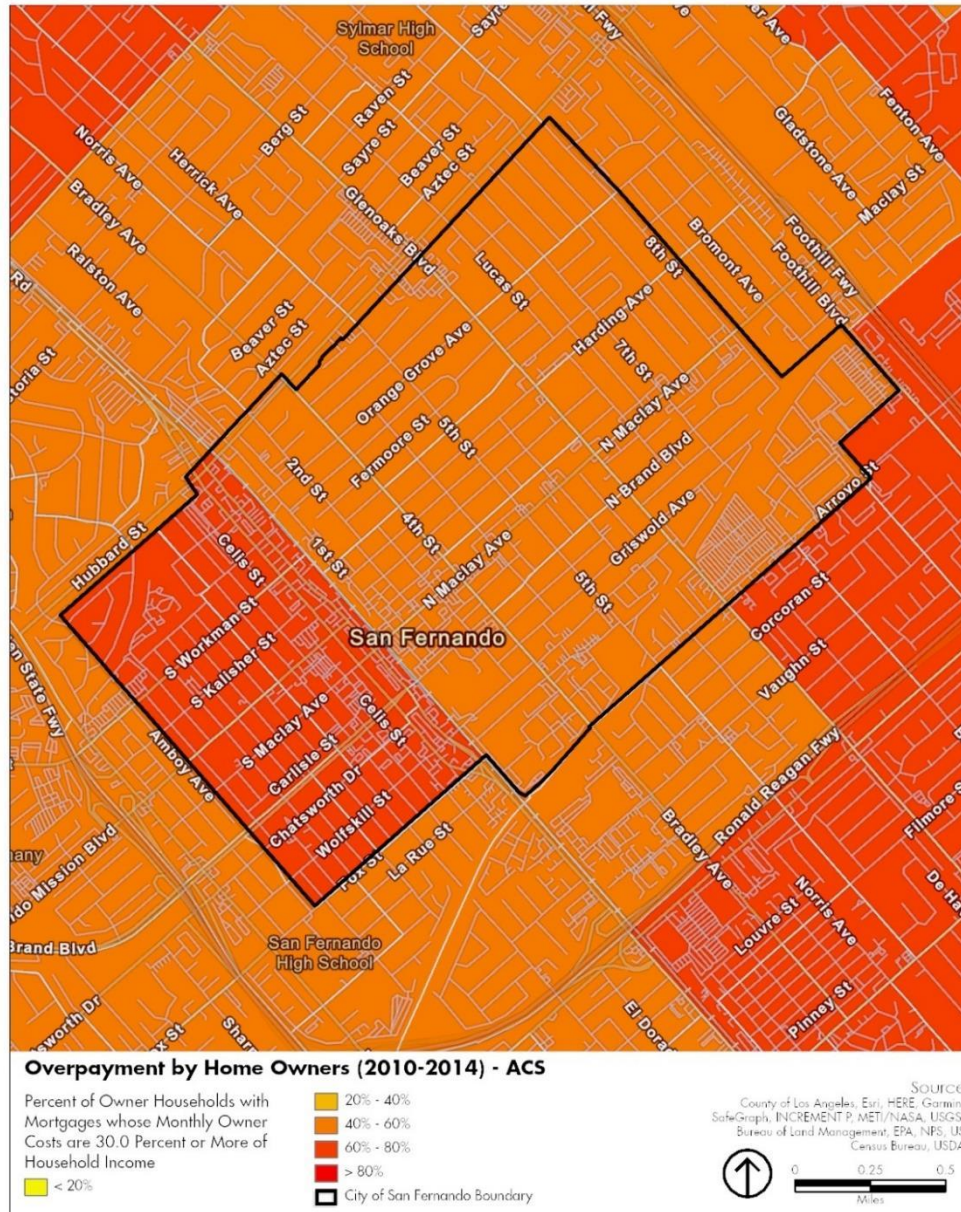


Figure D-32:  
Overpayment by Owners

Figure D-32 depicts overpayment by residents who own their residences. This map is more uniform than Figure D-31's overpayment by renters. Most of San Fernando and nearby areas have 40-60 percent of owner-occupied households experiencing cost burden. The remaining part of the City, southwest of 1<sup>st</sup> Street, is in the 60-80 percent category.



## OVERCROWDING

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

Figure D-33:  
Overcrowded Households in San Fernando

Figure D-33 depicts rates of overcrowded households in San Fernando compared to statewide averages. Most of the City experiences rates of 15 percent or higher, while the lowest rates of overcrowding occur between 4<sup>th</sup> Street and Glenoaks Boulevard. This is the only area in the City where overcrowding occurs lower than the state average and aligns with the area of lowest rental cost burdens depicted in Figure D-31.

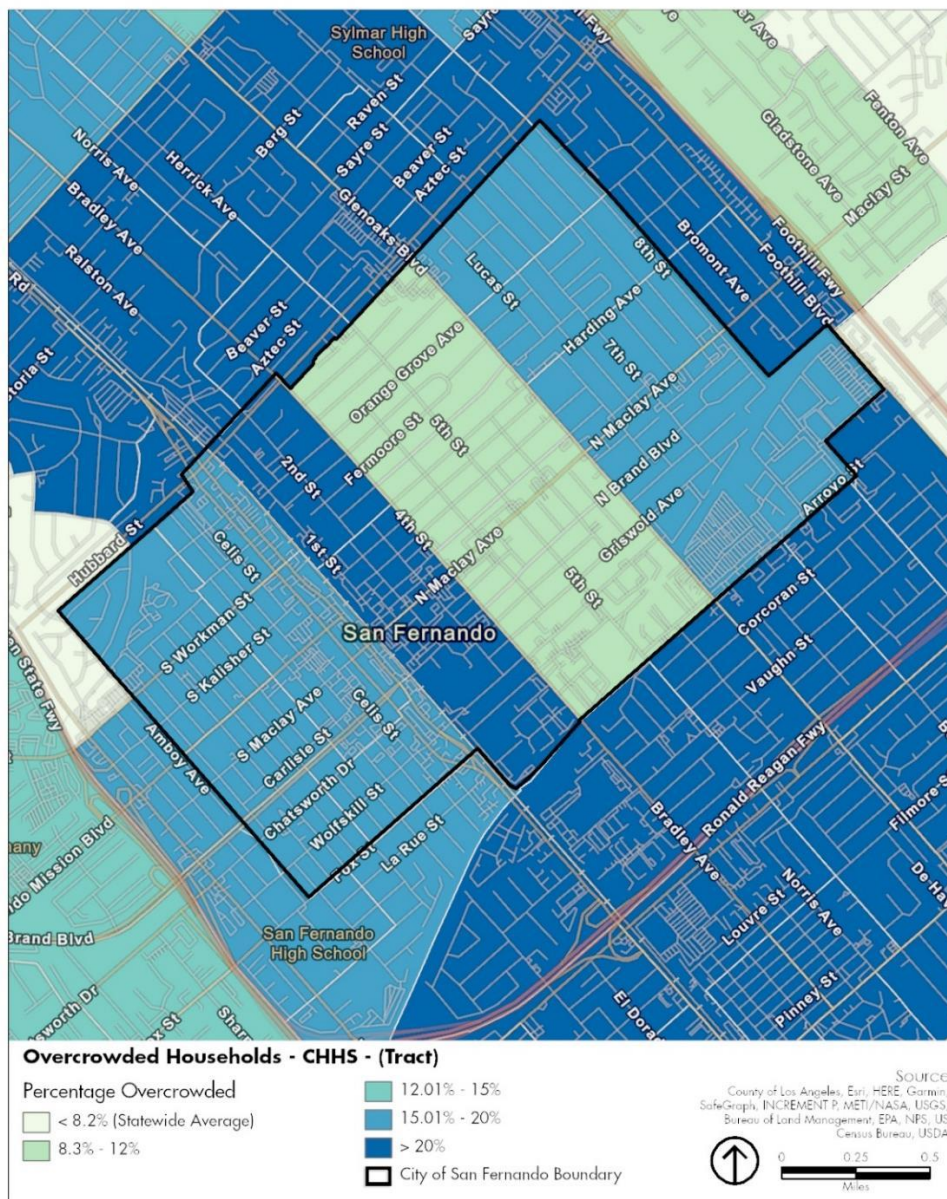
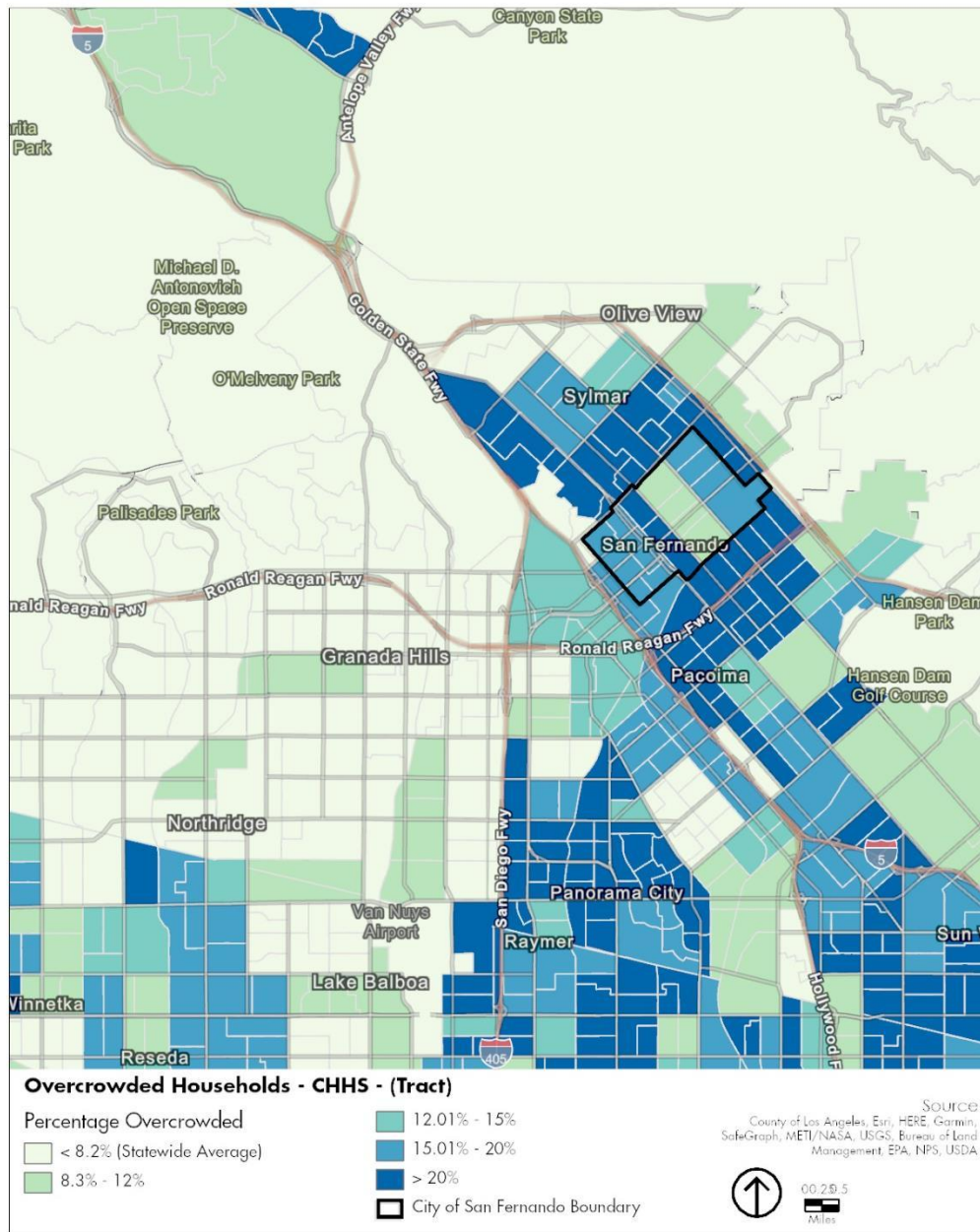


Figure D-34:  
Overcrowded Households in the Greater San Fernando Area

Figure D-34 shows the regional context of overcrowding. The Golden State and San Diego Freeways are dividing lines between heavily overcrowded areas to the east and less overcrowded areas to the west. The Winnetka and Reseda neighborhoods of Los Angeles also have higher rates of overcrowding.



## SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions as they can lead to the inability to create affordable, nutritious meals to health and hygiene concerns. According to 2019 ACS 5-year data, 23 households (0.4%) reported a lack of complete plumbing facilities, and 88 households (1.3%) reported incomplete kitchen facilities. Table D-11 displays households that have either of these housing problems by housing tenure.

Table D-11  
Incomplete Plumbing and Kitchen Facilities

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

Source: HUD CHAS, 2013-2017

To a limited extent, housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table D-12 shows the variety of housing age in San Fernando by census tract. There is considerable difference between 6320201 (newest housing stock) and 6037320202 (oldest housing stock).

Table D-12  
Year Housing Built

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

Source: 2019 ACS 5-Year Estimates

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## DISPLACEMENT RISK

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

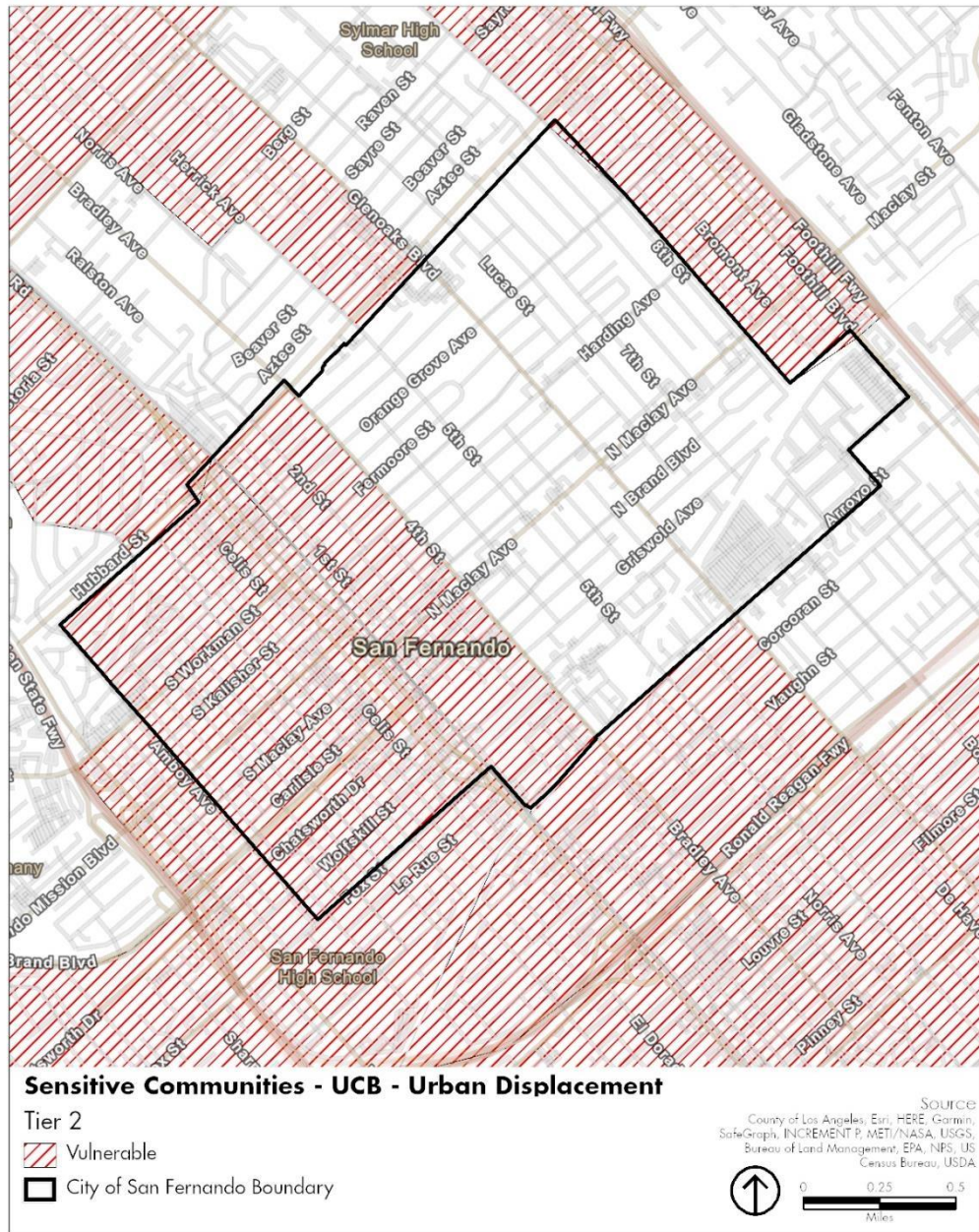
- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent,
  - Share of people of color is above 50 percent,

Share of very low-income households (50 percent AMI or below) that are severely rent-burdened households is above the county median,

- They or areas in proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
- Difference between the tract median rent and the median rent for surrounding tracts above the median for all tracts in county (rent gap).

Figure D-35:  
Urban Displacement

Figure D-35 shows urban displacement risk areas in San Fernando. 4th Street is a dividing line between vulnerable areas to the southwest and non-vulnerable areas to the northeast. This feature generally corresponds with the areas of higher and lower median household incomes.





# C. SUMMARY OF FAIR HOUSING ISSUES

Table D-13, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts on the western side of the City along the northwestern border, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement, and one of these tracts is categorized as a moderate resource area.

Table D-13  
Summary of Fair Housing Issues

Fair Housing Issue	Summary
<i>Enforcement and Outreach</i>	
Fair Housing Records	Fair Housing Council of San Fernando Valley Provides outreach and consultation regarding fair housing issues is the San Fernando Valley, investigating all aspects of discrimination complaints. The Neighborhood Legal Services of Los Angeles County provides a wide array of services related to fair housing for tenants, homeowners, and individuals experiencing homelessness.
<i>Integration and Segregation</i>	
Race/Ethnicity	San Fernando has a relatively homogenous set of census tracts, all having high proportions of Hispanic and non-white populations. 93 percent of residents are Hispanic compared to 48 percent in Los Angeles County.
Disability	11.4% of residents experience a disability compared to 9.9% in the County. A slightly larger share of lower income RHNA units are in tracts with larger populations of disabled persons compared to moderate and above moderate-income units.
Familial Status	31.9% of families are married couples with children, and 31.9% are married couples with no children. The central area of San Fernando has the largest concentration of households comprised of spouses, as are those with children. 4.9% of households are single-guardian households, and 16.3% of households are persons living alone.
Income	Only 28.3% of households earn more than the area median income, compared to 38.9% in Los Angeles County. There is distinct pattern, but generally higher incomes occur in the north of the city and they are more moderate elsewhere.
<i>Racially or Ethnically Concentrated Areas of Poverty</i>	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in San Fernando; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnically Concentrated Areas of	Most San Fernando’s tracts have between 40 and 60 percent of non-white residents, and none have less than 20 percent.

Affluence (RCAAs)	Only one block group in the City has a median income exceeding \$125,000. None of the block groups in the City are considered RCAAs.
<i>Access to Opportunities</i>	
Economic	Most of the city scores in the lowest category of economic opportunity, while the northernmost census tract scores a low-moderate opportunity.
Education	Three out of four census tract have the lowest education opportunity score, while the central portion achieves a low-moderate score.
Environmental	Approximately half of the city (in the north) scores in the 71-80 <sup>th</sup> percentile, and the other half scores in the 82-90 <sup>th</sup> percentile of lowest environmental justice.
Transportation	San Fernando achieves a high score of 7.8 according to AllTransit, thanks to a combination of bus routes and a nearby transit stop.
<i>Disproportionate Housing Needs</i>	
Housing Problem	39.8% of the City's households experience a housing problem, including 29.5 percent of owners and 51.8% of renters. Hispanic residents, especially renters, have a high burden.
Cost Burden	46% of households have a cost burden, including 25% who have a high burden. Renters are the most burdened- they experience a rate of 58%.
Overcrowding	Only one of the four census tracts in San Fernando has a rate of overcrowding lower than the statewide average of 8.2%. The remaining have 15% or higher.
Incomplete Plumbing and Kitchen Facilities	0.4% of households lack complete plumbing and 1.3% have incomplete kitchen facilities. Owners experience this at a rate of 0.4% while Renters experience it at a rate of 3.5%. The rates for Los Angeles County are 0.5% and 2.8% respectively.
Displacement	Approximately half the city is considered vulnerable to displacement, the area south of 4 <sup>th</sup> Street.

## D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The following are contributing factors that may affect fair housing choice in San Fernando.

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### SEGREGATION AND INTEGRATION

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

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

The City has no census tracts that are identified as R/ECAPs or RCAA's.

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### DISPARITIES IN ACCESS TO OPPORTUNITY

All areas of the City have moderate or low access to economic and educational opportunities

#### Contributing Factors:

- Access to equitable childcare
- Access to equitable healthcare
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination

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### DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT RISKS

A significant portion of San Fernando is categorized as being vulnerable to displacement (Figure D-35) in the event of increased development or significant shifts in housing costs.

#### Contributing Factors:

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

# IMPLEMENTATION ACTIONS

Table D-14:  
Implementation Actions

Fair Housing Issues	Contributing Factors	Meaningful Actions
<i>Fair Housing Services</i>	<ul style="list-style-type: none"> <li>○ Lack of a variety of inputs media (e.g., meetings, surveys, interviews)</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Lack of accessibility to draft documents</li> </ul>	
<i>Outreach and Enforcement</i>	<ul style="list-style-type: none"> <li>○ Lack of digital access</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Lack of resources for fair housing agencies and organizations</li> </ul>	
<i>Housing Mobility</i>	<ul style="list-style-type: none"> <li>○ The availability of affordable units in a range of sizes (such as lack of family housing)</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Location and type of affordable housing</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Private discrimination</li> </ul>	
<i>Place-Based Strategy to Encourage Community Revitalization</i>	<ul style="list-style-type: none"> <li>○ Lack of public investments in specific neighborhoods, including services or amenities</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Lack of private investments in specific neighborhoods</li> </ul>	
<i>New Housing Choices in Areas of High Opportunity</i>	<ul style="list-style-type: none"> <li>○ Lack of public investments in specific neighborhoods, including services or amenities</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Lack of private investments in specific neighborhoods</li> </ul>	
<i>Housing for Persons with Disabilities</i>	<ul style="list-style-type: none"> <li>○ Access to publicly supported housing for persons with disabilities (Beyond ADA, or specific housing types?)</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Access to transportation for persons with disabilities</li> </ul>	

	<ul style="list-style-type: none"> <li>○ Lack of affordable in-home or community-based supportive services</li> <li>○ Lack of affordable, accessible housing in range of unit sizes</li> <li>○ Lack of affordable, integrated housing for individuals who need supportive services</li> <li>○ Lack of assistance for housing accessibility modifications</li> <li>○ Lack of assistance for transitioning from institutional settings to integrated housing</li> </ul>	
<i>Protecting Existing Residents from Displacement</i>	○ The availability of affordable units in a range of sizes (such as lack of family housing)	
	○ Displacement of residents due to economic pressures	
	○ Land use and zoning laws	
	○ Community opposition	
<i>Community Health Strategies</i>	○ Access to equitable childcare	
	○ Access to equitable healthcare	
	○ The availability, type, frequency, and reliability of public transportation	
	○ Lack of private investments in specific neighborhoods	
	○ Lack of public investments in specific neighborhoods, including services or amenities	
	○ Location and type of affordable housing	
	○ Private discrimination	
<i>Environmental Equity Strategies</i>		

# VI. HOUSING PLAN

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

## A. GOALS, POLICIES AND PROGRAMS

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

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

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

### GOAL 1.0

**Maintain and Enhance the Quality of Existing Housing, Neighborhoods, and Health of Residents**

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#### POLICY

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

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

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

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

**Policy 1.5:** Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and preserve community character. Address household overcrowding and illegal conversion of garages and patios, and

subdivision of single-family units through pro-active code enforcement efforts, combined with information on provision of legal second-dwelling units.

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

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

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## IMPLEMENTING PROGRAMS

### 1. Residential Rehabilitation Program

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

#### 2021-2029 Objectives:

- Subject to available funding, assist 10 households during the planning period.
- Seek partnerships with public agencies and non-profit organizations that provide rehabilitation assistance. Support affordable housing providers in their funding applications for acquisition/rehabilitation activities, such as providing letter of support or consistency finding with the City's General Plan.
- Annually research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.

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

**Responsible Agency:** Community Development Department

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

### 2. Housing Inspection Programs

This is an existing program in the City of San Fernando. In the 5<sup>th</sup> cycle the City initiated a multi-family residential inspection program, allocating the City's Building and Safety Supervisor and Community Preservation staff time for program implementation. The program is focused on improving the overall quality of the housing stock, and focuses on apartments with three or more units, encompassing over 1,000 of the City's housing units. The inspection program utilizes HUD's Housing Quality Standards (HQS) as the basis for evaluating housing conditions. Similar to CAPP, identified code violations under the Apartment Inspection Program are directly referred to the City's housing rehabilitation program coordinator. In addition, the City requires inspection of an ownership housing unit dwelling prior to re-sale.

The City has also implemented a Pre-Sale Inspection program. The program requires sellers to submit an application and obtain the resulting report before they sell any residential property. The report includes city records related to the structure at the property and of any code violations as identified by a city inspection.

**2021-2029 Objectives:**

- Complete inspections of approximately 200 apartment units on an annual basis.
- Complete inspection of ownership housing units prior to resale.
- Complete 50 Pre-Sale Inspection reports.
- Conduct outreach and education efforts on the City's housing and pre-sale inspection programs annually.
- Provide City Council with annual program status reports.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** City will develop outreach material within one-year of adoption of the Housing Elements

### 3. Lead Based Paint Awareness

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

**2021-2029 Objectives:**

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

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

**Responsible Agency:** Community Development Department

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

## GOAL 2.0

**Provide a Range of Housing Types to Meet Community Needs**



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## POLICY

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

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

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

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

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

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

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

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

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

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## IMPLEMENTING PROGRAMS

### 4. Facilitate Affordable and Special Needs Housing Development

This is an existing program in the city of San Fernando. Affordable and special needs housing developments face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. The City can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable and special needs housing production during the planning period:

- **Collaborate with Affordable Housing Developers:** Affordable and special needs housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior housing and housing for persons with disabilities (including persons with developmental disabilities), the developer is often, but not always, a local organization interested in developing affordable housing. The affordable

and special needs housing developer is often involved with what is called "assisted housing", where some type of government assistance (tax- exempt bonds or tax credits) is provided to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of State density bonus provisions.

- **Regulatory Concessions and Incentives:** The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing. In a relatively small city like San Fernando, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. State-mandated regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. Any requested concessions or incentives would be evaluated on a case-by-case basis while simultaneously working to ensure the project is compatible with the surrounding neighborhood.
- **New Funding Sources:** The City will actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.

**2021-2029 Objectives:**

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

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

## 5. Conservation of Existing and Future Affordable Units

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

### 2021-2029 Objectives:

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

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

**Funding Source:** General Fund, CDBG?

**Responsible Agency:** Community Development Department

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

## 6. Removal of Governmental Constraints

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

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

### 2021-2029 Objectives:

- On an ongoing basis, monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.

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

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Ordinance within one year of adoption of the Housing Element.

## GOAL 3.0

**Assist Lower Income Tenants in Finding the Appropriate Resources to Allow them to Remain in the Community**

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### POLICY

**Policy 3.1:** Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

**Policy 3.2:** Assist in settling disputes between tenants and landlords.

**Policy 3.3:** Assist residents in locating providers of housing services.

**Policy 3.4:** Maintain a housing service directory that provides referrals for rental assistance, local affordable housing projects, senior housing, housing legal assistance, fair housing, homeownership assistance, and rehabilitation, and disseminate information to the public.

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### IMPLEMENTING PROGRAMS

#### 7. Section 8 Rental Subsidies

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

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

#### 2021-2029 Objectives:

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

**Funding Source:** General Fund, CDBG?

**Responsible Agency:** Community Development Department

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

## 8. Fair Housing Program

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

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

### 2021-2029 Objectives:

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

**Funding Source:** General Fund, CDBG?

**Responsible Agency:** Community Development Department

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

## 9. Affirmatively Furthering Fair Housing

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

### 2021-2029 Objectives:

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

**Funding Source:** General Fund, CDBG?

**Responsible Agency:** Community Development Department

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

## GOAL 4.0

**Provide Opportunities for Lower and Moderate-Income Households to Become First-Time Homebuyers**

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### POLICY

**Policy 4.1:** Provide information and referral about homebuyer assistance programs available through the County, State, and private lenders to existing and potential residents.

**Policy 4.2:** Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

**Policy 4.3:** Provide homebuyer assistance to lower and moderate income purchasers in City-assisted developments, when feasible.

**Policy 4.4:** Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.

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### IMPLEMENTING PROGRAMS

#### 10. Homeownership Programs

This is an existing program in the city of San Fernando. Prospective lower and moderate-income San Fernando homeowners have access to three County-run first-time homebuyer programs:

- **Mortgage Credit Certificate (MCC):** This program enables lower and moderate-income first-time homebuyers to receive a Federal income tax credit of up to 15 percent of the annual mortgage interest paid. The MCC reduces Federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers. Program assistance is available only to income-eligible persons and families who have not owned

a home in the last three years. The property must be a single-family detached home, condominium, or townhouse.

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

**2021-2029 Objectives:**

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

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

**Responsible Agency:** Community Development Department

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

## GOAL 5.0

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

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### POLICY

**Policy 5.1:** Amend the City's land development regulations to comply with recently adopted state regulations.

## IMPLEMENTING PROGRAMS

### 11. Adequate Housing Opportunity Sites for RHNA

The City has developed an extensive inventory of potential development sites to accommodate the City's share of the Regional Housing Needs Allocation (RHNA) (Appendix A – Opportunity Sites Inventory). To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 1,795 units, including 734 lower-income units including workforce housing, the City will be required to approve amendments to the General Plan, Zoning Code, adoption of a Mixed-Use Overlay, and amendments to the Corridors Specific Plans.

- **Zone Changes** - The City has identified 65 sites for rezoning. Of the 65 parcels identified for rezoning 15 parcels are currently zoned residential uses and their densities will be increased. An additional 30 parcels will accommodate future housing primarily through the application of a Mixed-Use Overlay on select C-1 and C-2 zoned parcels, allowing mixed-use infill development with a residential density of 35 du.ac.
- **Specific Plan Amendments** - Amendments to the Corridor Specific Plan will be made to increase residential densities to 50 du. ac. To facilitate more residential development in the future.

Rezoned parcels will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for which 20 percent or more of the units are affordable to lower-income households. As reflected in Appendix A most of the opportunity sites will accommodate a minimum of 20 du. ac. with a maximum of 50 du. ac. and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Once rezoned, the sites inventory can accommodate an estimated 1,837 units.

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

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

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



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

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

**Responsible Agency:** Community Development Department

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

## 12. By-Right Approval of Projects with 20 Percent Affordable Units

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

### 2021-2029 Objectives:

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

**Funding Source:**

**Responsible Agency:** Community Development Department

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

## 13. Monitor Residential Capacity

City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations and the requirements of SB 166. To ensure sufficient residential capacity is maintained in accordance to the no net loss requirement, the City will track unit count and income/affordability assumed on parcels included in the sites inventory, actual units constructed and income/affordability when parcels are developed, net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

### 2021-2029 Objective:

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

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

#### 14. No Net Loss of Residential Capacity to Accommodate RHNA

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified parcels to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate parcels are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement parcels and take the necessary actions to make the parcel(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

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

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

#### 2021-2029 Objectives:

Create and maintain opportunity for a minimum of 328 units of owner and rental housing units for lower-income households to be developed over the eight-year planning period from October 2021 to October 2029.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

#### 15. Replacement Unit Program

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

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

**2021-2029 Objectives:**

In order to mitigate loss of affordable units, require new housing developments to replace all affordable housing units lost due to new development.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

## 16. Lot Consolidation

As a primarily built out community, San Fernando will rely primarily on parcels that allow mixed use zoning to facilitate the development of lower-income housing. However, most vacant and nonvacant parcels within the City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City offers the following incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element.

- Reduction in development standards including lot size, parking, and open space requirements.
- Alternative Parking requirements including tandem, shared parking, off-site parking options may be allowed, subject to finding adequate parking will be available to serve the project; and
- Deferral of development impact fees to promote more intense residential and mixed-use development with deed-restricted units on parcels with underutilized uses.

The City will promote the lot consolidation provisions and incentives to existing property owners and prospective mixed-use and affordable housing developers, through the City's website within one-year of the Housing Element adoption. Additional action to promote lot consolidation may include preparation and distribution of informational materials about program incentives and invitations to work sessions with city staff to discuss opportunities for lot consolidations and mixed-use development. The City will monitor the trend of lot consolidation for the first three years of the planning period to ensure that incentives are adequate and appropriate to facilitate development of small lots and adjust incentives or utilize other strategies to promote lot consolidations as appropriate.

**2021-2029 Objectives:**

Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 35 du. ac. or higher.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

## 17. Density Bonus

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

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

### 2021-2029 Objectives:

- Revise the Density Bonus Ordinance to comply with amendments to the State Density Bonus Law by October 15, 2022.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Update density bonus provisions consistent with State law within one year of adoption of the Housing Element.

## 18. Accessory Dwelling Units

Development of accessory dwelling units (ADU) provide lower-income household and affordable housing opportunity within a residential neighborhood setting. The City revised the City's Accessory Dwelling Unit standards in 2017. Since then, the state has passed multiple bills to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, SB 9, and SB 13, among others). To ensure continued participation by San Fernando residents, the City will amend their current ADU guidelines to align with current state mandates and continue to distribute information on their ordinance, through handouts and brochures and on the City's website. Copies will be made available to the public at City Hall. The city is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by San Fernando residents. To incentivize development of ADUs for low-income households the City will explore the possibility of waiving development fees in exchange for deed-restriction that limits affordability.

### 2021-2029 Objectives:

- Revise the Accessory Dwelling Unit standards to comply with recently passed state bills by October 15, 2022.

- Based on recent trends, it is reasonable to expect 100 ADUs to be constructed annually during the planning period.
- Throughout the planning period, the city will continue to inform eligible property owners of the potential to construct ADU's through updated handouts and information on the City's website.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Information on the program is already available on the City's website and the City will annually review the materials regarding ADUs and update as appropriate, 2021-2029

## 19. Objective Design Standards for Project Review

In October 2019, the state approved SB 330 which prevents municipalities from imposing or enforcing new residential design standards on or after January 1, 2020, that are not objective. Currently, the City has residential design guidelines for multifamily developments that are required as a part of the review process.

**2021-2029 Objectives:**

- Review the design guidelines and revise them as necessary to ensure objectivity by October 15, 2022.

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

**Responsible Agency:** Community Development Department

**Time Frame:** Develop and adopt design standards within 18-months of adoption of the Housing Element.

## 20. Transitional and Supportive Housing

The state requires that transitional and supportive housing be treated as residential uses. Additionally, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within 0.5 miles of a public transit stop.

**2021-2029 Objectives:**

- Amend the zoning ordinance to clarify where transitional and supportive housing developments are permitted by right by October 15, 2022.
- Amend the zoning ordinance to eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop by right by October 15, 2022.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

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

## 21. Low Barrier Navigation Centers

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

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

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

- Amend the zoning ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses by October 15, 2022.
- Amend the zoning ordinance to meet the parking requirements set out in AB 139 by October 15, 2022.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Ordinance within one year of adoption of the Housing Element.

## 22. Employee and Farmworker Housing

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

- Employee housing for six or fewer employees is considered and permitted similarly as a single-family residential use.
- Farmworker housing for 36 beds or 12 units should be considered an agricultural use and permitted similarly as other agricultural uses in the same zone.

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

- Amend the zoning ordinance to comply with the Employee Housing Act by October 15, 2022.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Ordinance within one year of adoption of the Housing Element.

**Table 35: Housing Program Summary**

[INSERT TABLE HERE]

**Table 36: Summary of Quantified Objectives**

[INSERT TABLE HERE]

# APPENDIX A: COMMUNITY OUTREACH SUMMARY

## SUMMARY MATERIALS



# APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS

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

The City of San Fernando 2013-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

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

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table B-1 compares quantified objectives and accomplishments during the 2013-2021 planning period (through end of 2020). Table B-2 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

## 1. CUMULATIVE IMPACTS ON ADDRESSING HOUSING FOR SPECIAL NEEDS

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

- In 2014, building permits were issued for 28 very low and 4 low-income deed restricted units.
- Between 2015 and 2020, a total of 274 accessory units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low- and moderate-income affordability.
- The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to: provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and

transitional housing provisions, and accommodation of emergency shelters. Between 2013 and 2021, the city has processed XXX reasonable accommodation requests to address the needs of persons with disabilities.

- As of February 2020, a total of 88 households are receiving Section 8 rental assistance through the Los Angeles County Development Authority (LACDA), including 45 standard housing vouchers; 38 project-based vouchers; 2 continuum of care vouchers; and 3 VASH (veterans) vouchers. Housing Choice Vouchers benefit primarily extremely low-income households, seniors, and persons with disabilities. The city continues to work with Affordable Housing developers to refer prospective tenants to LACDA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on LACDA's list of registered units.
- The city website advertises a variety of housing services available to residents, including the LA County Housing Resource Center

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

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

Notes:\*Reflects 2014-2021 RHNA

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

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

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

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

Housing Program	Program Objectives	Program Accomplishments
4.. Lead Based Paint Awareness	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	<p>The City continues to provide brochures to prospective building permit applicants in compliance with applicable lead-based paint abatement procedures. The City also continues to work with Pacoima Beautiful and the County of Los Angeles to identify funding for outreach and abatement.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
5. Facilitate Affordable and Special Needs Housing Development	Collaborate with affordable housing developers, offer regulatory concessions and incentives, and identify new funding sources to facilitate production of at least 195 new affordable and special needs housing units.	<p>In 2014, building permits were issued for 28 very low and 4 low income deed restricted units. (NEED TO VERIFY WITH 2014 APR). In 2019, a fourplex issued building permits on San Fernando Rd has projected rents of \$1,700 for 2 bedroom units, within the range of affordability for lower income households. In addition, between 2015 and 2020, a total of 274 accessory units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low and moderate income affordability. <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
6. Conservation of Existing and Future Affordable Units	Monitor the status of the existing and future affordable rental housing stock in San Fernando. Work with property owners, interest groups and the State and Federal governments to conserve its affordable housing stock.	<p>The City continues to monitor existing deed restricted affordable units on an annual basis.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>

Housing Program	Program Objectives	Program Accomplishments
7. Monitor Residential Capacity	Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. Develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863.	<p>The City continues to monitor development in areas zoned for residential land uses on an annual basis and compares development sites to Housing Element land inventory, as well as a mix of housing types based on affordability level as specified in the RHNA. In December 2017, the City Council adopted a comprehensive update to the San Fernando Corridors Specific Plan, providing for up to 759 mixed use/multi-family units, compared to the 408-unit capacity identified within the Specific Plan in the City's 2013-2021 Housing Element. The San Fernando Corridors Specific Plan was awarded the 2018 Sustainability Award from SCAG.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
8. Removal of Governmental Constraints	Monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.	<p>The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to: provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters. <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>

Housing Program	Program Objectives	Program Accomplishments
9. Housing Choice Voucher Assistance Program	Support HaCOLA's administration of the program to assist an average of 35 extremely low and very low-income households annually. Encourage landlords to register units; prepare bilingual HaCOLA program contact information.	As of February 2020, a total of 88 households are receiving Section 8 rental assistance through HaCOLA, including 45 standard housing vouchers; 38 project-based vouchers; 2 continuum of care vouchers; and 3 VASH (veterans) vouchers. The City continues to work with Affordable Housing developers to refer prospective tenants to HaCOLA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on HaCOLA's list of registered units.  <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.
10. Fair Housing Program	Contract with the FHCSFV or another fair housing service provider; disseminate brochures; coordinate fair housing education with community events.	The City provides links on its website and a list of housing resources at the public counter to property owners and renters, including a brochure for the Housing Rights Center with offices in San Fernando Valley.  <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.
11. Homeownership Programs	Promote County homebuyer programs. Prepare and distribute bi-lingual program flyer. Advertise County programs at public counters and on the City's website.	The City website advertises a variety of housing services available to residents, including the LA County Housing Resource Center.  <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.

# APPENDIX C: RESIDENTIAL SITES INVENTORY

Figure C-1 provides the geographic location of the parcels within San Fernando. Table C-1 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA.

Figure C-1 – Opportunity Sites Map

## OPPORTUNITY SITES



San Fernando RHNA Housing Element Update - Key Map

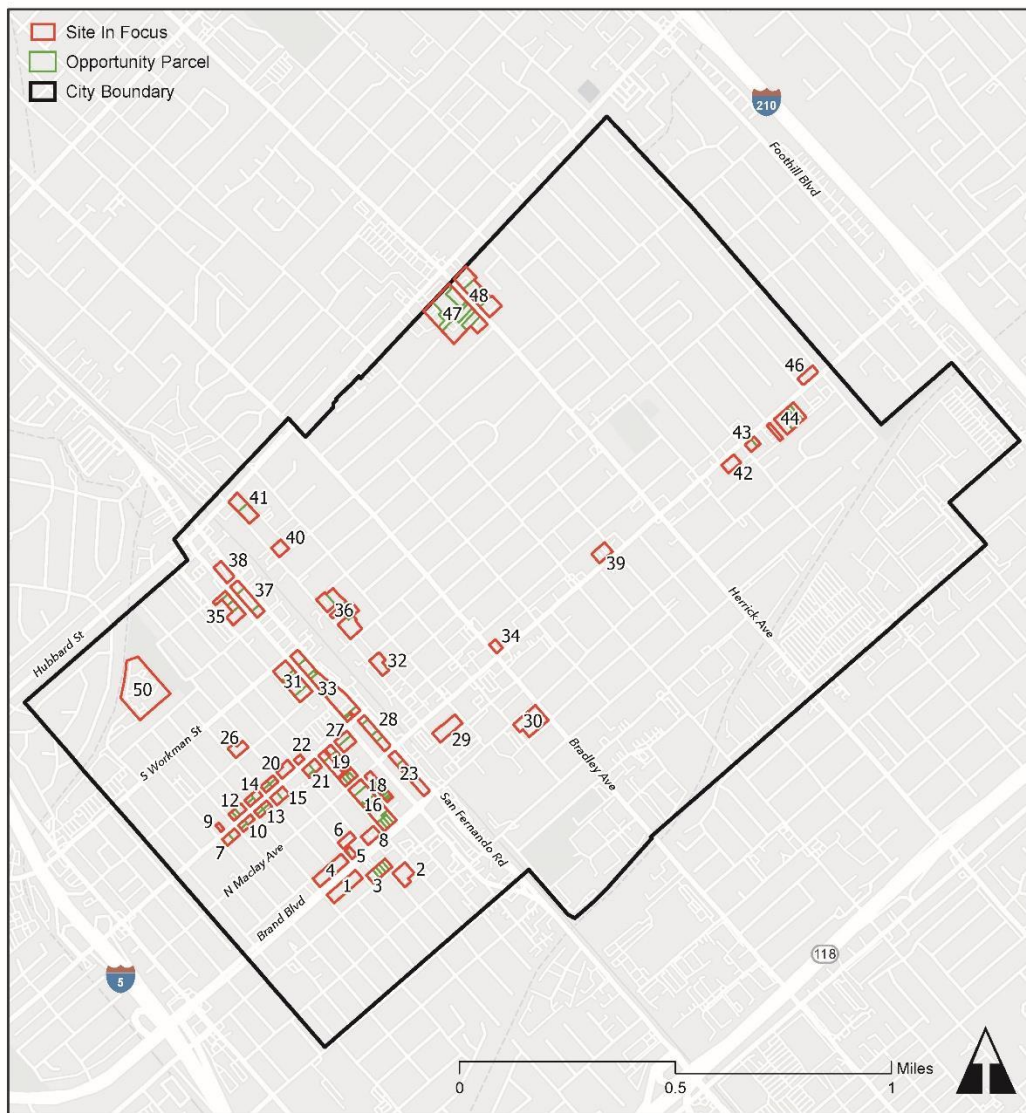


Table C-1 – San Fernando Housing Opportunity Sites Table

Site ID	APN	Address	UseType	General			Existing Residential Density	Current Zoning	Vacant Type	Proposed Zoning	Proposed Density DU/AC	Income Category	Realistic Future Residential Units
				Existing Units	Lot Acres	Plan Land Use							
1	2522-012-013	1327 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	1	0.48	SP-5	N/A	SP-5	No	SP-5 MUC	37	Moderate Income	11
2	2522-020-019	1056 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.51	SP-5	6-7 DU/ac	SP-5	No	SP-5 McClay	37	Low Income	13
3	2522-013-012		Government	0	0.16	SP-5	N/A	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	4
3	2522-013-013	1231 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	1.53	SP-5	N/A	SP-5	No	SP-5 MUC	37	Low Income	42
3	2522-013-014	1203 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.04	SP-5	N/A	SP-5	No	SP-5 MUC	37	Moderate Income	0
3	2522-013-015	1201 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.10	SP-5	N/A	SP-5	No	SP-5 MUC	37	Moderate Income	2
3	2522-013-016	2010 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	0	0.62	COM	N/A	C-2	No	C-2	35	Low Income	15
4	2522-012-006	1245 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.99	SP-5	N/A	SP-5	No	SP-5 MUC	37	Low Income	27
5	2522-013-003	1315 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.11	SP-5	N/A	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	3
5	2522-013-802	308 S MACLAY AVE SAN FERNANDO CA 91340	Government	0	0.46	SP-5	N/A	SP-5	No	SP-5 DT RES	50	Moderate Income	16
6	2522-006-900		Commercial	0	0.03	SP-5	N/A	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	0
7	2521-035-008	616 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Residential	2	0.11	COM	N/A	C-1	No	C1-MX	35	Moderate Income	1
7	2521-035-009	1143 GRIFFITH ST SAN FERNANDO CA 91340	Residential	1	0.11	COM	N/A	C-1	No	C1-MX	35	Moderate Income	2
8	2522-013-025		Government	0	0.69	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Low Income	25
9	2521-036-019	411 S BRAND BLVD SAN FERNANDO CA 91340	Miscellaneous	1	0.61	cbd	N/A	C-1	No	C1-MX	35	Moderate Income	14
10	2521-026-009	1120 TRUMAN ST SAN FERNANDO CA 91340	Commercial	3	0.22	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	5
10	2521-026-010		Government	0	0.07	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	2
10	2521-026-024	1173 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	1	0.59	SP-5	N/A	SP-5	No	SP-5 McClay NSO	37	Low Income	14
12	2521-025-001		Commercial	0	0.06	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	2
12	2521-025-022		Government	0	0.19	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	6
12	2521-025-023	313 S MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.14	SP-5	N/A	SP-5	No	SP-5 DT RES	50	Moderate Income	4
13	2521-027-008	418 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.23	cbd	N/A	C-1	No	C1-MX	35	Moderate Income	6
13	2521-027-009	400 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.30	cbd	N/A	C-1	No	C1-MX	35	Moderate Income	7
13	2521-027-010		Commercial	0	0.07	cbd	N/A	C-1	No	C1-MX	35	Moderate Income	1
13	2521-027-011	415 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.17	cbd	N/A	C-1	Potentially Vacant	C1-MX	35	Moderate Income	4
14	2521-024-024	2021 1ST ST SAN FERNANDO CA 91340	Industrial	0	0.68	SP-5	N/A	SP-5	No	SP-5 WorkFlex RES	20	Moderate Income	9
14	2521-024-025		Commercial	0	0.12	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	3
14	2521-024-028	317 S BRAND BLVD SAN FERNANDO CA 91340	Commercial	1	0.15	SP-5	N/A	SP-5	No	SP-5 DT RES	50	Moderate Income	4
15	2521-028-027	455 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Recreational	1	0.52	cbd	N/A	C-1	No	C1-MX	35	Moderate Income	12
15	2521-028-029	500 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.29	COM	N/A	C-1	No	C1-MX	35	Moderate Income	7
16	2522-004-004	1526 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	5	0.23	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	1
16	2522-004-005	1542 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.23	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	6
16	2522-004-006	1550 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.23	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	6
16	2522-004-007	107 S HUNTINGTON ST SAN FERNANDO CA 91340	Commercial	0	0.28	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	7
16	2522-004-903	1511 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.76	SP-5	24 min 50 max du/ac	SP-5	Potentially Vacant	SP-5 MUC	37	Low Income	21
16	2522-004-904	1547 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.34	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	9
16	2522-004-905	1345 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.40	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 MUC	37	Moderate Income	10
16	2522-014-025		Commercial	0	0.13	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	4
16	2522-014-026	104 S MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.34	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	12
16	2522-014-900	958 N MACLAY AVE SAN FERNANDO CA 91340	Institutional	0	0.60	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 McClay	37	Low Income	16
16	2522-014-901	1036 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	1	0.26	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 McClay	37	Moderate Income	5
17	2521-023-001	300 N BRAND BLVD SAN FERNANDO CA 91340	Government	0	1.88	HDR	N/A	R-3	Potentially Vacant	R-3	43	Low Income	60
17	2521-023-001	1304 HOLLISTER ST SAN FERNANDO CA 91340	Institutional	1	0.58	MDR	N/A	R-2	No	R-2	20	Moderate Income	5
17	2521-023-002	1968 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	1	0.47	COM	N/A	C-2	No		35	Moderate Income	11
17	2521-023-002	1300 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.46	SP-5	N/A	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	12
17	2521-023-021	2001 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	0	0.71	COM	N/A	C-2	Potentially Vacant	C-2	35	Low Income	18
17	2521-023-022	2010 GLENOAKS BLVD REAR SAN FERNANDO CA 91340	Commercial	0	0.84	COM	N/A	C-2	No	C-2	35	Low Income	21
18	2522-003-021		Commercial	0	0.16	cbd	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
18	2522-003-029		Commercial	0	0.16	cbd	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	3
18	2522-003-030	453 CHATSWORTH DR SAN FERNANDO CA 91340	Commercial	0	0.16	cbd	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	3
18	2522-003-900		Commercial	0	0.16	cbd	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	3
18	2522-003-901		Commercial	0	0.31	cbd	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	7



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Site ID	APN	Address	Use Type	Existing Units	Lot Acres	General Plan Land Use	Existing Residential Density	Current Zoning	Vacant Type	Proposed Zoning	Proposed Density DU/AC	Income Category	Realistic Future Residential
													Units
18	2522-003-902	557 S BRAND BLVD SAN FERNANDO CA 91340	Residential	2	0.16	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	1
18	2522-003-903	516 S BRAND BLVD SAN FERNANDO CA 91340	Residential	2	0.16	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	1
18	2522-003-904		Recreational	1	0.92	MDR	24 min 50 max du/ac	R-2	No	R-2	20	Moderate Income	10
18	2522-003-905	1522 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.57	SP-5	24 min 50 max du/ac	SP-5	Potentially Vacant	SP-5 MUC	37	Low Income	15
19	2521-031-005	1207 HEWITT ST SAN FERNANDO CA 91340	Residential	1	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	2
19	2521-031-006	501 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
19	2521-031-011	1206 HOLLISTER ST SAN FERNANDO CA 91340	Commercial	0	0.12	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
19	2521-031-012	1201 HEWITT ST SAN FERNANDO CA 91340	Commercial	0	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
19	2521-031-013	1200 HEWITT ST SAN FERNANDO CA 91340	Commercial	3	0.23	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
19	2521-031-901	1207 KEWEN ST SAN FERNANDO CA 91340	Residential	2	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	1
19	2521-031-902	561 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
19	2521-031-903	550 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	3
20	2521-022-021		Government	0	0.15	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	5
21	2521-030-024	1141 HEWITT ST SAN FERNANDO CA 91340	Commercial	1	0.29	COM	N/A	C-1	No	C1-MX	35	Moderate Income	6
21	2521-030-030	501 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.11	COM	N/A	C-1	No	C1-MX	35	Moderate Income	3
21	2521-030-037	1206 HOLLISTER ST SAN FERNANDO CA 91340	Commercial	0	0.12	COM	N/A	C-1	No	C1-MX	35	Moderate Income	3
22	2521-021-027	1023 CELIS ST SAN FERNANDO CA 91340	Commercial	0	0.13	SP-5	N/A	SP-5	No	SP-5 DT RES	50	Moderate Income	4
23	2522-001-001		Government	0	0.46	CBD	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	12
23	2522-001-901	465 S BRAND BLVD SAN FERNANDO CA 91340	Commercial	0	0.20	CBD	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	4
23	2522-001-902		Miscellaneous	0	0.03	CBD	24 min 50 max du/ac	C-1	Potentially Vacant	C1-MX	35	Moderate Income	0
26	2521-012-025	301 S MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.15	SP-5	6-7 DU/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	5
27	2521-032-007	1142 HEWITT ST SAN FERNANDO CA 91340	Residential	1	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	2
27	2521-032-008	568 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	1	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	2
28	2521-034-007	615 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	1	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	2
28	2521-034-009	1203 GRIFFITH ST SAN FERNANDO CA 91340	Residential	4	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	-1
28	2521-034-904	661 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Residential	4	0.11	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	-1
28	2521-034-905	600 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.17	COM	24 min 50 max du/ac	C-1	No	C1-MX	35	Moderate Income	4
29	2519-002-900	1030 CELIS ST SAN FERNANDO CA 91340	Commercial	0	0.63	SP-5	24 min 50 max du/ac	SP-5	No	SP-5 DT RES	50	Low Income	23
30	2519-016-906	210 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.34	SP-5	17-43 DU/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	12
31	2521-016-003		Commercial	0	0.21	SP-5	24 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	7
31	2521-016-011	2014 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	1	0.42	COM	24 min 37 max du/ac	C-2	No	SP-5 WorkFlex RES	20	Moderate Income	9
31	2521-016-012		Commercial	0	0.06	SP-5	24 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	1
31	2521-016-018		Commercial	0	0.11	SP-5	24 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	3
31	2521-016-020	1601 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.69	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 MUC	37	Low Income	18
31	2521-016-900	1955 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	0	0.79	COM	24 min 37 max du/ac	C-2	No	C-2	35	Low Income	20
32	2520-019-016		Commercial	0	0.11	SP-5	18 du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	3
33	2521-017-002	1621 1ST ST SAN FERNANDO CA 91340	Commercial	0	0.63	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 WorkFlex RES	20	Moderate Income	8
33	2521-017-008	314 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	1	0.21	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	6
33	2521-017-021		Government	0	0.06	SP-5	24 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	2
33	2521-017-022	1023 PICO ST SAN FERNANDO CA 91340	Commercial	0	0.11	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	3
33	2521-017-023		Commercial	0	0.06	SP-5	24 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	1
33	2521-033-013	1143 KEWEN ST SAN FERNANDO CA 91340	Residential	1	0.11	COM	24 min 37 max du/ac	C-1	No	C1-MX	35	Moderate Income	2
33	2521-033-014	603 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.23	COM	24 min 37 max du/ac	C-1	No	C1-MX	35	Moderate Income	6
33	2521-034-011	650 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	0	0.23	COM	24 min 37 max du/ac	C-1	No	C1-MX	35	Moderate Income	6
33	2521-034-901	670 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340	Commercial	1	0.23	COM	24 min 37 max du/ac	C-1	No	C1-MX	35	Moderate Income	5
34	2518-008-022	1321 1ST ST SAN FERNANDO CA 91340	Industrial	0	0.74	SP-5	12 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 WorkFlex RES	20	Moderate Income	9
35	2612-005-009	1000 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.27	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McCay	37	Moderate Income	6
35	2612-005-024	661 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.17	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McCay	37	Moderate Income	4
35	2612-005-028	403 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.32	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McCay	37	Moderate Income	8
35	2612-005-029	1529 1ST ST SAN FERNANDO CA 91340	Industrial	0	0.79	SP-5	12 min 37 max du/ac	SP-5	No	SP-5 GN	43	Low Income	25
36	2520-011-041		Commercial	0	0.05	SP-5	43 du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	1
36	2520-011-042		Government	0	0.42	SP-5	43 du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	15

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Site ID	APN	Address	UseType	Existing Units	Lot Acres	General Plan Land Use	Existing Residential Density	Current Zoning	Vacant Type	Proposed Zoning	Proposed Density DU/AC	Income Category	Realistic Future Residential Units
36	2520-011-043	313 S BRAND BLVD SAN FERNANDO CA 91340	Commercial	1	0.15	SP-5	18 du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	4
36	2520-011-045		Commercial	0	0.15	SP-5	18 du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	5
37	2612-003-001	1110 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	1	0.29	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McClay	37	Moderate Income	6
37	2612-003-013	1064 N MACLAY AVE SAN FERNANDO CA 91340	Institutional	0	0.66	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McClay	37	Low Income	18
37	2612-003-014	1104 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	1	0.28	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McClay	37	Moderate Income	6
38	2612-004-017	1012 N MACLAY AVE SAN FERNANDO CA 91340	Commercial	2	0.13	SP-5	24 min 37 max du/ac	SP-5	No	SP-5 McClay	37	Moderate Income	1
39	2518-031-009	117 N MACNEIL ST SAN FERNANDO CA 91340	Government	0	1.19	SP-5	12 min 37 max du/ac	SP-5	No	SP-5 DT RES	50	Low Income	44
40	2520-002-023		Government	0	0.54	SP-5	18 du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Low Income	19
41	2520-002-015	307 S MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.12	SP-5	18 du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	4
41	2520-002-016	317 S MACLAY AVE SAN FERNANDO CA 91340	Commercial	0	0.14	SP-5	18 du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	4
42	2515-017-004	1960 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	1	0.48	COM	12 min 37 max du/ac	C-2	No		35	Moderate Income	11
43	2515-028-017	2021 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	1	0.47	COM	12 min 37 max du/ac	C-2	No		35	Moderate Income	11
43	2515-028-018	100 N HUBBARD AVE SAN FERNANDO CA 91340	Industrial	0	0.62	SP-5	12 min 37 max du/ac	SP-5	No	SP-5 WorkFlex RES	20	Moderate Income	8
44	2515-028-025	1501 1ST ST SAN FERNANDO CA 91340	Industrial	0	0.99	SP-5	12 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 WorkFlex RES	20	Moderate Income	12
44	2515-030-012		Government	0	0.46	SP-5	12 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	16
44	2515-030-015	1045 CELIS ST SAN FERNANDO CA 91340	Commercial	0	0.21	SP-5	12 min 37 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	7
44	2515-030-016	1140 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.46	SP-5	12 min 37 max du/ac	SP-5	No	SP-5 DT RES	50	Moderate Income	17
44	2515-030-023		Government	0	0.54	SP-5	12 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Low Income	19
46	2516-019-024		Government	0	0.99	SP-5	12 min 37 max du/ac	SP-5	Potentially Vacant	SP-5 DT RES	50	Low Income	36
47	2517-015-030	1320 SAN FERNANDO RD SAN FERNANDO CA 91340	Commercial	0	0.92	SP-5	N/A	SP-5	No	SP-5 MUC	37	Low Income	25
47	2517-015-032	1334 SAN FERNANDO RD SAN FERNANDO CA 91340	Recreational	1	0.69	SP-5	N/A	SP-5	No	SP-5 MUC	37	Low Income	17
47	2517-015-033		Commercial	0	0.06	SP-5	N/A	SP-5	Potentially Vacant	SP-5 MUC	37	Moderate Income	1
47	2517-015-034	2040 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	0	2.07	COM	N/A	C-2	No	C-2	35	Low Income	54
47	2517-015-042	2002 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	0	1.37	COM	N/A	C-2	No	C-2	35	Low Income	35
47	2517-015-043	2029 GLENOAKS BLVD SAN FERNANDO CA 91340	Commercial	1	0.88	COM	N/A	C-2	No	C-2	35	Low Income	21
47	2517-019-006	1901 1ST ST SAN FERNANDO CA 91340	Industrial	1	0.53	SP-5	N/A	SP-5	No	SP-5 WorkFlex RES	20	Moderate Income	5
48	2517-013-013		Government	0	0.06	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	2
48	2517-013-014	1100 TRUMAN ST SAN FERNANDO CA 91340	Commercial	2	0.35	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	10
48	2517-013-015		Government	0	0.03	SP-5	N/A	SP-5	Potentially Vacant	SP-5 DT RES	50	Moderate Income	0
48	2517-014-054	1501 1ST ST SAN FERNANDO CA 91340	Industrial	1	0.61	SP-5	N/A	SP-5	No	SP-5 GN	43	Low Income	18
50	2612-015-012	1519 WOODWORTH ST SAN FERNANDO CA 91340	Institutional	0	6.01	LDR	0-6 DU/ac	R-1	No	R-1	6	Moderate Income	27
					<b>55.71</b>								<b>1268</b>

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Table C-3 – San Fernando Housing Opportunity Map Book

**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 1



City Boundary    
  Site In Focus    
  Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
108	2522-012-013	516 S BRAND BLVD	0.156179	1996	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income



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**OPPORTUNITY SITES**

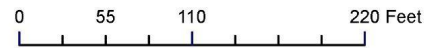


San Fernando RHNA Housing Element Update Site 2



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
109	2522-020-019		0.918377	1955	No	Recreational	MDR	R-2	R-2 Multiple Family Dwelling	17	15	Moderate Income



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**OPPORTUNITY SITES**

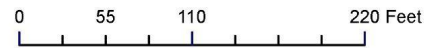


San Fernando RHNA Housing Element Update Site 3



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
102	2522-013-016		0.155637	1950	No	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income
103	2522-013-015		0.156425	1950	Potentially Vacant	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income
104	2522-013-014	453 CHATSWORTH DR	0.155589	1973	Potentially Vacant	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income
105	2522-013-013		0.157201	1973	Potentially Vacant	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income
106	2522-013-012		0.313948	1973	Potentially Vacant	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	10	Moderate Income



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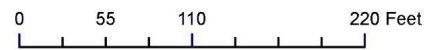
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 4



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
107	2522-012-006	557 S BRAND BLVD	0.15666	1932	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income

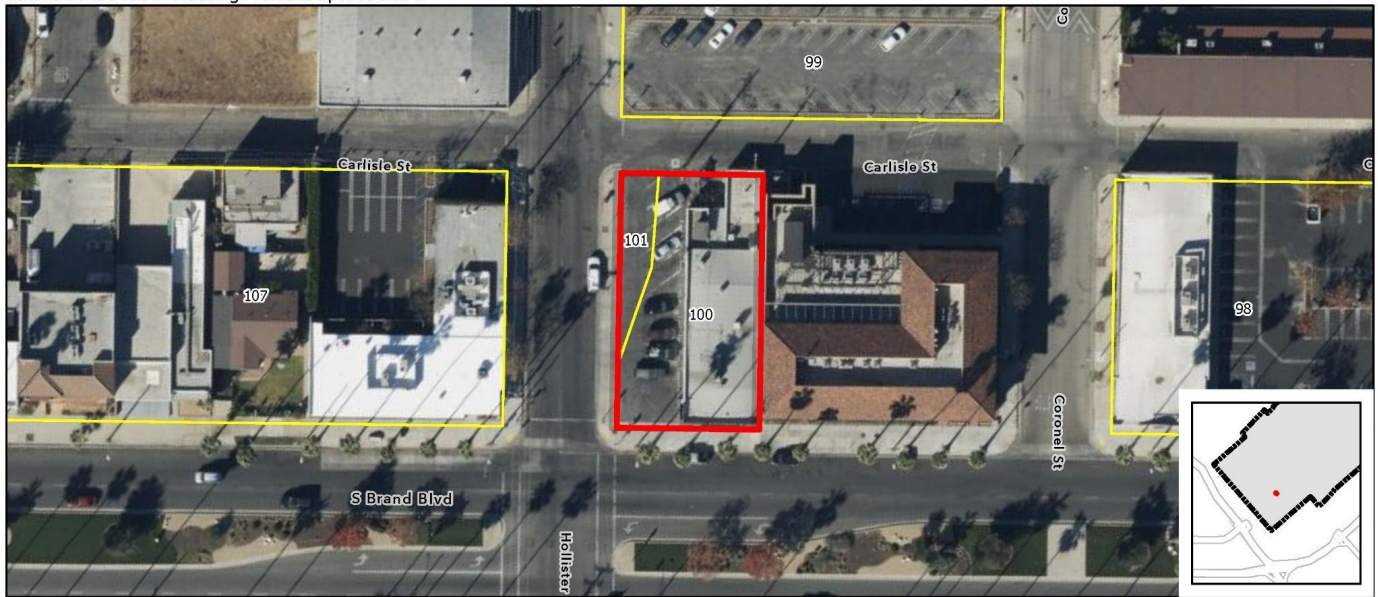


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**OPPORTUNITY SITES**

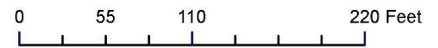


San Fernando RHNA Housing Element Update Site 5



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
100	2522-013-003	465 S BRAND BLVD	0.196407	1945	No	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
101	2522-013-802		0.032881		Potentially Vacant	Miscellaneous	CBD	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income





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**OPPORTUNITY SITES**

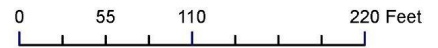


San Fernando RHNA Housing Element Update Site 6



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
99	2522-006-900		0.458635		Potentially Vacant	Government	CBD	C-1	C-1 Mixed Use Overlay	35	16	Moderate Income



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**OPPORTUNITY SITES**

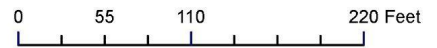


San Fernando RHNA Housing Element Update Site 7



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
92	2521-035-008	650 SAN FERNANDO MISSION BLVD	0.229668	1963	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	8	Moderate Income
93	2521-035-009	670 SAN FERNANDO MISSION BLVD	0.230269	1990	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	8	Moderate Income



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**OPPORTUNITY SITES**

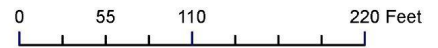


San Fernando RHNA Housing Element Update Site 8



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
98	2522-013-025	411 S BRAND BLVD	0.612318	1954	No	Miscellaneous	CBD	C-1	C-1 Mixed Use Overlay	35	21	Moderate Income



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**OPPORTUNITY SITES**

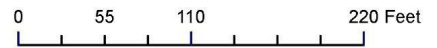


San Fernando RHNA Housing Element Update Site 9



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
94	2521-036-019	661 SAN FERNANDO MISSION BLVD	0.11462	1980	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income



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**OPPORTUNITY SITES**

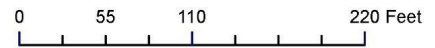


San Fernando RHNA Housing Element Update Site 10



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
95	2521-026-009	600 SAN FERNANDO MISSION BLVD	0.172616	1924	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
96	2521-026-010	616 SAN FERNANDO MISSION BLVD	0.114754	1929	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
97	2521-026-024	1143 GRIFFITH ST	0.114738	1997	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income



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**OPPORTUNITY SITES**

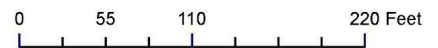


San Fernando RHNA Housing Element Update Site 12



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
89	2521-025-001	603 SAN FERNANDO MISSION BLVD	0.229456	1976	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	8	Moderate Income
90	2521-025-022	615 SAN FERNANDO MISSION BLVD	0.114671	1998	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
91	2521-025-023	1203 GRIFFITH ST	0.114585	1979	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income



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**OPPORTUNITY SITES**

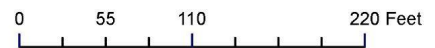


San Fernando RHNA Housing Element Update Site 13



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
85	2521-027-009	550 SAN FERNANDO MISSION BLVD	0.114798	1961	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
86	2521-027-008	1142 HEWITT ST	0.114872	1926	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
87	2521-027-010	568 SAN FERNANDO MISSION BLVD	0.114743	1923	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
88	2521-027-011	1143 KEWEN ST	0.114451	1925	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income



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**OPPORTUNITY SITES**

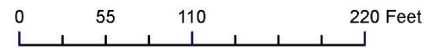


San Fernando RHNA Housing Element Update Site 14



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
82	2521-024-028	1200 HEWITT ST	0.229555	1969	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	8	Moderate Income
83	2521-024-024	1207 KEWEN ST	0.114544	1923	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
84	2521-024-025	561 SAN FERNANDO MISSION BLVD	0.114637	1995	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income



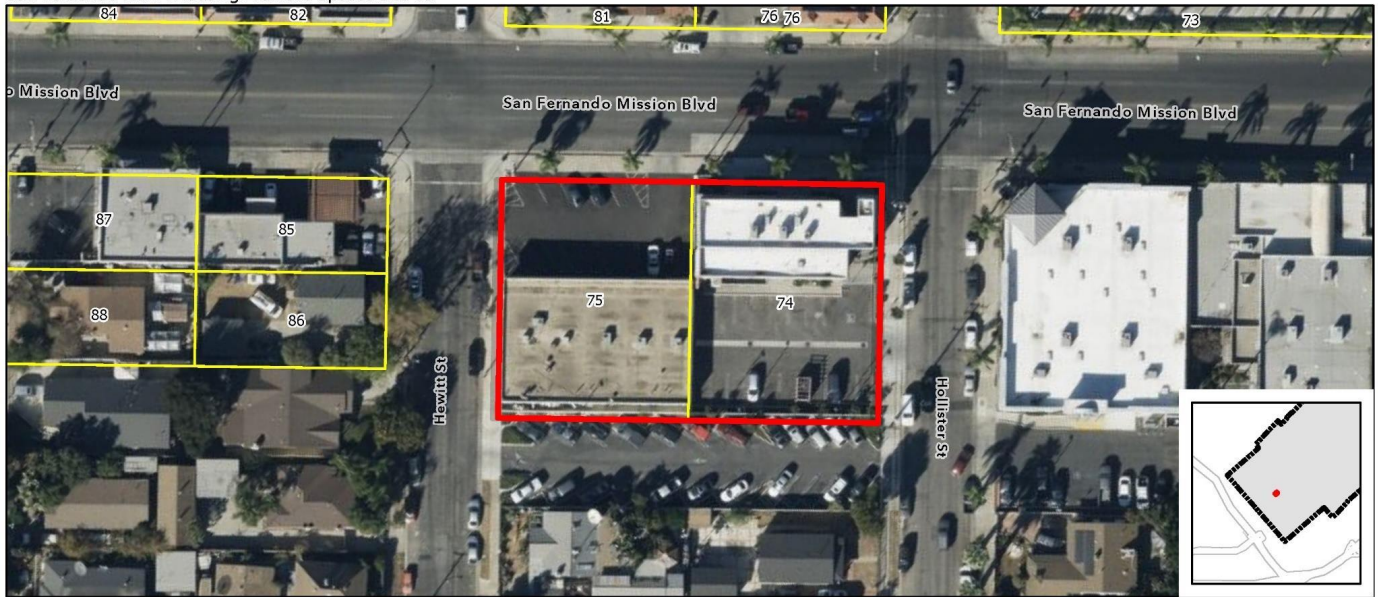


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**OPPORTUNITY SITES**

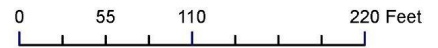


San Fernando RHNA Housing Element Update Site 15



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
74	2521-028-029	500 SAN FERNANDO MISSION BLVD	0.286481	2015	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	10	Moderate Income
75	2521-028-027	1141 HEWITT ST	0.287365	1964	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	10	Moderate Income

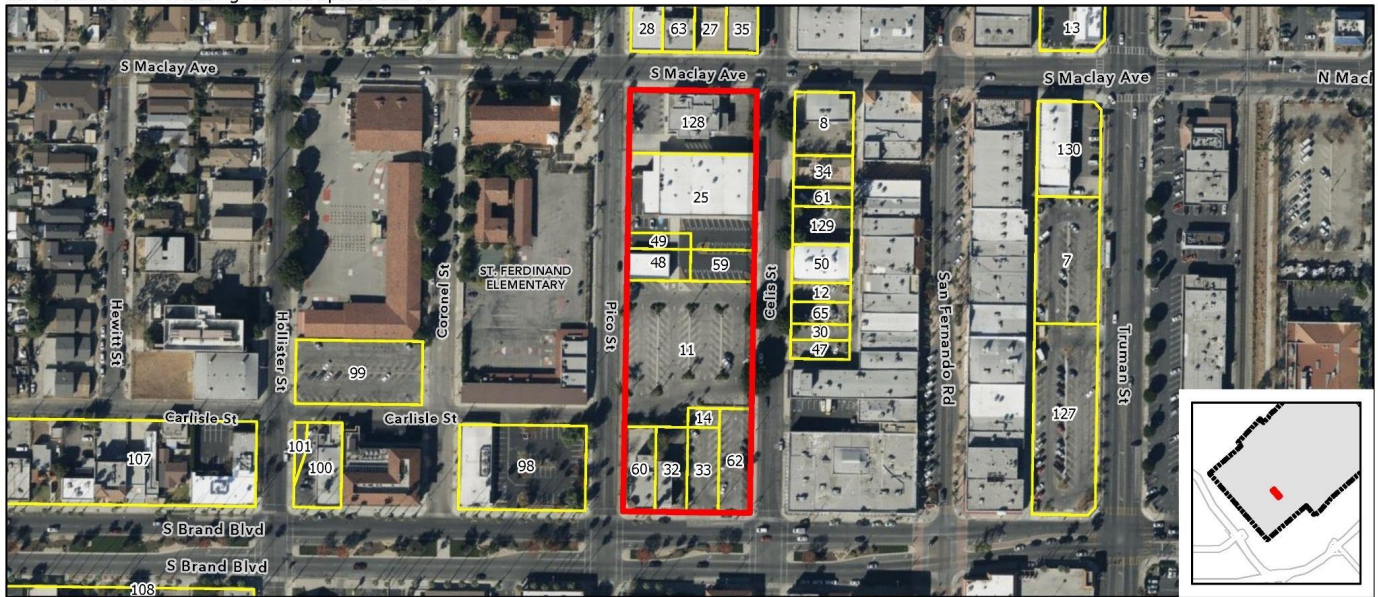


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**OPPORTUNITY SITES**

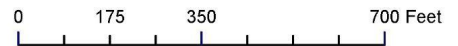


San Fernando RHNA Housing Element Update Site 16



City Boundary Site In Focus Opportunity Parcel

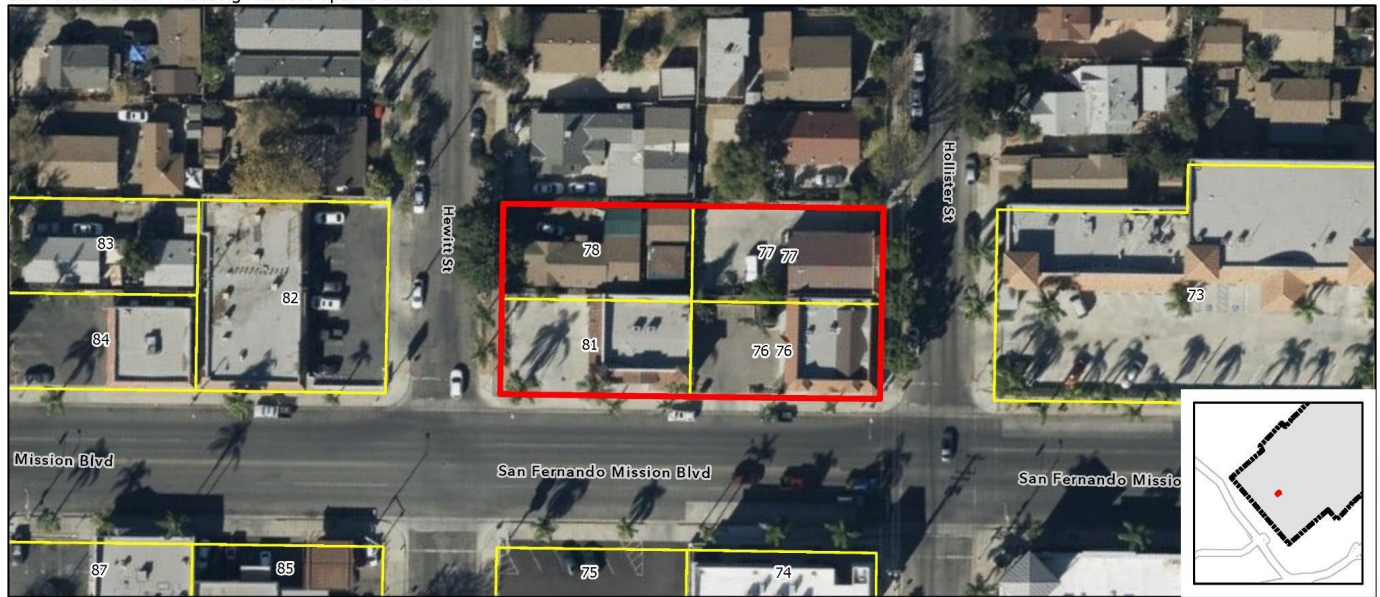
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
11	2522-004-904		0.988559		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	49	Low Income
14	2522-004-905		0.034731		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	1	Moderate Income
25	2522-004-005	1030 CELIS ST	0.633119	1949	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	31	Low Income
32	2522-014-025	313 S BRAND BLVD	0.152933	1939	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
33	2522-014-900		0.152316		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
48	2522-004-007		0.114609	1956	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
49	2522-004-006	1023 PICO ST	0.057135	1949	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
59	2522-004-004		0.115026	1949	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
60	2522-014-026	317 S BRAND BLVD	0.153286	2000	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
62	2522-014-901		0.188834		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	9	Moderate Income
128	2522-004-903	308 S MACLAY AVE	0.459792		No	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	22	Moderate Income



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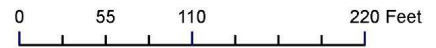
### OPPORTUNITY SITES

San Fernando RHNA Housing Element Update Site 17



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
76	2521-023-001	501 SAN FERNANDO MISSION BLVD	0.114365	1921	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
77	2521-023-002	1206 HOLLISTER ST	0.115459	1996	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
78	2521-023-021	1207 HEWITT ST	0.114627	1938	No	Residential	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
76	2521-023-001	501 SAN FERNANDO MISSION BLVD	0.114365	1921	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
77	2521-023-002	1206 HOLLISTER ST	0.115459	1996	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
81	2521-023-022	1201 HEWITT ST	0.114303	2002	No	Commercial	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income

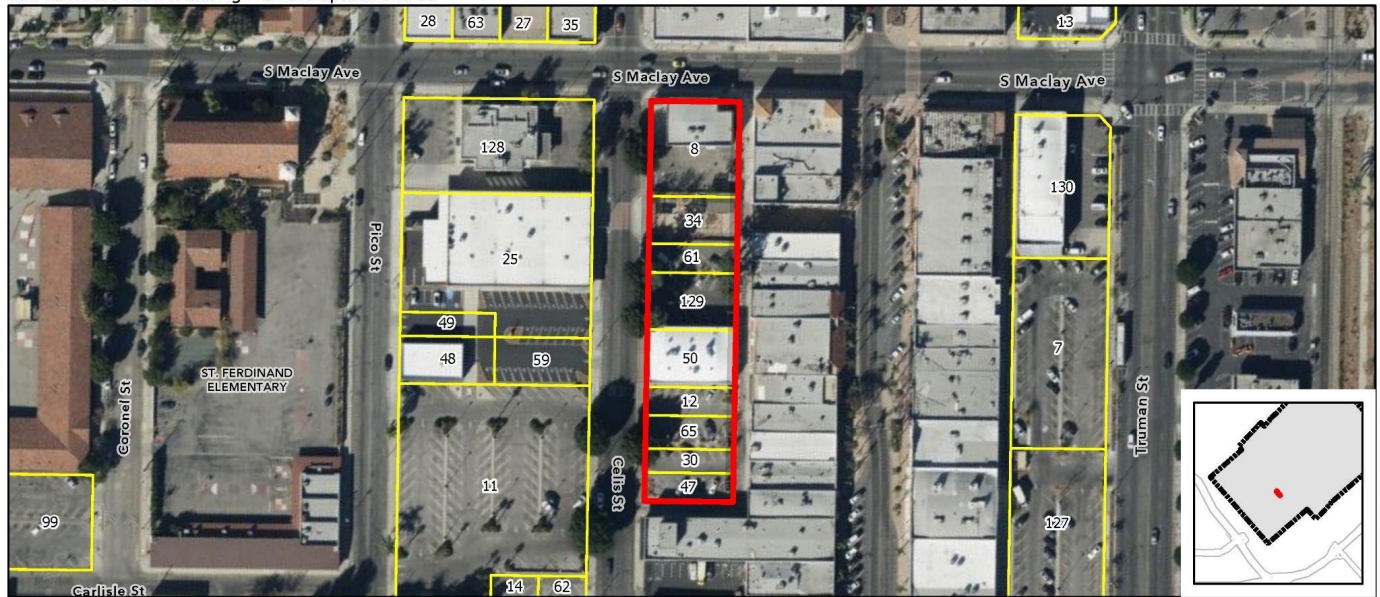


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**OPPORTUNITY SITES**

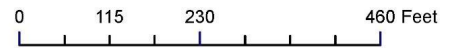


San Fernando RHNA Housing Element Update Site 18



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
8	2522-003-029	1045 CELIS ST	0.213241	1961	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	10	Moderate Income
12	2522-003-900		0.063972		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
30	2522-003-902		0.053392		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
34	2522-003-030		0.106421	2004	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
47	2522-003-903		0.064002		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
50	2522-003-021	1023 CELIS ST	0.128503	1946	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
61	2522-003-905		0.064321		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
65	2522-003-901		0.074601		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
129	2522-003-904		0.128038		No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income



### OPPORTUNITY SITES

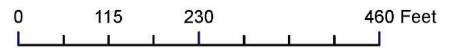


San Fernando RHNA Housing Element Update Site 19



City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
10	2521-031-901		0.537756		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	26	Low Income
27	2521-031-012	307 S MACLAY AVE	0.120492		No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
28	2521-031-005	317 S MACLAY AVE	0.137313	1946	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
29	2521-031-902		0.537116		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	26	Low Income
35	2521-031-013	301 S MACLAY AVE	0.154868	1955	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
36	2521-031-903		0.2069		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	10	Moderate Income
46	2521-031-011	314 SAN FERNANDO MISSION BLVD	0.206408	1964	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	10	Moderate Income
63	2521-031-006	313 S MACLAY AVE	0.137691	1946	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income



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**OPPORTUNITY SITES**

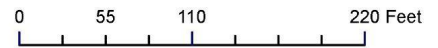


San Fernando RHNA Housing Element Update Site 20



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
73	2521-022-021	455 SAN FERNANDO MISSION BLVD	0.516773	1999	No	Recreational	CBD	C-1	C-1 Mixed Use Overlay	35	18	Moderate Income



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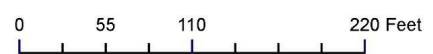
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 21



City Boundary    Site In Focus    Opportunity Parcel

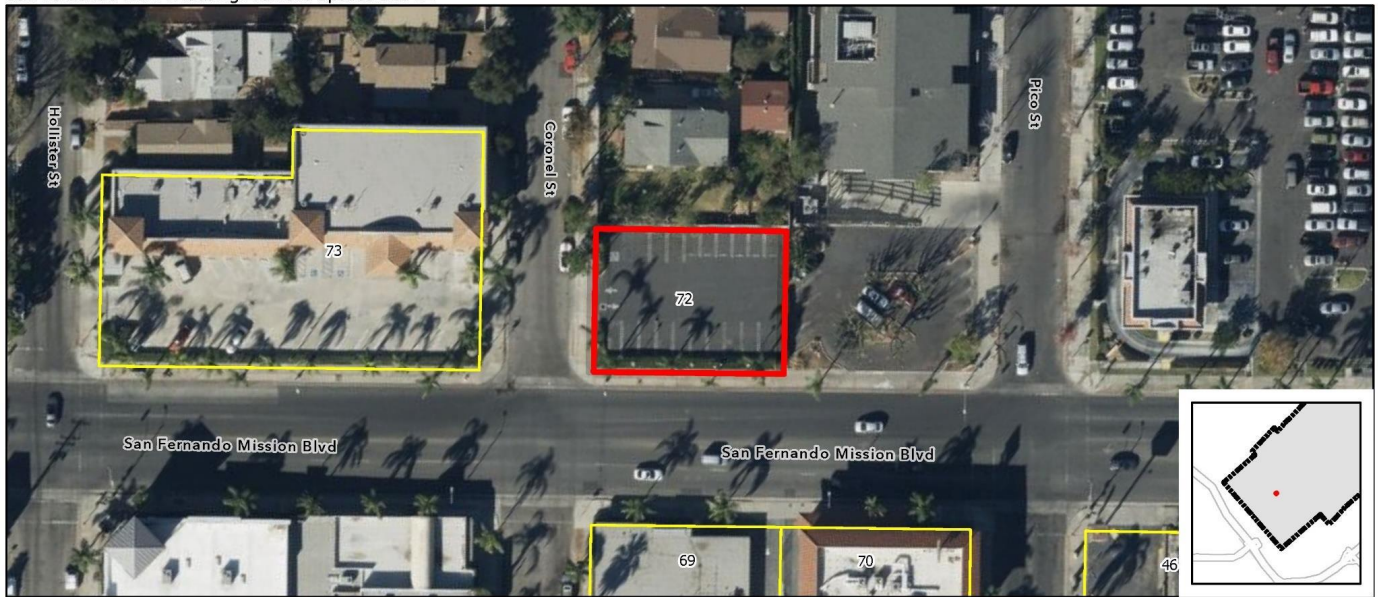
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
69	2521-030-030	418 SAN FERNANDO MISSION BLVD	0.229646	1957	No	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	8	Moderate Income
70	2521-030-037	400 SAN FERNANDO MISSION BLVD	0.298861	1971	No	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	10	Moderate Income
71	2521-030-024		0.06859		No	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income



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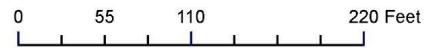
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 22



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
72	2521-021-027	415 SAN FERNANDO MISSION BLVD	0.172235	1964	Potentially Vacant	Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income





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**OPPORTUNITY SITES**



San Fernando RHNA Housing Element Update Site 23



City Boundary    Site In Focus    Opportunity Parcel

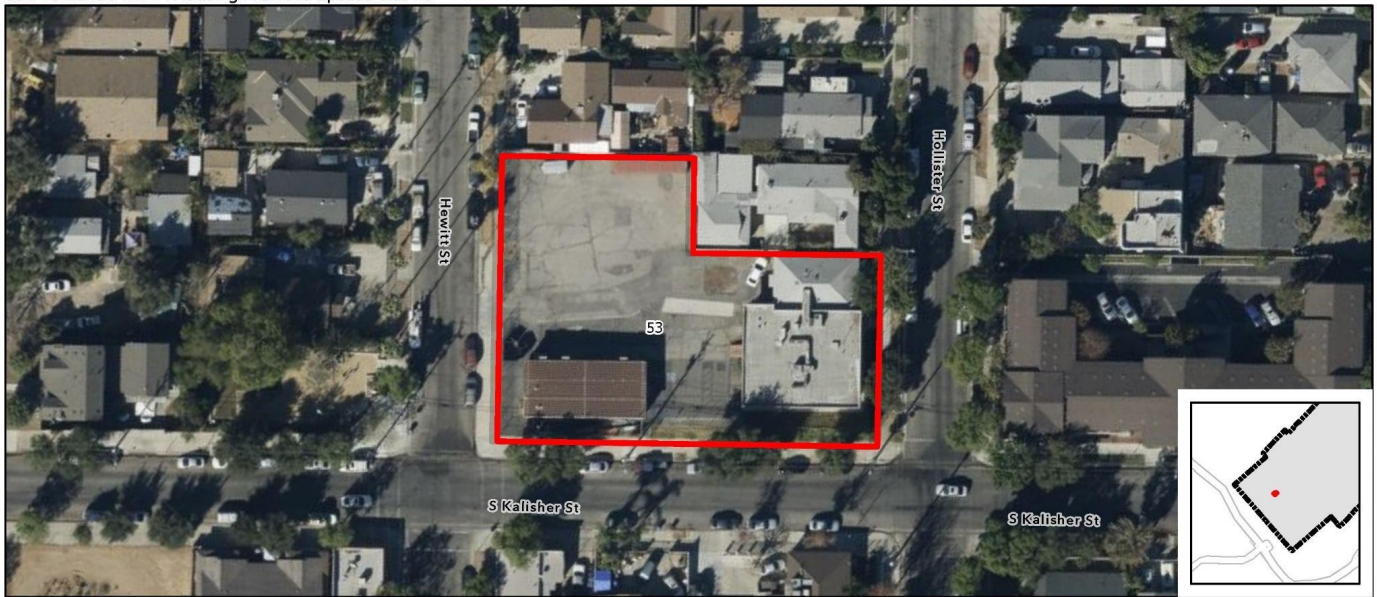
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
7	2522-001-902		0.458787		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	22	Moderate Income
127	2522-001-901		0.688023		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	34	Low Income
130	2522-001-001	104 S MACLAY AVE	0.342533	1938	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	17	Moderate Income



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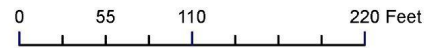
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 26



  City Boundary    
   Site In Focus    
   Opportunity Parcel

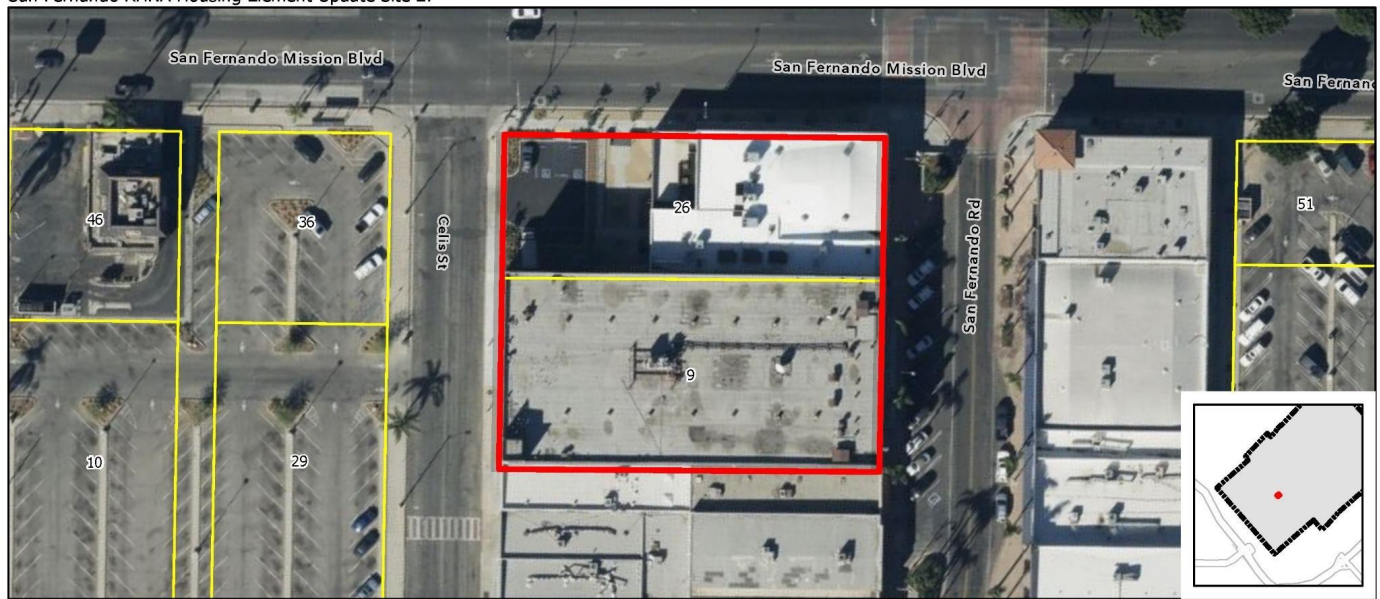
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
53	2521-012-025	1304 HOLLISTER ST	0.57522	1975	No	Institutional	MDR	R-2	R-2 Multiple Family Dwelling	17	9	Moderate Income



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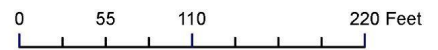
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 27



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
9	2521-032-008	1140 SAN FERNANDO RD	0.460484	1953	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	23	Moderate Income
26	2521-032-007	210 SAN FERNANDO MISSION BLVD	0.344612	1951	No	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	17	Moderate Income



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**OPPORTUNITY SITES**

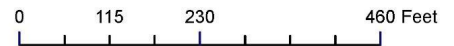


San Fernando RHNA Housing Element Update Site 28



City Boundary    Site In Focus    Opportunity Parcel

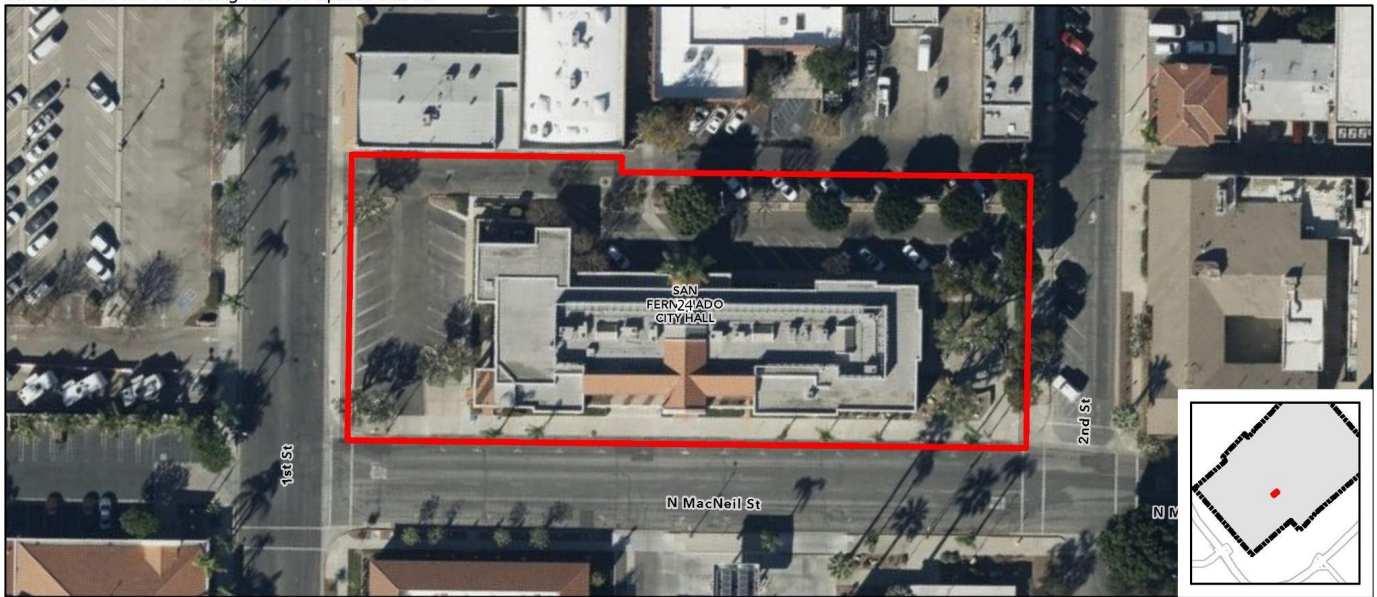
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
13	2521-034-009	1100 TRUMAN ST	0.353326	2014	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	17	Moderate Income
31	2521-034-904		0.422405		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	21	Moderate Income
51	2521-034-905		0.152712		Potentially Vacant	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
64	2521-034-007	1120 TRUMAN ST	0.222733	2014	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	11	Moderate Income






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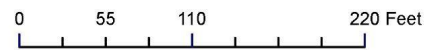
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 29



 City Boundary    
  Site In Focus    
  Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
24	2519-002-900	117 N MACNEIL ST	1.191196		No	Government	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	59	Low Income



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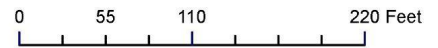
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 30



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
52	2519-016-906	300 N BRAND BLVD	1.882784		Potentially Vacant	Government	HDR	R-3	R-3 Multiple Family Dwelling	43	80	Low Income



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**OPPORTUNITY SITES**

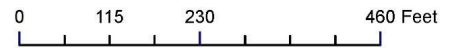


San Fernando RHNA Housing Element Update Site 31



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
16	2521-016-900	1320 SAN FERNANDO RD	0.91928		No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	34	Low Income
17	2521-016-020	1334 SAN FERNANDO RD	0.688664	1971	No	Recreational	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	25	Low Income
18	2521-016-012		0.057123	1948	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	2	Moderate Income
41	2521-016-011		0.057621	1948	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	2	Moderate Income
42	2521-016-003		0.114746		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	4	Moderate Income
55	2521-016-018	1300 SAN FERNANDO RD	0.459931	1964	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	17	Moderate Income



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**OPPORTUNITY SITES**

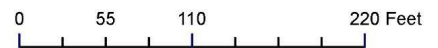


San Fernando RHNA Housing Element Update Site 32



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
23	2520-019-016	1321 1ST ST	0.742509		Potentially Vacant	Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	13	Moderate Income



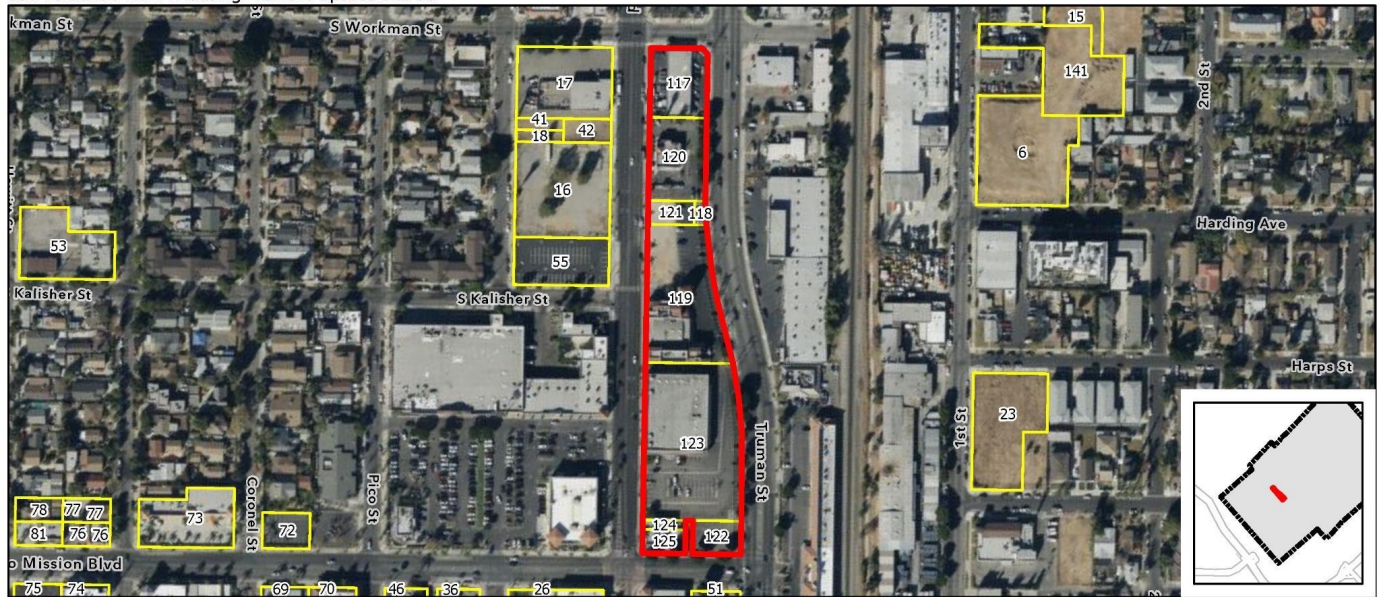


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**OPPORTUNITY SITES**

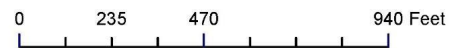


San Fernando RHNA Housing Element Update Site 33



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
117	2521-017-022	1345 SAN FERNANDO RD	0.397949	1964	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	14	Moderate Income
118	2521-017-002		0.027538		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
119	2521-017-021	1245 SAN FERNANDO RD	0.99073	1925	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	36	Low Income
120	2521-017-023	1327 SAN FERNANDO RD	0.482422	1988	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	17	Moderate Income
121	2521-017-008	1315 SAN FERNANDO RD	0.111724		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	4	Moderate Income
122	2521-034-901		0.164225		Potentially Vacant	Government	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	6	Moderate Income
123	2521-034-011	1231 SAN FERNANDO RD	1.532814	1984	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	56	Low Income
124	2521-033-013	1203 SAN FERNANDO RD	0.041253	1958	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
125	2521-033-014	1201 SAN FERNANDO RD	0.103233	1965	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	3	Moderate Income



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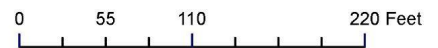
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 34



City Boundary    Site In Focus    Opportunity Parcel

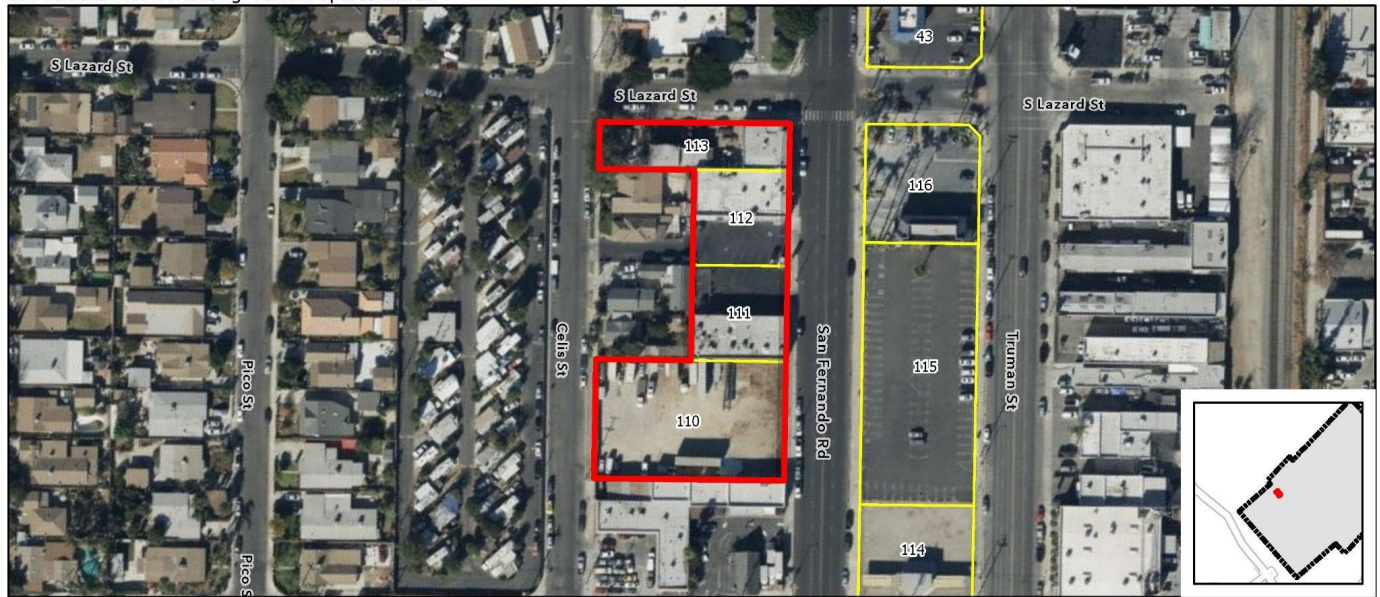
Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
140	2518-008-022	403 N MACLAY AVE	0.316715	1980	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	11	Moderate Income



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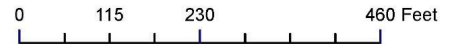
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 35



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
110	2612-006-024	1522 SAN FERNANDO RD	0.57391		Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	21	Low Income
111	2612-006-028	1526 SAN FERNANDO RD	0.230298	1971	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	8	Moderate Income
112	2612-006-029	1542 SAN FERNANDO RD	0.229284	1953	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	8	Moderate Income
113	2612-006-009	1550 SAN FERNANDO RD	0.227862	1952	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	8	Moderate Income

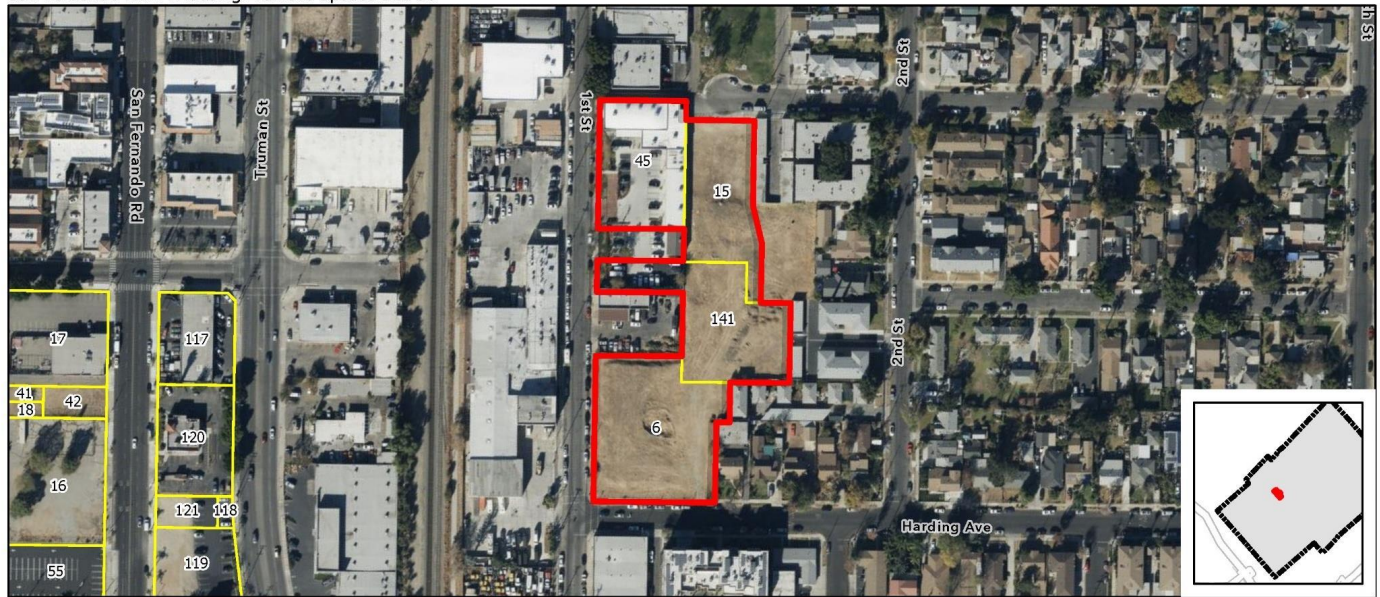


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**OPPORTUNITY SITES**

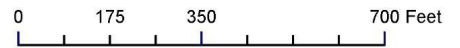


San Fernando RHNA Housing Element Update Site 36



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
6	2520-011-043	1501 1ST ST	0.989645		Potentially Vacant	Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	17	Moderate Income
15	2520-011-042	1501 1ST ST	0.608092	1972	No	Industrial	SP-5	SP-5	SP-5 - GN General Neighborhood Dist	43	26	Low Income
45	2520-011-045	1621 1ST ST	0.629824	1978	No	Commercial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	11	Moderate Income
141	2520-011-041	1529 1ST ST	0.791691		No	Industrial	SP-5	SP-5	SP-5 - GN General Neighborhood Dist	43	34	Low Income



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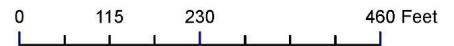
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 37



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
114	2612-003-001	107 S HUNTINGTON ST	0.279921	1952	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	10	Moderate Income
115	2612-003-014	1511 SAN FERNANDO RD	0.75806	1970	Potentially Vacant	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	28	Low Income
116	2612-003-013	1547 SAN FERNANDO RD	0.342123	2000	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	12	Moderate Income



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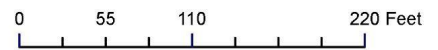
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 38



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
43	2612-004-017	1601 SAN FERNANDO RD	0.687822	1965	No	Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	25	Low Income

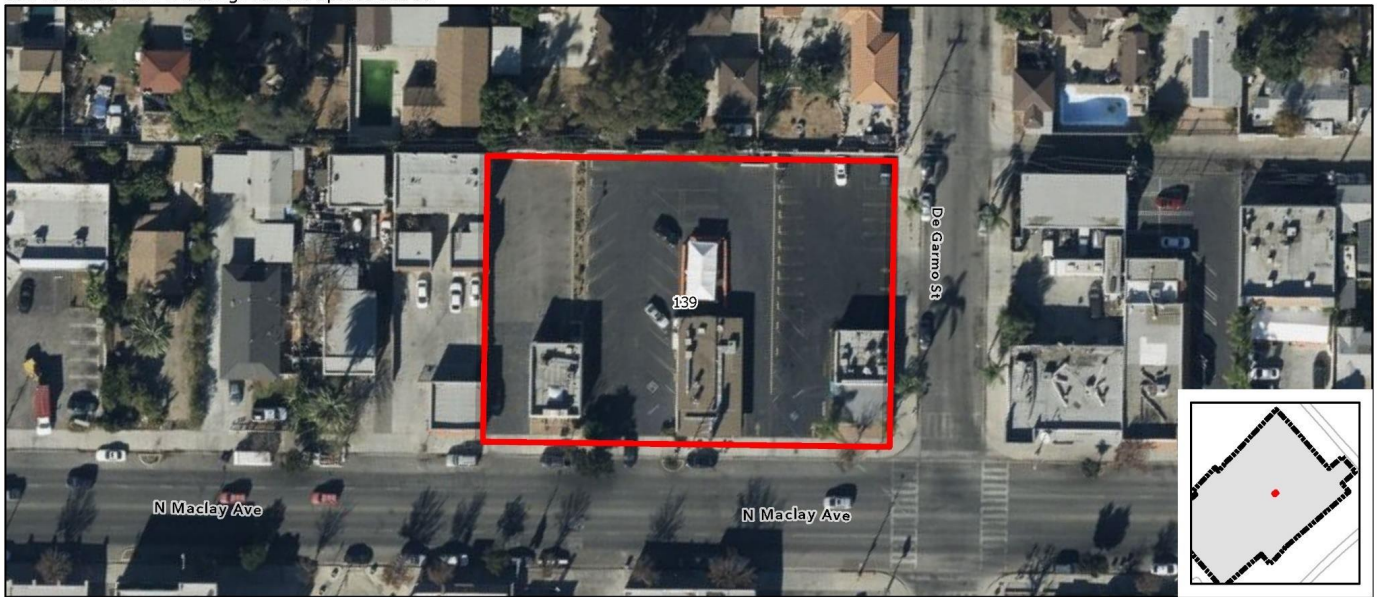


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**OPPORTUNITY SITES**

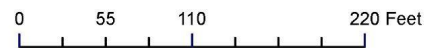


San Fernando RHNA Housing Element Update Site 39



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
139	2518-031-009	861 N MACLAY AVE	0.171885	1962	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	6	Moderate Income

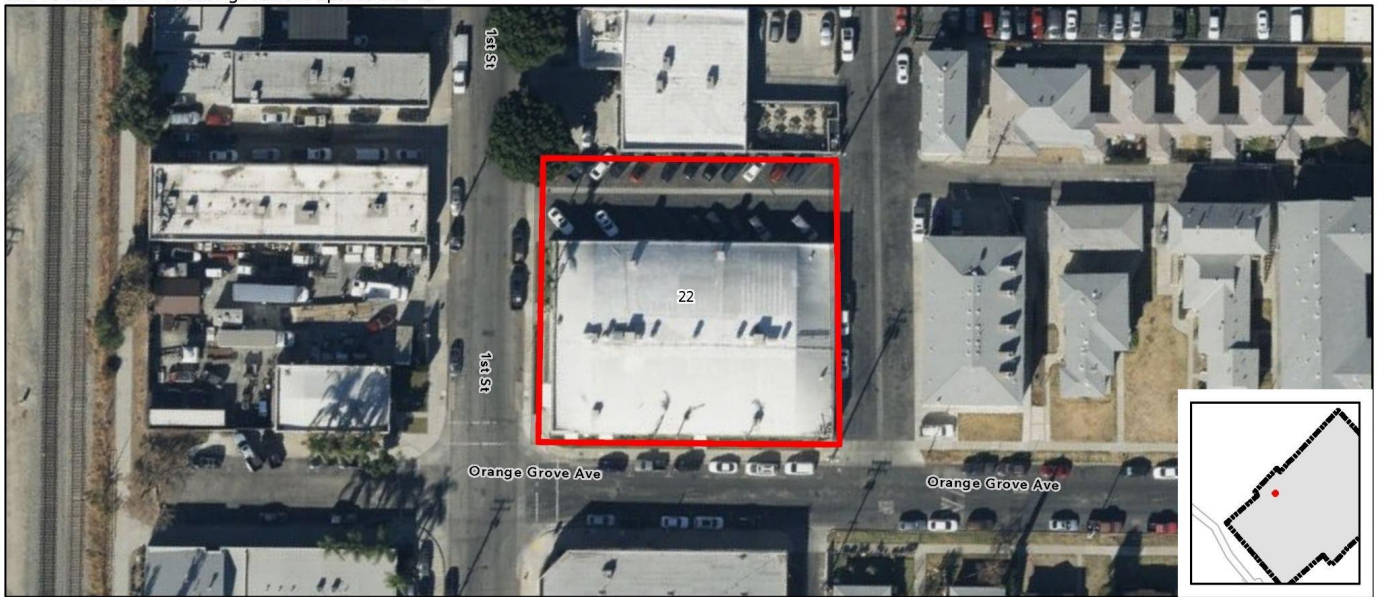


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**OPPORTUNITY SITES**

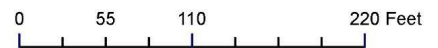


San Fernando RHNA Housing Element Update Site 40



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
22	2520-002-023	1901 1ST ST	0.534496	1951	No	Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	9	Moderate Income



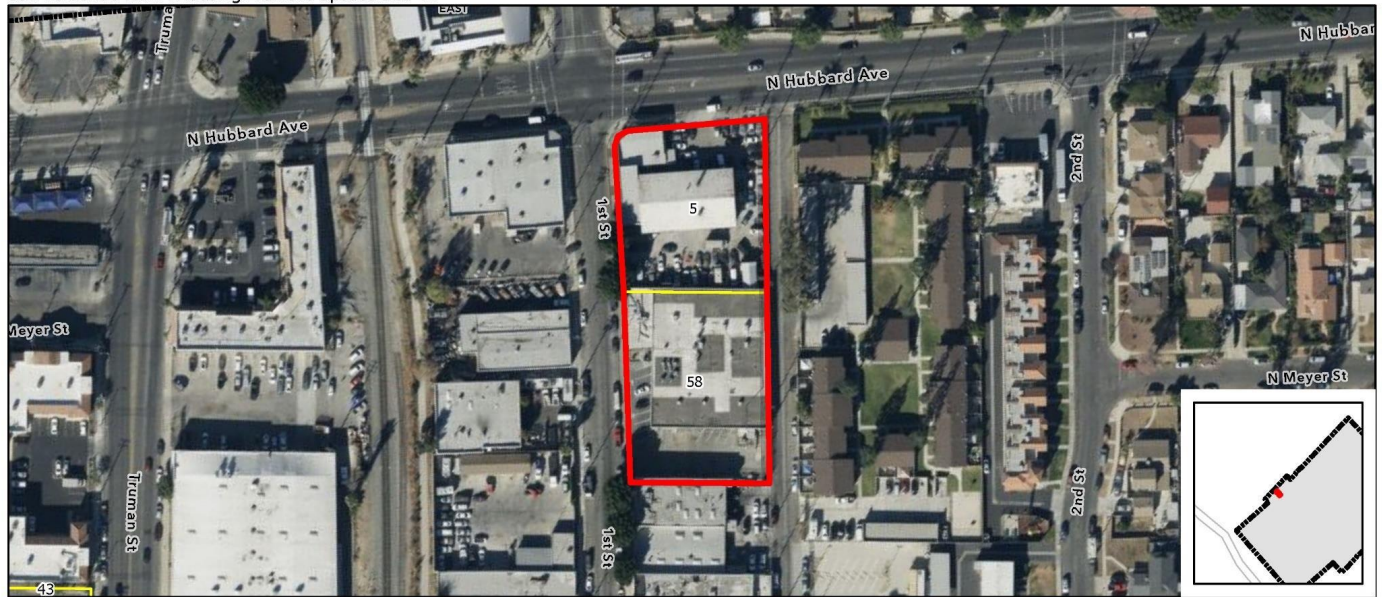


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**OPPORTUNITY SITES**

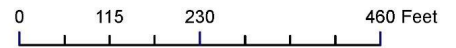


San Fernando RHNA Housing Element Update Site 41



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
5	2520-002-015	100 N HUBBARD AVE	0.61949	1958	No	Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	11	Moderate Income
58	2520-002-016	2021 1ST ST	0.678407	1958	No	Industrial	SP-5	SP-5	SP-5 - WF Workplace Flex Dist Residential Supporting	18	12	Moderate Income



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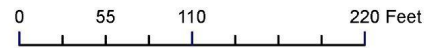
**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 42



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
131	2515-017-004	958 N MACLAY AVE	0.596964	1946	No	Institutional	SP-5	SP-5	SP-5 - M McClay District	37	22	Low Income



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**OPPORTUNITY SITES**

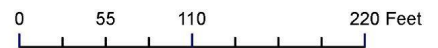


San Fernando RHNA Housing Element Update Site 43



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
137	2515-028-018	1012 N MACLAY AVE	0.133727	1947	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	4	Moderate Income
138	2515-028-017	1000 N MACLAY AVE	0.267477	1980	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	9	Moderate Income



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**OPPORTUNITY SITES**

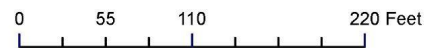


San Fernando RHNA Housing Element Update Site 44



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
132	2515-028-025	1036 N MACLAY AVE	0.260833	1956	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	9	Moderate Income
133	2515-030-012	1056 N MACLAY AVE	0.512699	1956	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	18	Low Income
134	2515-030-016	1110 N MACLAY AVE	0.286866	1925	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	10	Moderate Income
135	2515-030-023	1064 N MACLAY AVE	0.661313	1965	No	Institutional	SP-5	SP-5	SP-5 - M McClay District	37	24	Low Income
136	2515-030-015	1104 N MACLAY AVE	0.279542	1959	No	Commercial	SP-5	SP-5	SP-5 - M McClay District	37	10	Moderate Income



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**OPPORTUNITY SITES**

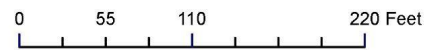


San Fernando RHNA Housing Element Update Site 46



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
67	2516-019-024	1173 N MACLAY AVE	0.588359	1990	No	Commercial	SP-5	SP-5	SP-5 - M McClay District - Neighborhood Services Overlay	37	21	Low Income



**OPPORTUNITY SITES**

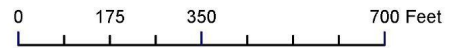


San Fernando RHNA Housing Element Update Site 47



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
3	2517-019-006	1960 GLENOAKS BLVD	0.481236	1967	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	16	Moderate Income
19	2517-015-043	2040 GLENOAKS BLVD	2.07112	1973	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	72	Low Income
20	2517-015-034	2002 GLENOAKS BLVD	1.367766	1980	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	47	Low Income
40	2517-015-033	2014 GLENOAKS BLVD	0.421321	1978	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	14	Moderate Income
54	2517-015-032	1968 GLENOAKS BLVD	0.466712	1978	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	16	Moderate Income
57	2517-015-030	2010 GLENOAKS BLVD REAR	0.841065	1972	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	29	Low Income
126	2517-015-042	2010 GLENOAKS BLVD	0.615793	1989	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	21	Low Income



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**OPPORTUNITY SITES**

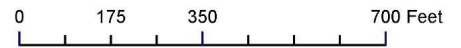


San Fernando RHNA Housing Element Update Site 48



City Boundary    Site In Focus    Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	UseType	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
4	2517-013-014	2021 GLENOAKS BLVD	0.465545	1978	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	16	Moderate Income
21	2517-013-013	2029 GLENOAKS BLVD	0.87561	1967	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	30	Low Income
44	2517-014-054	1955 GLENOAKS BLVD	0.788071	1988	No	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	27	Low Income
56	2517-013-015	2001 GLENOAKS BLVD	0.707816	1987	Potentially Vacant	Commercial	COM	C-2	C-2 Mixed Use Overlay	35	24	Low Income



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**OPPORTUNITY SITES**

San Fernando RHNA Housing Element Update Site 50



  City Boundary    
   Site In Focus    
   Opportunity Parcel

Parcel ID	APN	Site Address	ACRES	Year Built	Vacant Type	Use Type	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Total Units	Income Category
142	2612-015-012	1519 WOODWORTH ST	6.01			Institutional		R-1	R-1 Subdivision	6	36	Moderate Income

