



Appendix A:  
Affirmatively Furthering Fair Housing

**CITY OF COMPTON**  
2021-2029 Housing Element Update

City of Compton Community Development Department



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## Appendix A: Affirmatively Furthering Fair Housing

### A. INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity<sup>1</sup> and a commitment to specific meaningful actions to affirmatively further fair housing.<sup>2</sup> AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes<sup>3</sup>. In addition, it:

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

The bill added an assessment of fair housing to the Housing Element that includes the following components: a summary of fair housing issues and assessment of the Town'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.

### B. ANALYSIS REQUIREMENTS

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.<sup>4</sup> The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends in Los Angeles County. "Local Trends" describe trends specific to the City of Compton.

<sup>1</sup> While California's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

<sup>2</sup> "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

<sup>3</sup> A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

<sup>4</sup> Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

## C. ASSESSMENT OF FAIR HOUSING ISSUES

### Fair Housing Enforcement and Outreach

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

- **The Civil Rights Act of 1866** – covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968** – covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988** – added the protected classes of handicap and familial status
- **The Americans with Disabilities Act of 1990 (ADA)** – covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer (1948)** – made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer (1968)** – made restrictive covenants illegal and unenforceable California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:
  - **Unruh Civil Rights Act** – extends to businesses and covers age and arbitrary discrimination
  - **California Fair Employment and Housing Act (Rumford Act)** – covers the areas of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
  - **California Civil Code Section 53** – takes measures against restrictive covenants
  - **Department of Real Estate Commissioner's Regulations 2780-2782** – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise
  - **Business and Professions Code** – covers people who hold licenses, including real estate agents, brokers, and loan officers.

As presented in this Housing Element, the City has committed to meaningful actions to promote the development of housing for special needs populations, including lower income housing. Further, this Housing Element includes actions to affirmatively further fair housing through strategies related to housing mobility, new housing opportunities in high resource areas, fair housing enforcement and outreach, place-based strategies for neighborhood improvement, and tenant protection. The City continues to participate in the CDBG Urban County program contracting with the Housing Rights Center to ensure housing discrimination complaints are properly addressed and fair housing resources and services are offered to residents. The following shows applicable fair housing laws and the City's compliance:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance.
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols decision making, legal counsel and advisement.
- **Government Code Section 65008** – the City Zoning Code is written to ensure that the City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the unhoused, are not discriminatory. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, and reasonable accommodations).
- **Government Code Section 8899.50** – This section, Appendix A, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.

- Density Bonus Law (Government Code Section 65915) – the City implements density bonus provisions in compliance with the Density Bonus Law.
- Housing Accountability Act (Government Code Section 65589.5) – the City has documented compliance with the HAA.
- No-Net-Loss Law (Government Code Section 65863) – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via required annual reporting to HCD.
- Least Cost Zoning Law (Government Code Section 65913.1) – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- Excessive subdivision standards (Government Code Section 65913.2) – the City's subdivision standards are typical or not excessive in compliance with the Government Code.
- Limits on growth control (Government Code Section 65302.8) – the City complies as it has no growth control measures.
- Housing Element Law (Government Code Section 65583) – this Housing Element documents compliance with Housing Element Law.

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

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

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

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

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of transgender employees, and the prevalence of low skill workers. They expressed concern about the lack reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.

- **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA's Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

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

Additionally, the City conducted engagement and outreach under the preparation of the 2045 General Plan. The City implemented the following outreach and engagement actions related to the General Plan Update, including the Housing Element Update:

- Outreach to City leaders, stakeholders, and organizations
- Engagement activities (working groups, pop-up and mobile workshops, surveys)
- Digital engagement (website, social media, multi-media, informational materials)

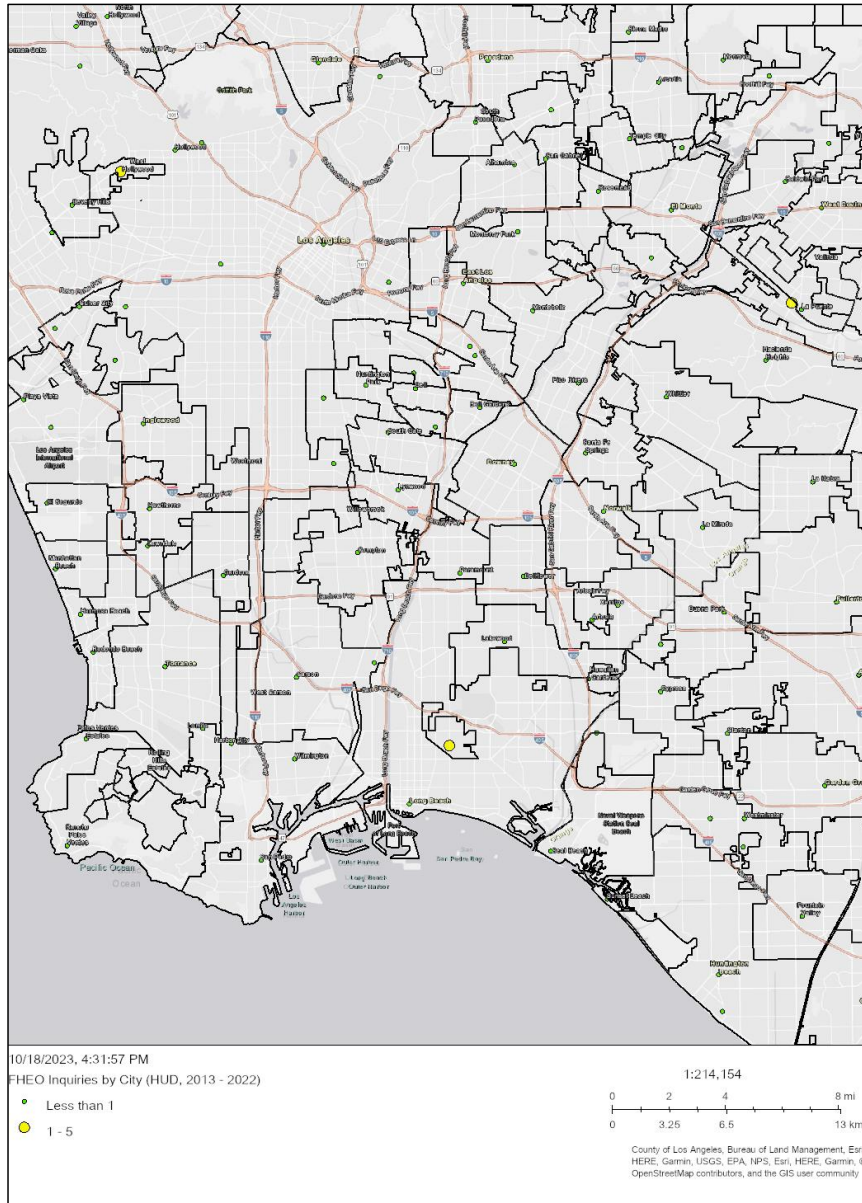
In September and November 2022, the City facilitated the following six focus groups: Housing Advocacy, Family Advocacy, Education and Youth, Resident and Block Captains, Business and Commerce, and Faith-Based Organizations. The City held three working group meetings between September 2022 and August 2023.

The community survey, titled "Vision for Compton Survey: Share Your Ideas," was launched online in October 2022 and closed March 2023. Key issues identified by the public included maintaining and improving Compton Creek, reducing crime and improving public safety, and addressing street takeovers and unsafe intersections. When asked what type of housing Compton needs more of, results revealed that 38 percent stated affordable housing options to rent and 37 percent said motels converted into affordable housing. Additionally, 33 percent stated Compton needs more ADUs, mixed-use developments, and duplexes. According to the survey, 13 percent of participants stated they have experienced housing discrimination. The complete Compton General Plan 2045 Engagement and Outreach Approach Report is included as an Appendix in this Housing Element.

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

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

Figure A-1: FHEO Inquiries by City (2022)



Source: HCD AFFH Data Viewer 2.0 (HUD 2013-2022), 2023.

**Integration and Segregation**

**Race/Ethnicity**

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

*Regional Trend*

As shown in [Table A-1](#), racial/ethnic minority groups make up 74.5 percent of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.7 percent), 26 percent of the population is White, 15 percent is Asian, and eight percent is Black/African American. Compton and the neighboring cities are primarily Hispanic or Latino. Compton’s percentage of Hispanic or Latino residents is 38 percent, while 83 percent of Paramount residents are Hispanic or Latino. White residents make up the next largest percentage of residents in the County.

Figure A-2 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. Commerce’s racial/ethnic minority populations are comparable to surrounding jurisdictions.

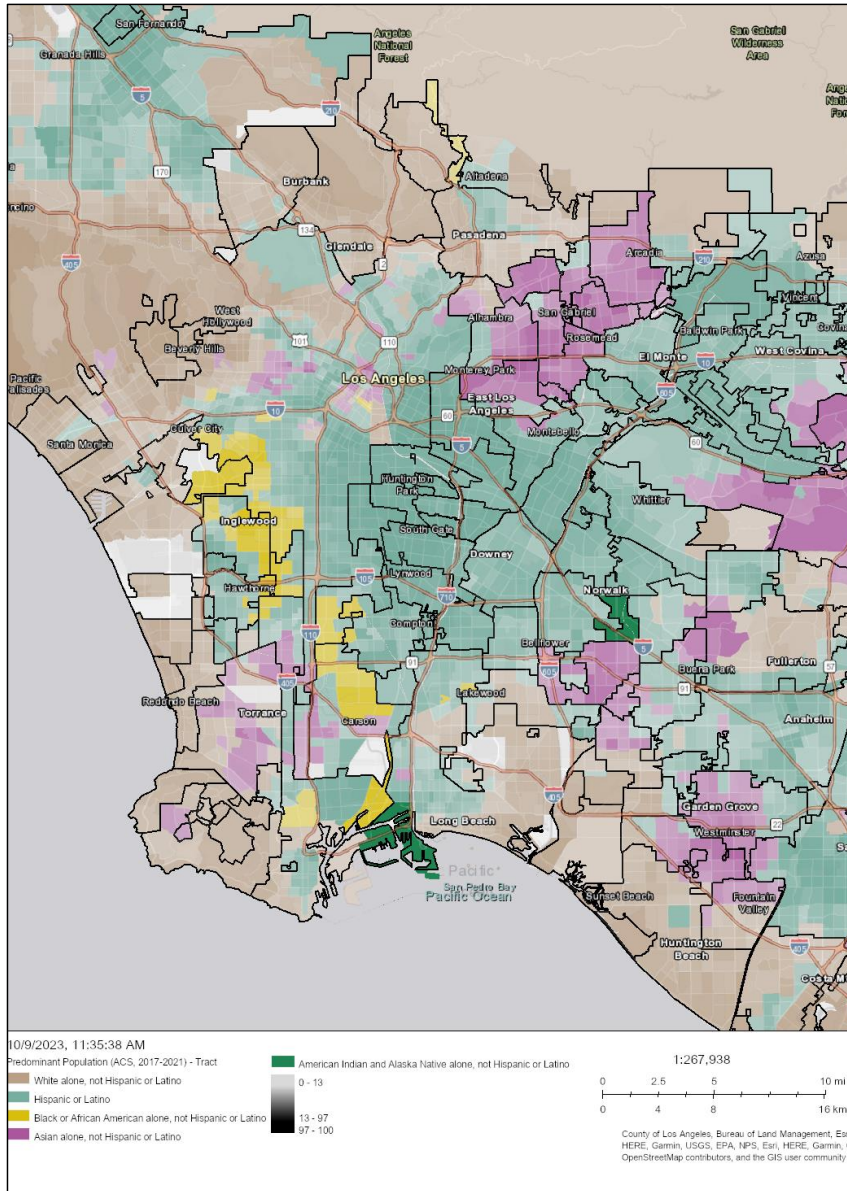
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**Table A-1: Racial/Ethnic Composition – Los Angeles County, Compton, and Surrounding Cities (2021)**

Race/Ethnicity	LA County	Compton	Carson	Long Beach	Los Angeles (City)	Lynwood	Paramount
White alone	25.5%	7.0%	1.0%	27.8%	28.1%	2.4%	5.0%
Black or African American alone	7.6%	22.2%	26.7%	11.6%	8.3%	8.1%	7.5%
American Indian and Alaska Native alone	0.2%	0.1%	0.1%	0.2%	0.2%	0.3%	0.1%
Asian alone	14.6%	27.1%	0.9%	12.6%	11.6%	0.8%	2.8%
Native Hawaiian and Other Pacific Islander alone	0.2%	1.5%	0.1%	0.5%	0.1%	0.0%	0.6%
Some other race alone	0.4%	0.2%	1.0%	0.4%	0.5%	0.1%	0.1%
Two or more races	2.8%	4.0%	0.9%	3.0%	2.9%	0.4%	1.0%
Hispanic or Latino	48.7%	37.9%	69.3%	43.9%	48.4%	87.9%	83.0%
<b>Total</b>	<b>10,019,635</b>	<b>95,104</b>	<b>96,083</b>	<b>466,565</b>	<b>3,902,440</b>	<b>67,497</b>	<b>53,904</b>

Source: 2016-2021 ACS.

Figure A-2: Regional Predominant Racial/Ethnic Population by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

*Local Trend and Sites Inventory*

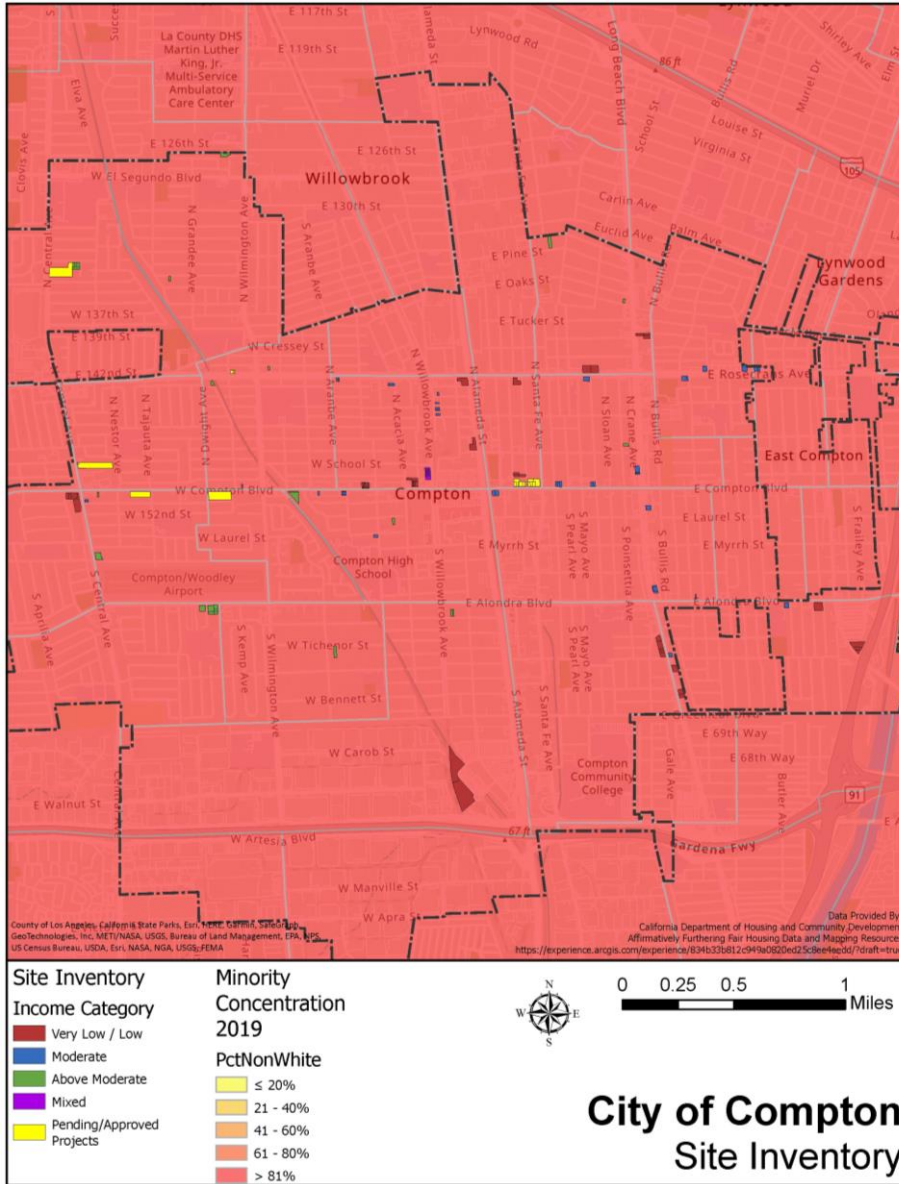
As discussed above and shown in Table A–2 below, Compton has a Hispanic and Latino majority population representing 69.3 percent of the population citywide. The Hispanic/Latino population has increased slightly since the 2007-2011 ACS. The Black/African American is the second largest racial group in the City, representing 26.7 percent of the population. All block groups in the City have racial/ethnic minority populations (non-White) exceeding 80 percent.

<b>Table A–2: Change in Racial/Ethnic Composition – Compton (2011-2021)</b>		
<b>Race/Ethnicity</b>	<b>2011</b>	<b>2021</b>
White alone	1.1%	1.0%
Black or African American alone	30.8%	26.7%
American Indian and Alaska Native alone	0.1%	0.1%
Asian alone	0.3%	0.9%
Native Hawaiian and Other Pacific Islander alone	0.6%	0.1%
Some other race alone	0.2%	1.0%
Two or more races	1.4%	0.9%
Hispanic or Latino	65.5%	69.3%
<b>Total</b>	<b>96,102</b>	<b>96,083</b>

Source: 2007-2011 and 2016-2021 ACS.

As shown in Figure A–3, all block groups in Compton have non-White populations exceeding 81 percent. Therefore, all sites selected to meet the RHNA are in block groups with non-White populations in this range. The sites inventory does not disproportionately place RHNA units in areas where there are larger racial/ethnic minority populations.

Figure A-3: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2019)



Source: HCD AFFH Data Viewer 2.0 (ACS 2019), 2023.

**Persons with Disabilities**

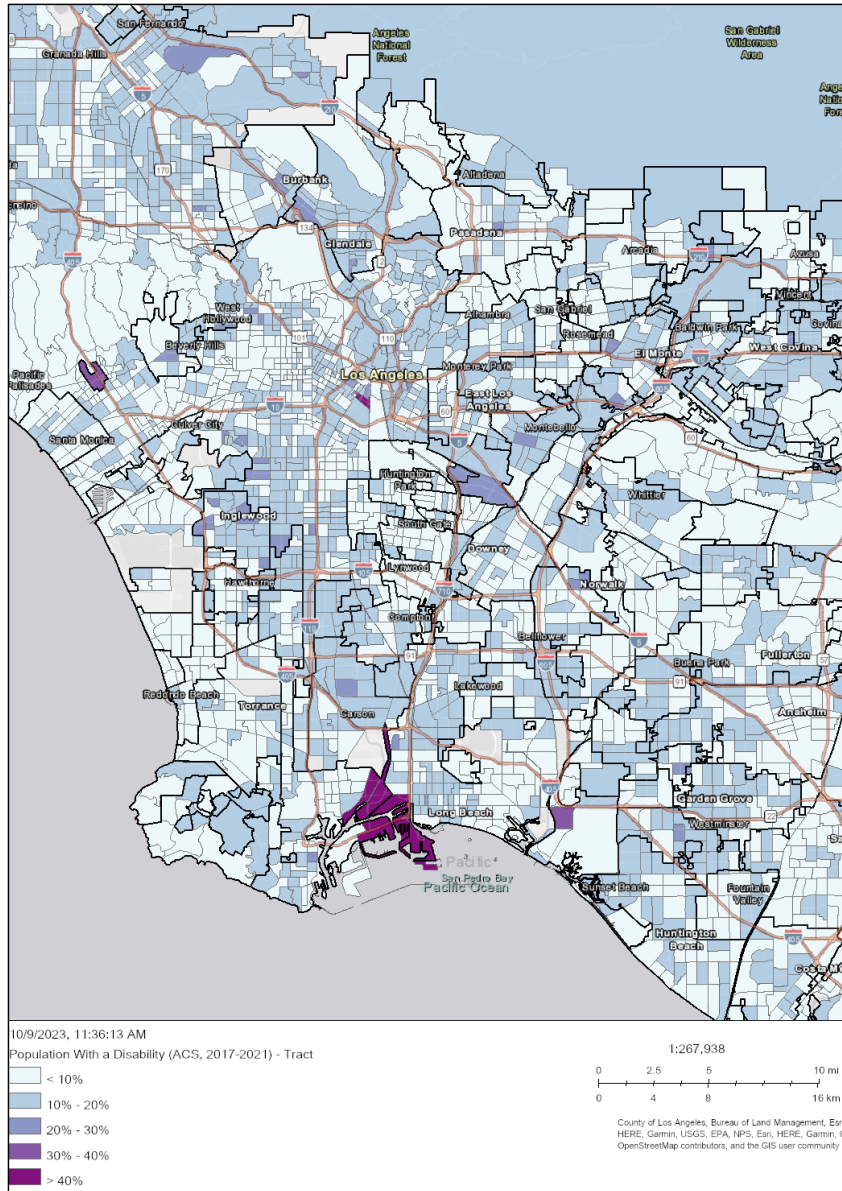
Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

*Regional Trend*

According to the 2017-2021 ACS, 10.1 percent of Los Angeles County residents experience a disability. Compton has a slightly larger population that experiences a disability (10.5 percent). Compton also a comparable population of persons with disabilities to the neighboring cities including Carson (12.5 percent), Long Beach (10.4 percent), Los Angeles (city) (10.3 percent), Lynwood (7.8 percent), and Paramount (7.9 percent).

As shown in Figure A-4, less than 20 percent of the population in most tracts in Los Angeles County experience a disability. Tracts with disabled populations exceeding 20 percent are not concentrated in one area of the County. Tracts with populations of persons with disabilities exceeding 20 percent are near the cities of Inglewood, Los Angeles, Long Beach, Norwalk, and Santa Monica. The coastal cities of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations.

Figure A-4: Regional Populations of Persons with Disabilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

*Local Trend and Sites Inventory*

As shown in [Figure A-5](#), there are no tracts in Compton where more than 20 percent of the population experiences a disability. As discussed above, approximately 10.5 percent of the City population experiences a disability. According to the 2017-2021 ACS, 52.4 percent of the elderly population aged 75 and older experiences a disability in Compton, followed by the population aged 65 to 74 (34 percent), and population aged 35 to 64 (10.9 percent). Ambulatory difficulties and independent living difficulties are the most common disability types in the City. Approximately 6.4 percent of the population experiences these disabilities.

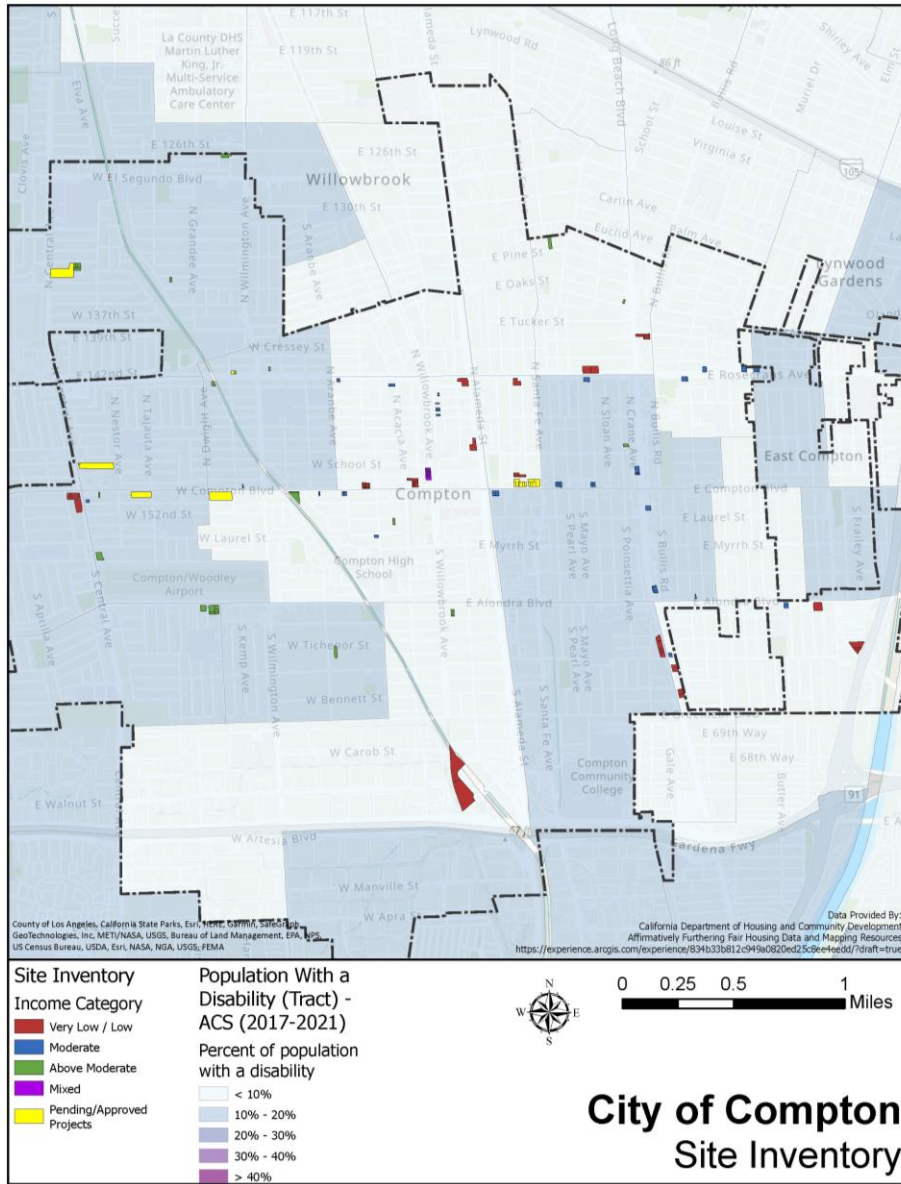
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As presented in Table A-3, most RHNA units are in tracts where less than 10 percent of the population experiences a disability. The City's RHNA strategy does not disproportionately place lower income units in areas where populations of persons with disabilities are heightened.

**Table A-3: Sites Inventory by Population of Persons with Disabilities**

	Lower		Moderate		Above Moderate		Total	
<10%	883	88.7%	76	42.9%	48	52.7%	1007	79.7%
10-20%	113	11.3%	101	57.1%	43	47.3%	257	20.3%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
30-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>996</b>	<b>100.0%</b>	<b>177</b>	<b>100.0%</b>	<b>91</b>	<b>100.0%</b>	<b>1264</b>	<b>100.0%</b>

Figure A-5: Sites Inventory and Populations of Persons with Disabilities by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

**Familial Status**

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

*Regional Trend*

According to the 2017-2021 ACS, 32 percent of households in Los Angeles County have one or more child under the age of 18. As shown in Table A-4, Compton and most neighboring cities have a greater percentage than the County as a whole. Compton has the largest proportion of single-parent female-headed households (9.6 percent) compared to Carson, (4.8 percent), Long Beach (5.7 percent), Los Angeles (4.7 percent), Lynwood (7.5 percent), Paramount (8.6 percent), and the County (4.9 percent). Compton also has the second largest proportion of single-parent male-headed households and married couple households compared to the selected jurisdictions, after Lynwood and Paramount.

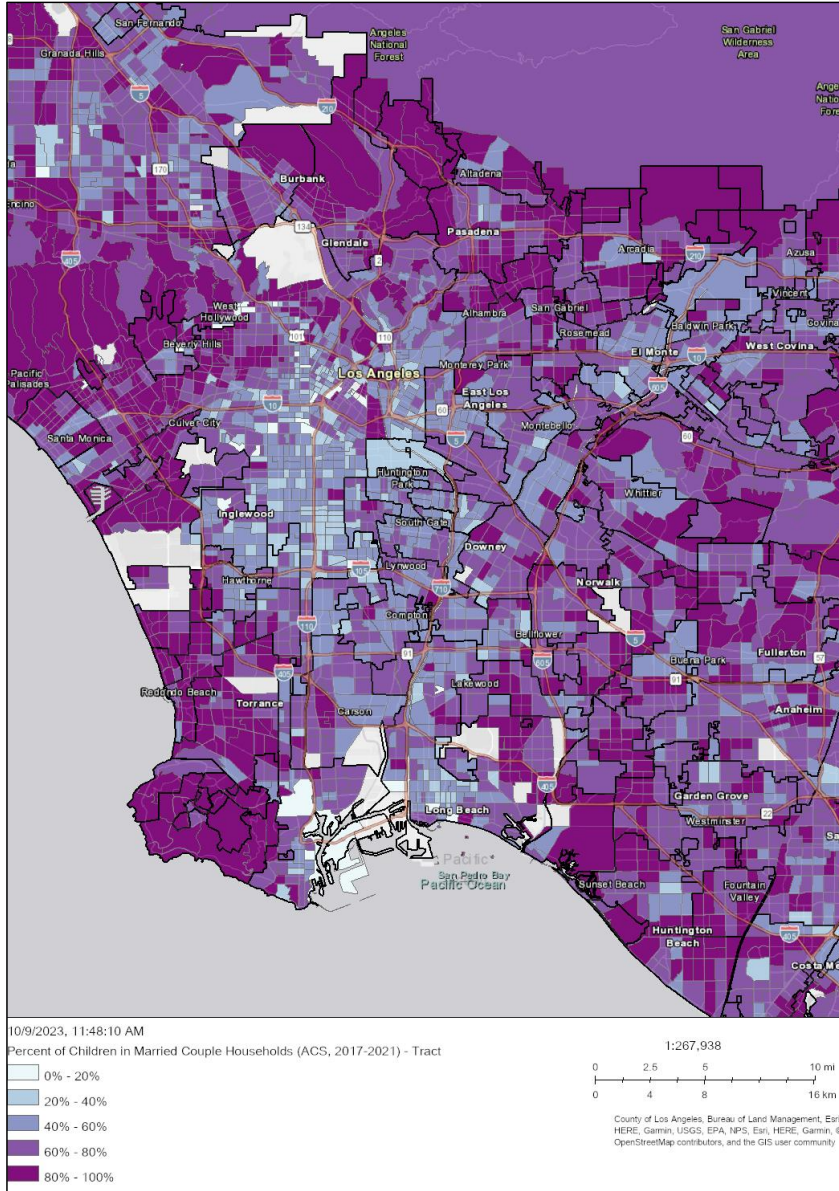
Figure A-7 shows the percent of children living in single-parent female-headed households by tract in LA County. Children in female-headed households are most concentrated in Inglewood, the City of Los Angeles, unincorporated Los Angeles County communities, and areas within Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas, including Commerce and neighboring cities, compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

**Table A-4: Households with Children (2021)**

	Los Angeles County	Compton	Carson	Long Beach	Los Angeles (City)	Lynwood	Paramount
All Households	3,342,811	24,921	26,095	169,958	1,384,851	15,100	14,347
Married Couple Households	18.5%	22.0%	19.4%	15.1%	15.7%	24.4%	26.4%
Single-Parent Male Headed Households	1.2%	2.1%	0.9%	1.5%	1.1%	2.2%	2.2%
Single-Parent Female Headed Households	4.9%	9.6%	4.8%	5.7%	4.7%	7.5%	8.6%

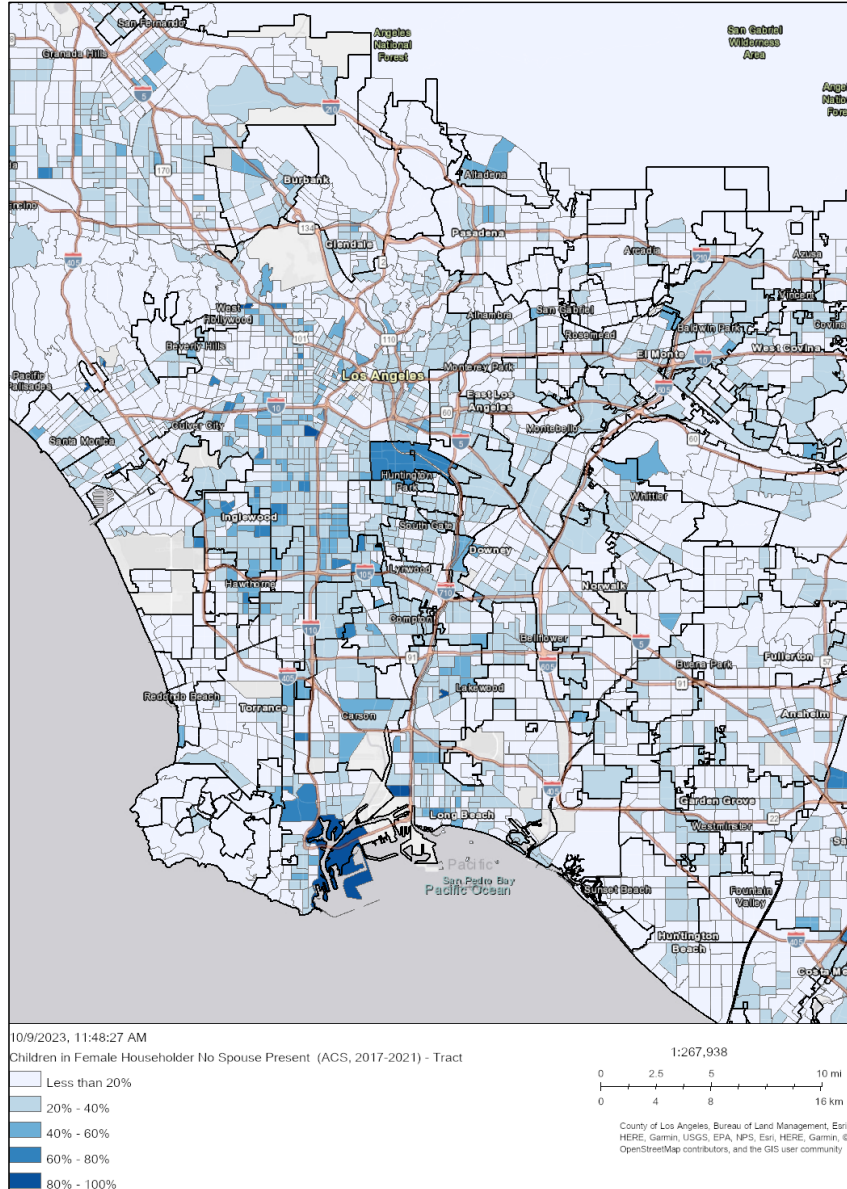
Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-6: Regional Populations of Children in Married Couple Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-7: Regional Populations of Children in Female-Headed Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

*Local Trend and Sites Inventory*

As discussed above, Compton has a larger proportion of families with children compared to the County, including married couples with children and single parents. Approximately 9.6 percent of households in Compton are single-parent female-headed households compared to only 4.9 percent countywide. As presented in Figure A–8, most tracts have populations of children in married couple households ranging from 40 to 80 percent. There is one tract on the western side of the City where more than 60 percent of children live in female-headed households (Figure A–9).

The distribution of units selected to meet the RHNA are presented in Table A–5 and Table A–6. Consistent with the citywide trend, 82 percent of units are in tracts where 40 to 60 percent of children reside in married couple households including 84 percent of lower income units, 83 percent of moderate income units, and 61.5 percent of above moderate income units.

**Table A–5: Sites Inventory by Children in Married Couple Households**

	Lower		Moderate		Above Moderate		Total	
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	69	6.9%	0	0.0%	0	0.0%	69	5.5%
40-60%	837	84.0%	147	83.1%	56	61.5%	1040	82.3%
60-80%	90	9.0%	29	16.4%	33	36.3%	152	12.0%
>80%	0	0.0%	1	0.6%	2	2.2%	3	0.2%
<b>Total</b>	<b>996</b>	<b>100.0%</b>	<b>177</b>	<b>100.0%</b>	<b>91</b>	<b>100.0%</b>	<b>1264</b>	<b>100.0%</b>

**Table A–6: Sites Inventory by Children in Female-Headed Households**

	Lower		Moderate		Above Moderate		Total	
<20%	44	4.4%	13	7.3%	36	39.6%	93	7.4%
20-40%	883	88.7%	164	92.7%	55	60.4%	1102	87.2%
40-60%	0	0.0%	43	24.3%	0	0.0%	43	3.4%
60-80%	69	6.9%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>996</b>	<b>100.0%</b>	<b>177</b>	<b>100.0%</b>	<b>91</b>	<b>100.0%</b>	<b>1264</b>	<b>100.0%</b>

Figure A-8: Sites Inventory and Children in Married Couple Households by Tract (2021)

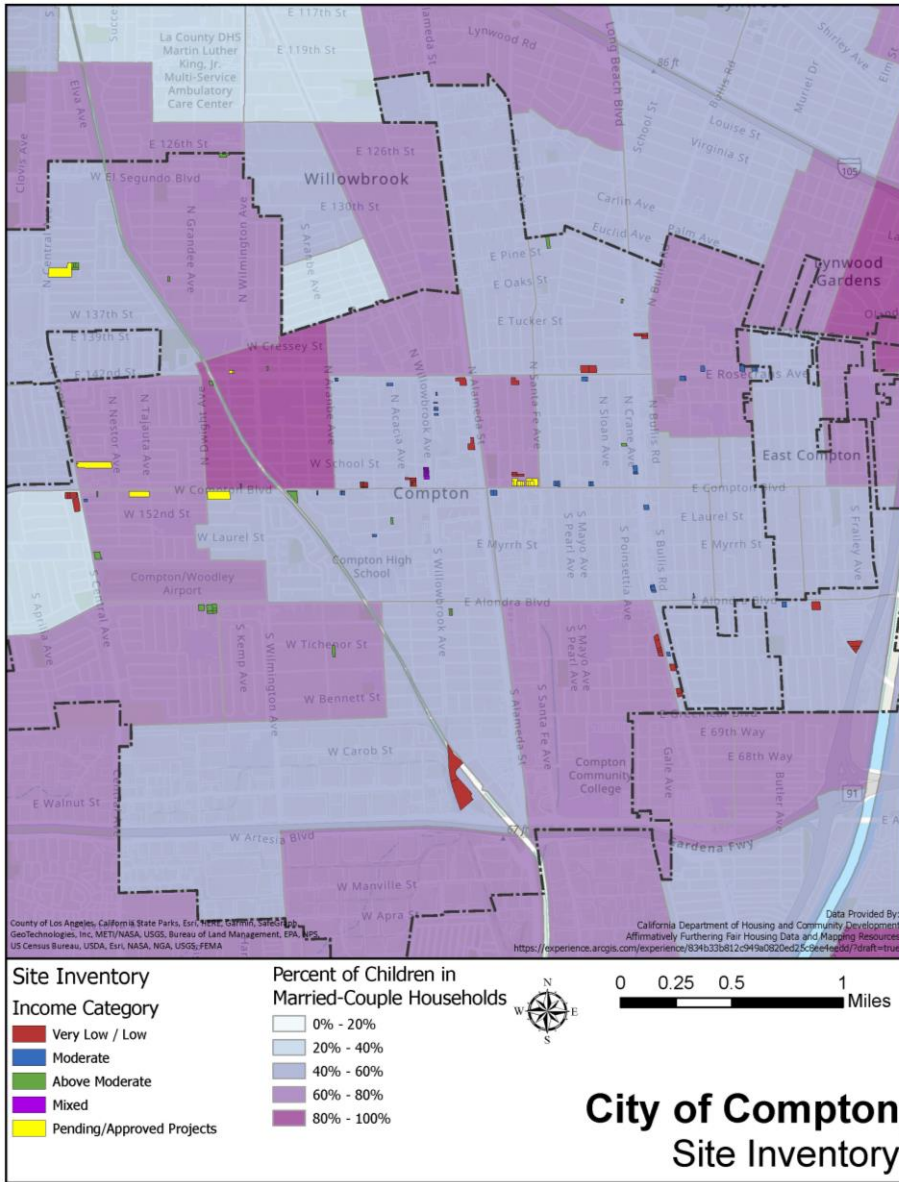
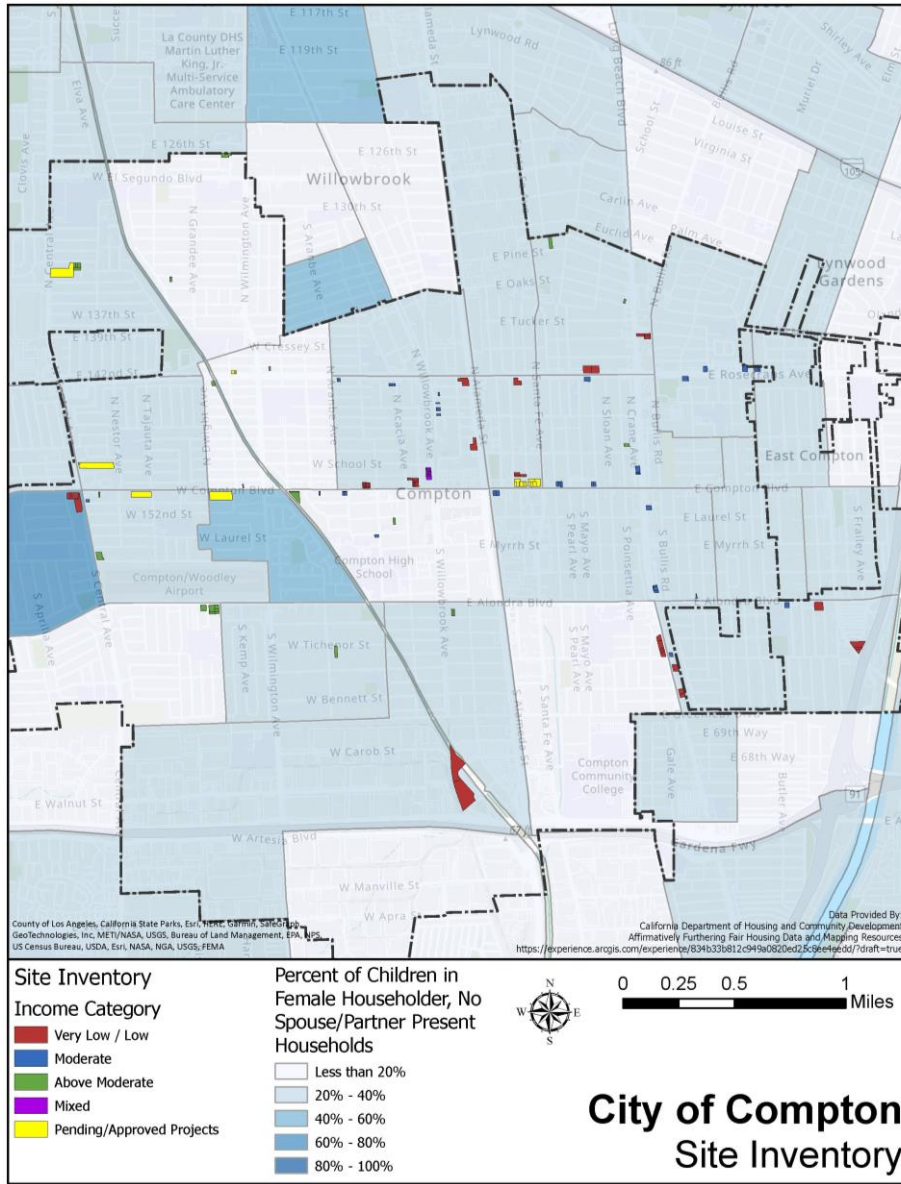


Figure A-9: Sites Inventory and Children in Female-Headed Households by Tract (2021)



Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

**Income Level**

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

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

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table A–7 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the households earn extremely-low, low, or moderate incomes (<81 percent AMI). This means LMI areas (<81 percent AMI) as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

**Table A–7: Income Category Definitions**

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

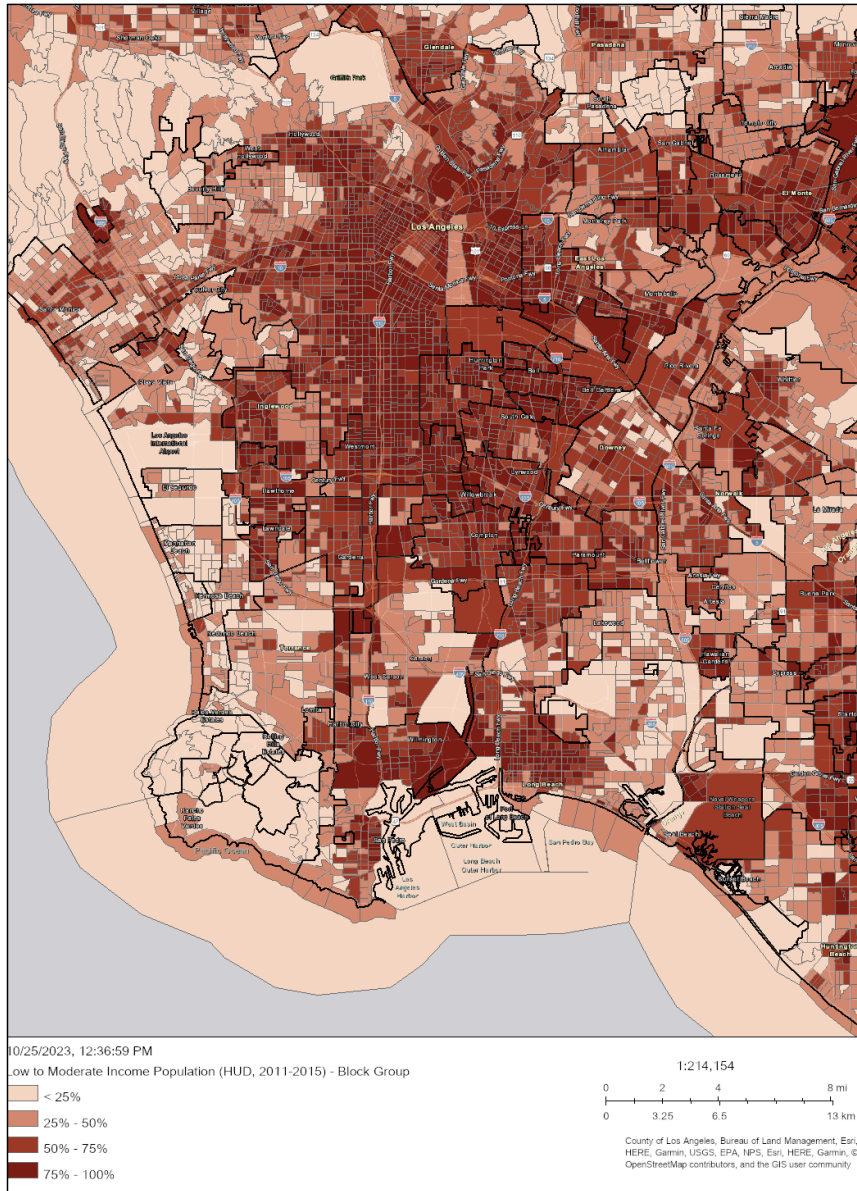
*Regional Trend*

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

According to HUD CHAS data based on the 2015-2019 ACS, 56 percent of households in the County are lower income, earning less than 80 percent of the AMI. According to the 2017-2021 ACS, the median income in LA County is \$76,367. Comparatively, Compton has a median household income of \$62,297. Neighboring cities generally have higher median household incomes compared to Compton including Carson (\$92,548), Long Beach (\$71, 150), and Los Angeles (\$69,778). Lynwood (\$61,612) and Paramount (\$60,456) have lower median household incomes.

Figure A–10 shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts in these areas, less than 25 percent of the population is LMI. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach.

Figure A-10: Regional LMI Households by Block Group (2015)



Source: HCD AFFH Data Viewer 2.0 (HUD 2011-2015), 2023.

*Local Trend and Sites Inventory*

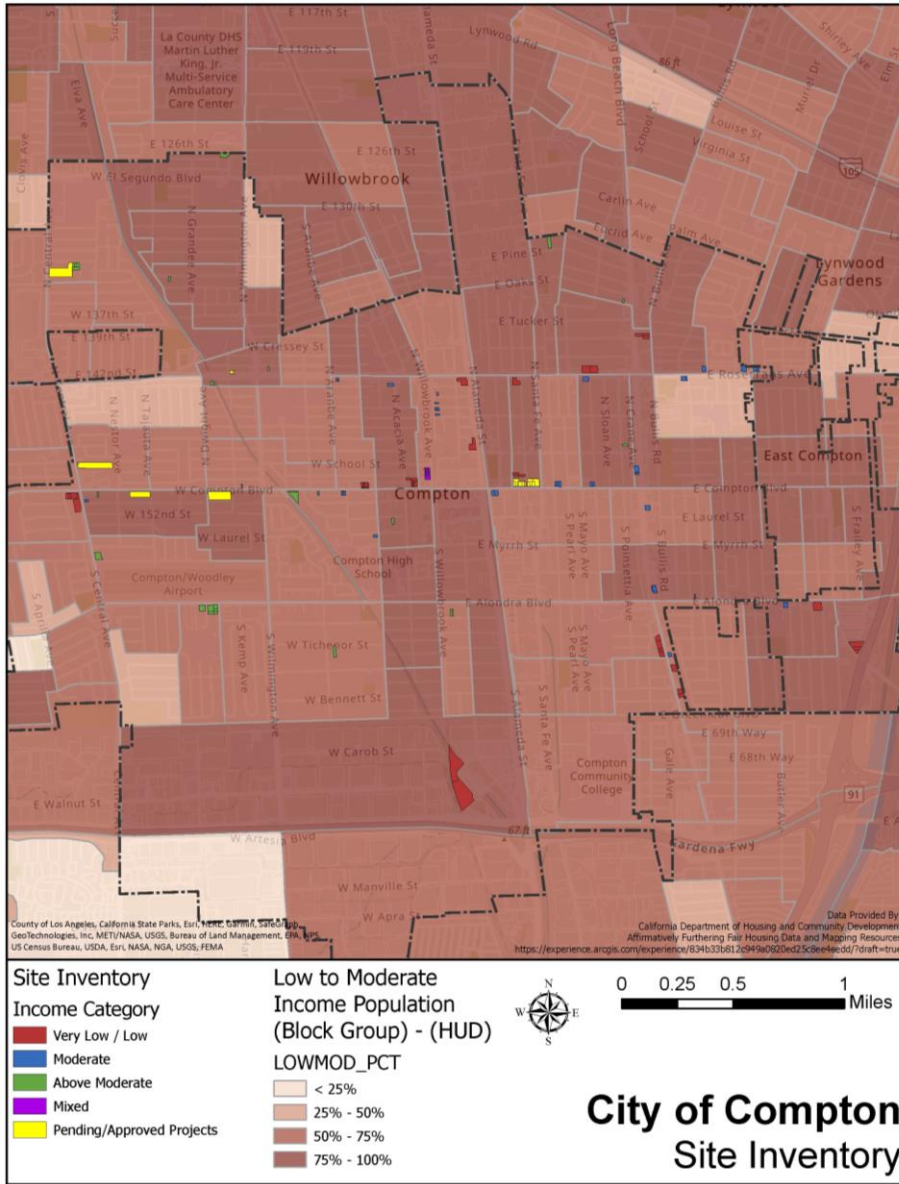
According to HUD CHAS data based on the 2016-2020 ACS, 73.9 percent of Compton households are low income, earning less than 80 percent of the AMI. A larger proportion of renter-occupied households in the City are lower income compared to owner-occupied households. Approximately 64 percent of owners are lower income compared to 86 percent of renters.

As shown in Figure A-11, nearly all block groups in Compton are LMI areas where more than 50 percent of households earn low or moderate incomes. Block groups that are considered LMI areas are not concentrated in a single area of the City.

Table A-8 shows that there are only 8 moderate income units in block groups that are not considered LMI areas. All other RHNA units are in block groups where more than 50 percent of households earn low or moderate incomes.

Table A-8: Sites Inventory by LMI Households								
	Lower		Moderate		Above Moderate		Total	
<25%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25-50%	0	0.0%	8	4.5%	0	0.0%	8	0.6%
50-75%	308	30.9%	99	55.9%	71	78.0%	478	37.8%
75-100%	688	69.1%	70	39.5%	20	22.0%	778	61.6%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-11: Sites Inventory and LMI Households by Block Group (2015)



**Racially and Ethnically Concentrated Areas**

**Racially/Ethnically Concentrated Areas of Poverty**

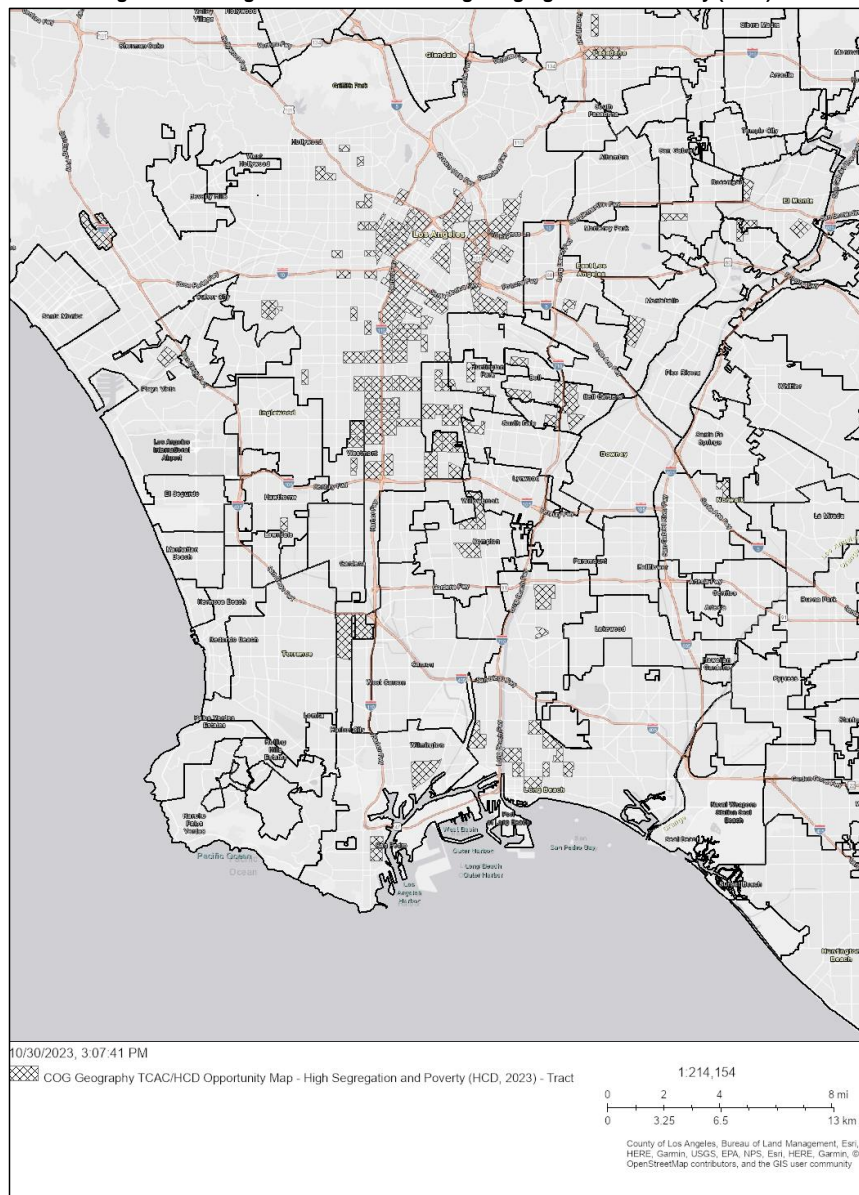
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.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

*Regional Trend*

Approximately 14 percent of the County population is below the federal poverty level according to the 2017-2021 ACS. Amongst Compton and the surrounding cities, Compton has the largest proportion of persons below the poverty level (17.3 percent), followed by Los Angeles (city) (16.6 percent), Lynwood (16.5 percent), Long Beach (15.4 percent), Paramount (14.4 percent), and Carson (9.1 percent).

Figure A-12 shows TCAC designated areas of high segregation and poverty in the Los Angeles County region. Areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles as well as in and around the City of Long Beach.

Figure A-12: Regional TCAC Areas of High Segregation and Poverty (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

*Local Trend and Sites Inventory*

As discussed above, Compton has a large proportion of racial/ethnic minority residents and LMI households compared to the countywide average. There are three tracts in the City that are considered TCAC areas of high segregation and poverty, generally located in the central and northern areas of Compton (Figure A–13). The following three tracts are considered areas of high segregation and poverty: 5416.03, 5425.02, 5426.01. Like all tracts citywide, these areas have non-White populations exceeding 80 percent and contain block groups that are considered LMI areas (more than 50 percent of households are low or moderate income). Figure A–14 shows the areas of high segregation and poverty as they relate to the tract-level poverty status. Tracts 5416.03 and 5426.01 along the northern City boundary have populations below the poverty line of 21.5 percent and 26.1 percent, respectively. Approximately 30.7 percent of the population in tract 5425.02 in the center of the City is below the poverty level. Similarly, tracts 5425.02 and 5426.01 have median household incomes below \$55,000 and tract 5416.03 has a median household income of \$58,958, based on the 2016-2021 ACS. In comparison, the median household income citywide during this period was \$62,297.

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Tracts 5416.03 and 5426.01, generally bound by Rosecrans Ave to the south and the northern City boundary, are characterized by large areas zoned for manufacturing as well as low, medium, and high density residential uses and limited commercial uses. Tract 5425.02 is largely zoned for high density residential uses. The City's zoning map is included as Figure A–38. Residential units adjacent to land uses like manufacturing are typically less desirable and are therefore more affordable. Similarly, high density housing units also tend to significantly more affordable than low density neighborhoods and single-family homes. There is one subsidized housing development in tract 5426.01 with 71 affordable units. Tract 5425.02 also has a subsidized housing project (133 affordable units) and an emergency shelter (81 beds).

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Historical redlining may also be a factor in the current trend of areas of high segregation and poverty in Compton. As shown in Figure A–37, areas of high segregation and poverty have been identified in areas that were considered "hazardous" or "declining." HOLC redlining is discussed further in the *Historical Trends* subsection.

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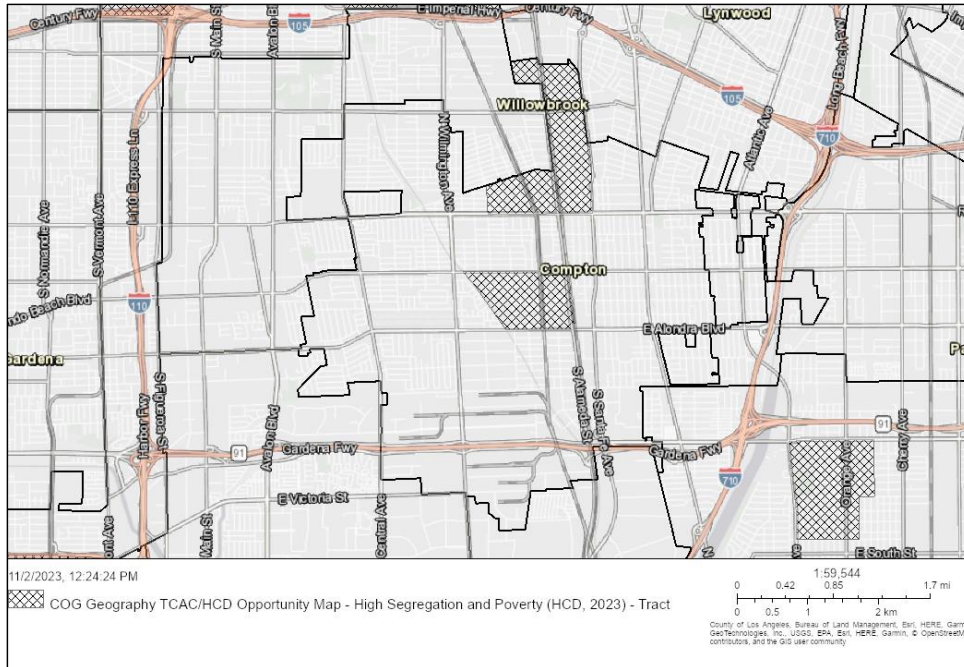
Other fair housing issues disproportionately affecting these tracts include:

- **Overcrowding:** More than 20 percent of households in tract 5426.01 are overcrowded and 9.2 percent are severely overcrowded. 16.6 percent of households in tract 5416.03 and 22.1 percent of households in tract 5425.02 are severely overcrowded.
- **Displacement Risk:** Renters in tract 5426.01 are considered at risk of displacement. One Income Group (Very Low Income or Low Income) is experiencing Elevated, High, or Extreme Displacement in tract 5416.03 and two Income Groups (Very Low Income and Low Income) are experiencing Elevated, High, or Extreme Displacement in tract 5425.02. Tract 5425.02 is the only tract in the City where two income groups are experiencing elevated, high, or extreme displacement.<sup>5</sup>
- **Rental Market:** In tract 5425.02, tract rent is \$74.84 lower than nearby rents. In tract 5416.03, tract rent is \$72.08 lower than nearby rents. In tract 5426.01, tract rent is \$227.94 lower than nearby rents.<sup>5</sup>
- **Substandard Housing:** 2.5 percent of housing units in tract 5426.01 lack complete plumbing facilities. In most Compton tracts, less than 2 percent of households lack complete plumbing facilities.

A total of 24 RHNA units are located in high segregation and poverty tracts, including 12 moderate and 12 above moderate income units. There are no lower income RHNA units allocated in TCAC areas of high segregation and poverty.

<sup>5</sup> UCB, Urban Displacement Project 2022.

Figure A-13: TCAC Areas of High Segregation and Poverty (2023)



Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

Figure A-14: TCAC Areas of High Segregation and Poverty and Poverty Status by Tract (2023, 2021)



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Source: HCD AFFH Data Viewer 2.0 (HCD 2023, ACS 2017-2021), 2024.

**Racially Concentrated Areas of Affluence (RCAAs)**

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

*Regional Trend*

As seen in [Figure A-15](#), the RCAAs in Los Angeles County are mostly concentrated in the northwestern portion of the County (Malibu, Calabasas, Agoura Hills), San Gabriel Valley cities and along the coastline, including the cities of Santa Monica, Manhattan Beach, El Segundo, Palos Verdes Estates and Rolling Hills Estates.

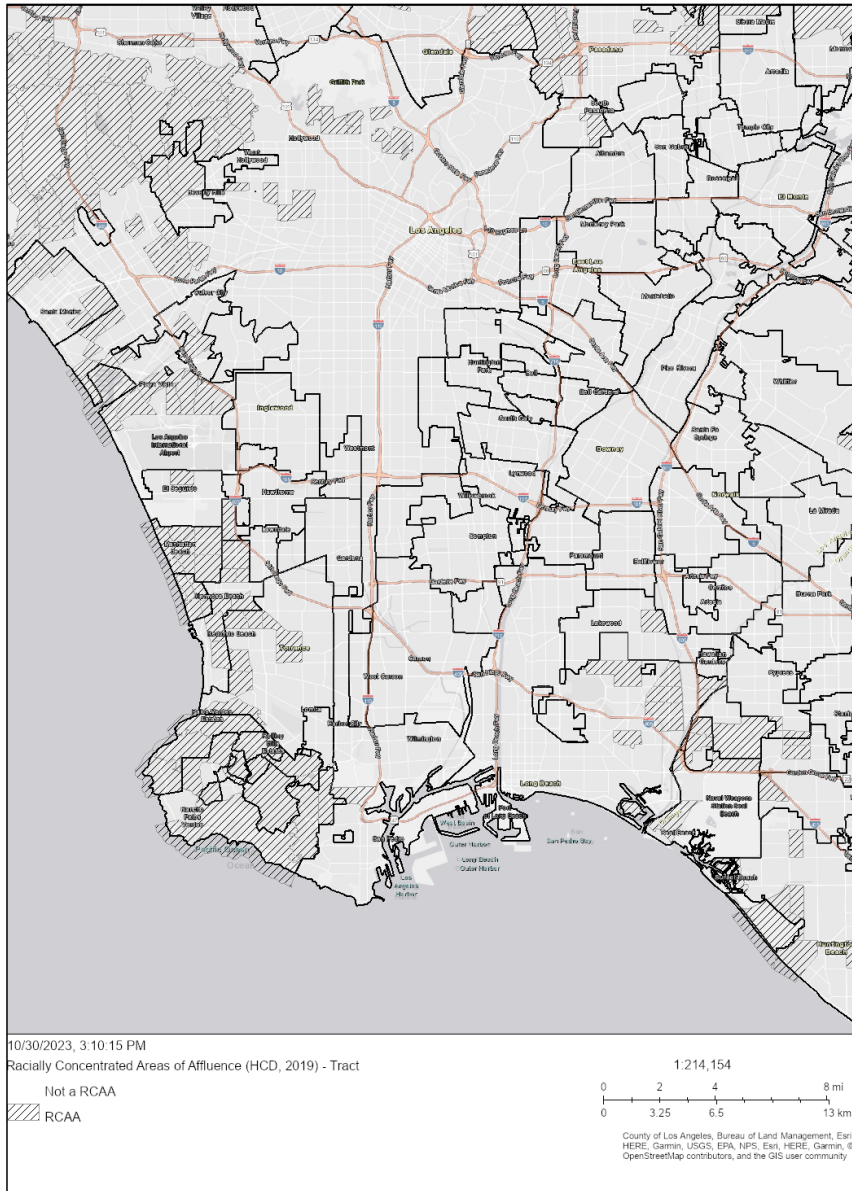
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*Local Trend*

As discussed previously, Compton generally has higher concentrations of LMI households and lower household incomes compared to the County and neighboring jurisdictions. There are no tracts that are considered RCAAs in Compton.

Figure A-15: Regional RCAAs (2023)

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Source: HCD AFFH Data Viewer 2.0 (HCD 2019), 2023.

**Access to Opportunities**

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

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

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

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

**Table A–9: Domain and List of Indicators for Opportunity Maps**

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

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

*Regional Trend*

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

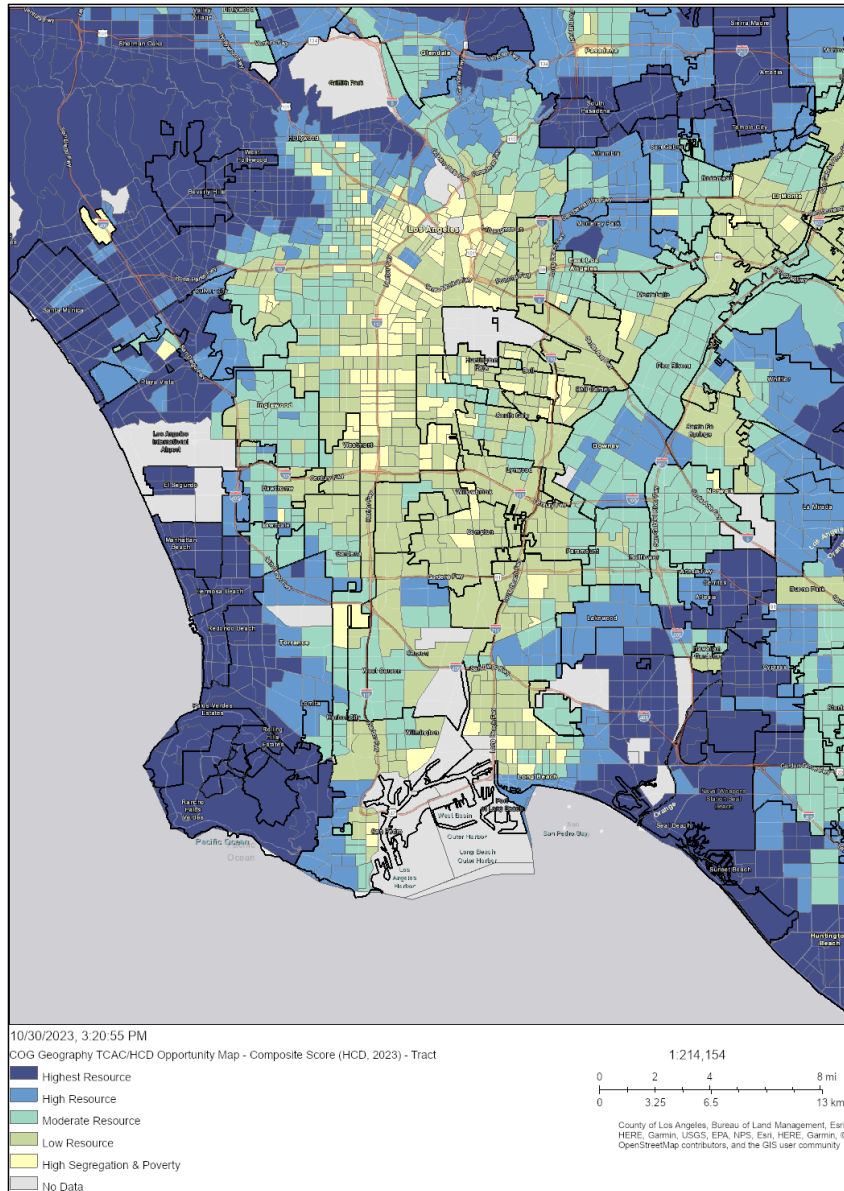
As seen in [Figure A–16](#), the central Los Angeles County areas around the City of Los Angeles comprise mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities from Rolling Hills and Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

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<b>Table A-10: HUD Opportunity Indicators by Race/Ethnicity – LA County</b>							
	<b>Low Poverty</b>	<b>School Prof.</b>	<b>Labor Market</b>	<b>Transit</b>	<b>Low Transp. Cost</b>	<b>Jobs Proximity</b>	<b>Env. Health</b>
<b>Total Population</b>							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<b>Population below federal poverty line</b>							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Figure A-16: Regional TCAC Opportunity Area Scores by Tract (2023)

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Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

*Local Trend and Sites Inventory*

All tracts in Compton are considered low resource tracts or areas of high segregation and poverty. As discussed above, there are three tracts that are high segregation and poverty areas. There is one tract in the southwest corner of the City that is a high resource area. However, this tract encompasses a larger proportion of the City of Carson south of Compton. As discussed above, all areas of Compton have racial/ethnic minority populations exceeding 80 percent. Compton as a whole tends to have several overlapping fair housing issues including concentrations of racial/ethnic minority populations, LMI household populations, and low resource areas.

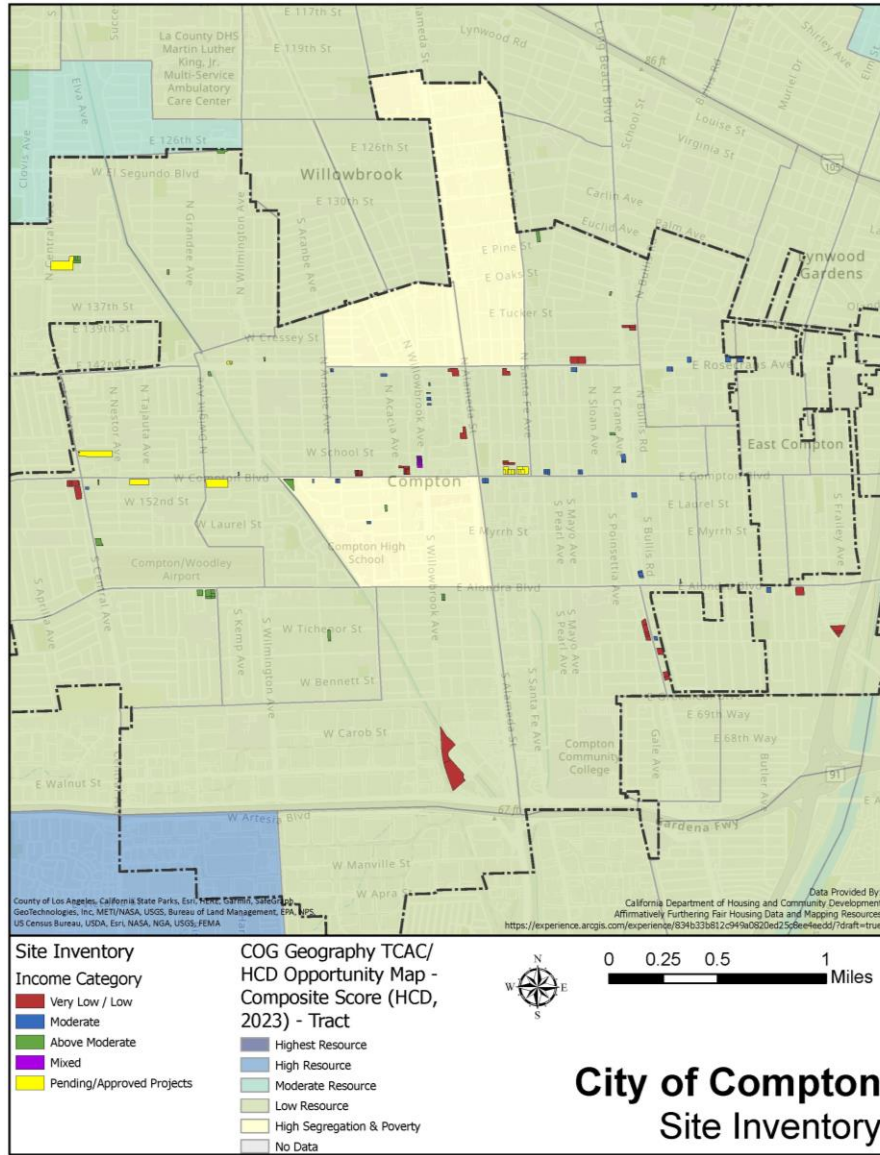
As presented in Table A–11, nearly all RHNA units are located in low resource areas. Consistent with the citywide trend, 1.9 percent of units are in high segregation and poverty tracts.

**Table A–11: Sites Inventory by TCAC Opportunity Area**

	Lower		Moderate		Above Moderate		Total	
Low Resource	996	100.0%	165	93.2%	79	86.8%	1240	98.1%
High Segregation and Poverty	0	0.0%	12	6.8%	12	13.2%	24	1.9%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-17: Sites Inventory and TCAC Opportunity Area Scores by Tract (2023)

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Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

**Educational**

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

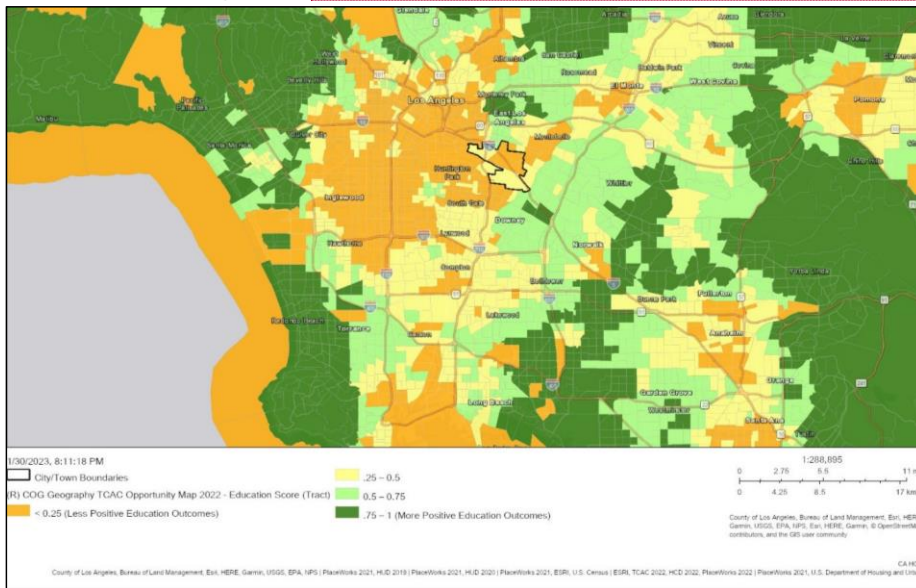
*Regional Trend*

As presented in Table A-10 previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in **Figure A-18**. The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

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**Figure A-18: Regional TCAC Education Scores by Tract (2022)**

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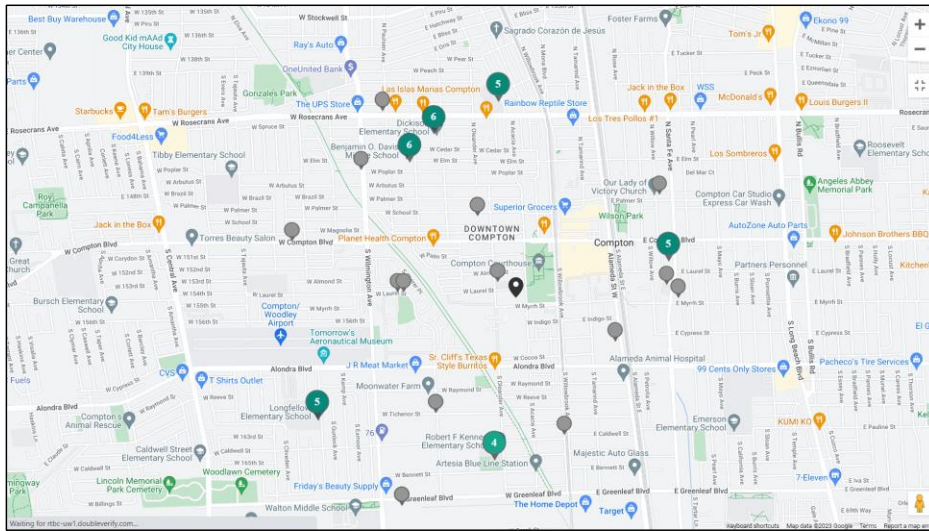


Source: HCD AFFH Data Viewer 2.0 (HCD 2022), 2023.

Local Trend

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.” Hermosa View School and Hermosa Valley School received high scores of 10 and 9, respectively. Most schools in Compton, including Rosecrans Elementary, Dickson Elementary, Davis Middle, Lifeline Education Charter School, Longfellow Elementary, and Robert F. Kennedy Elementary scored between 5 and 6.

Figure A-19: Great Schools Ratings (2023)



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Source: Greatschools.org, accessed October 2023.

**Transportation**

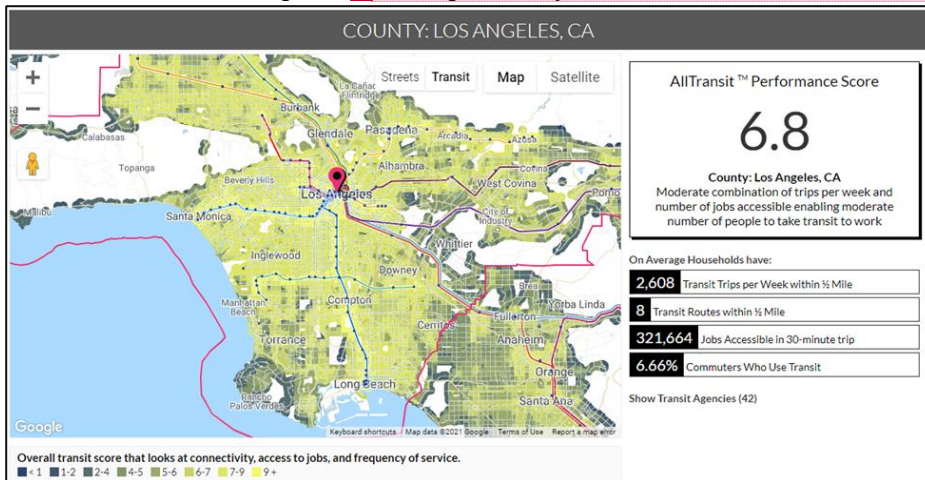
*Regional Trend*

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Compton's All Transit Performance score of 7.7 is equal to the City of Los Angeles and Lynwood, higher than Carson (6.0) and Paramount (6.8), but lower than Long Beach (8.0). Los Angeles County All Transit metrics are shown in [Figure A-20](#). The County's All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 94 percent of jobs and 90 percent of workers are located within one-half mile from transit.

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**Figure A-20: Los Angeles County Transit Metrics**

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

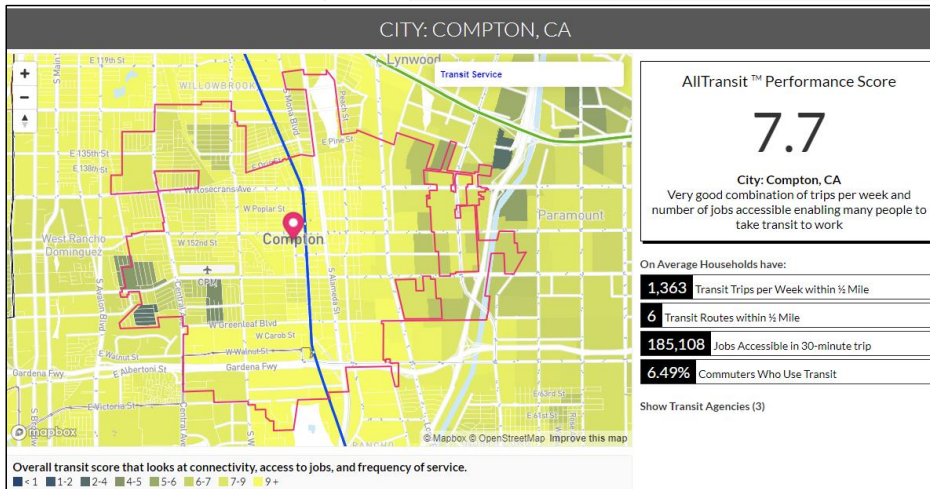
Local Trend

As mentioned above, Compton received a higher transit score than the County as a whole. AllTransit states that Compton has a “very good combination of trips per week and number of jobs accessible enabling many people to take transit to work” (Figure A-21). According to AllTransit, 6.5 percent of Compton commuters use transit, 95 percent of jobs are located within a half mile of transit, and 99 percent of workers live within a half mile of transit.

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Figure A-21: Compton Transit Metrics

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Source: All Transit Metrics: All Transit Performance Score – Compton, 2019

**Economic**

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table A–10 for the complete list of TCAC Opportunity Map domains and indicators.

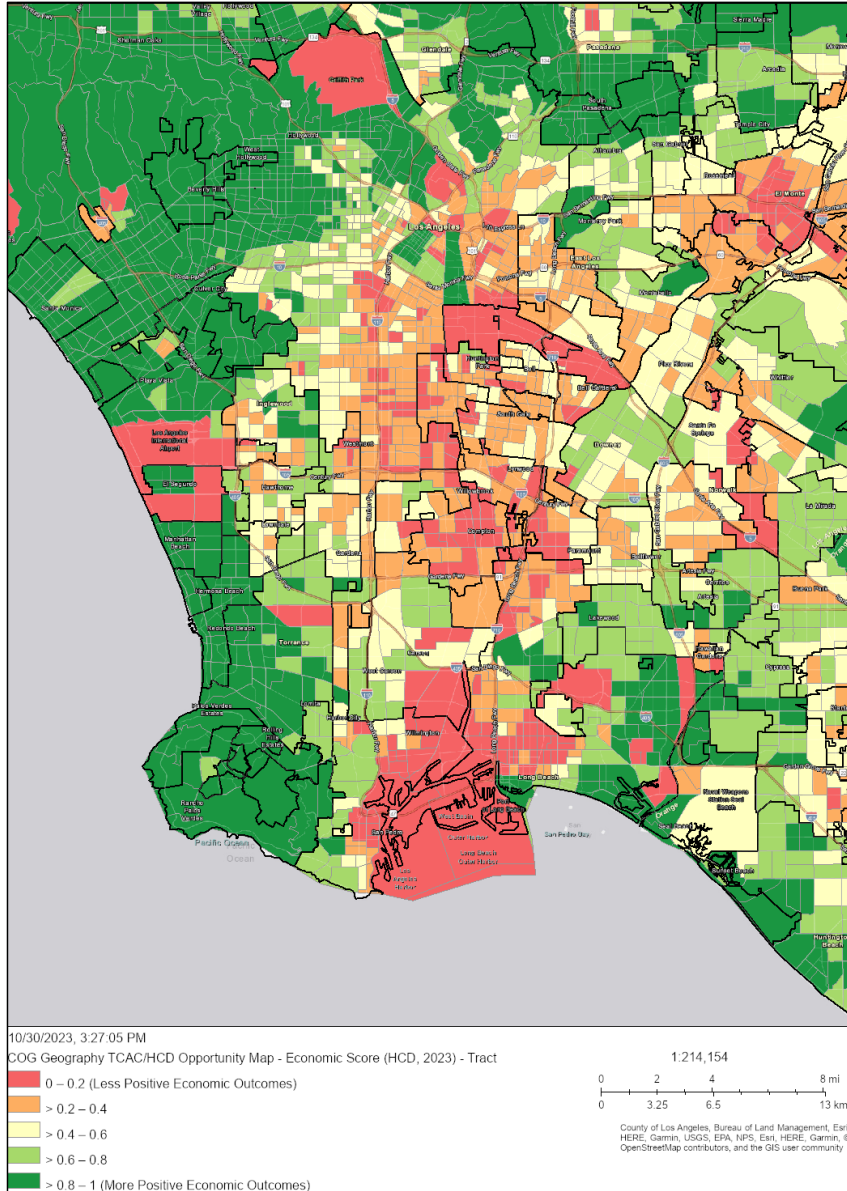
*Regional Trend*

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

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Figure A-22: Regional TCAC Economic Scores by Tract (2023)

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Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

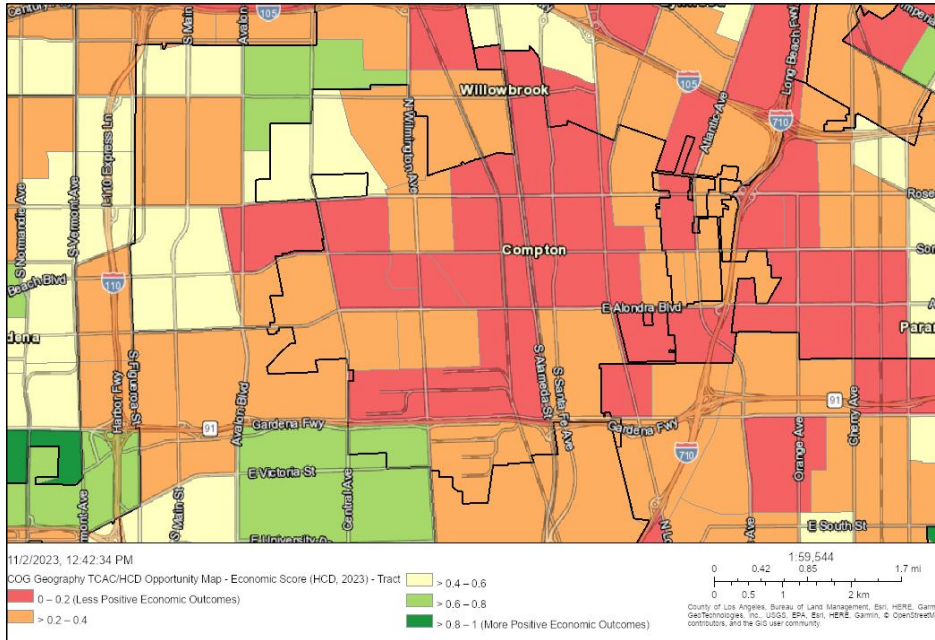
Local Trend

Compton TCAC economic scores are presented in [Figure A-23](#). Most tract scores indicate less positive economic outcomes. There are only two tracts, in the north and southwest corners of the City, with economic scores exceeding 0.4.

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Figure A-23: TCAC Economic Scores by Tract (2023)

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Source: HCD AFFH Data Viewer 2.0 (HCD 2023), 2023.

**Environmental**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

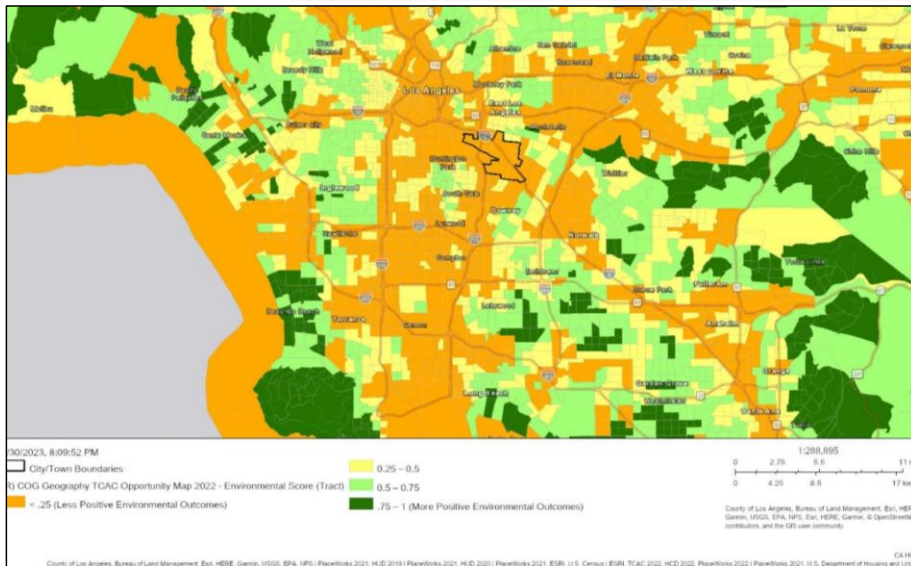
*Regional Trend*

As seen in Table A-10, Black residents Countywide are most likely to experience adverse environmental health conditions, while White residents are the least likely. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores (Figure A-24). The central Los Angeles County, San Gabriel Valley, and South Bay areas all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, Lakewood, and Malibu.

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**Figure A-24: Regional TCAC Environmental Scores by Tract (2022)**

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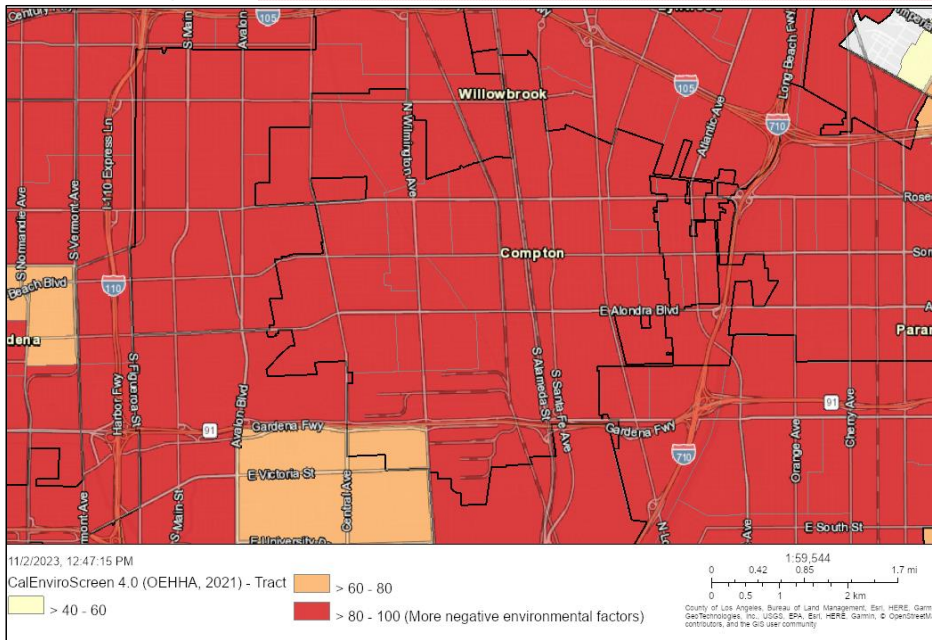
Source: HCD AFFH Data Viewer 2.0 (HCD 2022), 2023.

Local Trend

The Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores are based on percentiles. All tracts, except the tract encompassing a large proportion of the City of Carson, scored in the lowest percentile range indicating more negative environmental factors.

Figure A-25: CalEnviroScreen 4.0 Environmental Scores by Tract (2022)

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Source: HCD AFFH Data Viewer 2.0 (OEHHA 2021), 2023.

**Disproportionate Housing Needs**

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

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

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

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

**Cost Burden**

*Regional Trend*

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

Figure A–26 and Figure A–27 show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. Most of the tracts around Commerce range from 20 percent to 60 percent cost burdened owners. There is a higher concentration of cost burdened renters countywide. More than 40 percent of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60 percent of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley.

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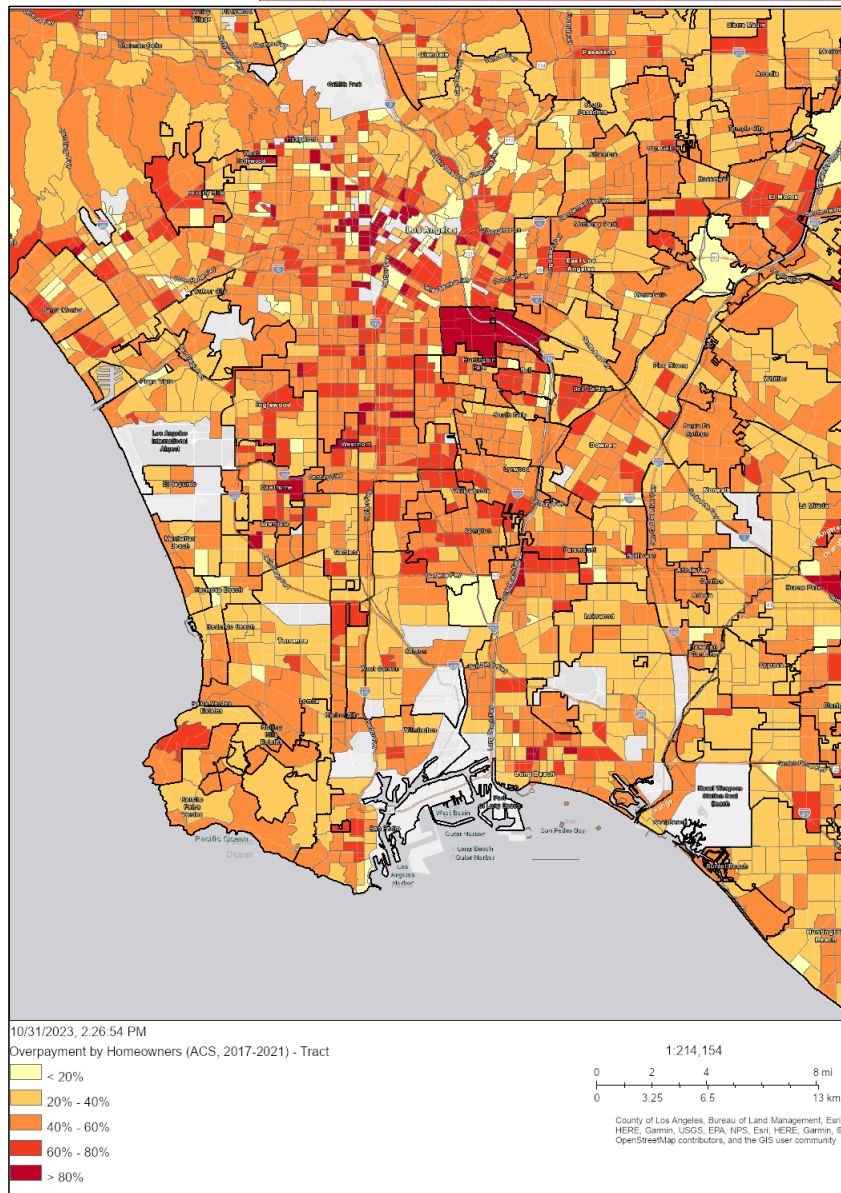
**Table A–12: Housing Problems by Race – LA County**

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

Source: HUD CHAS Data based on 2015-2019 ACS.

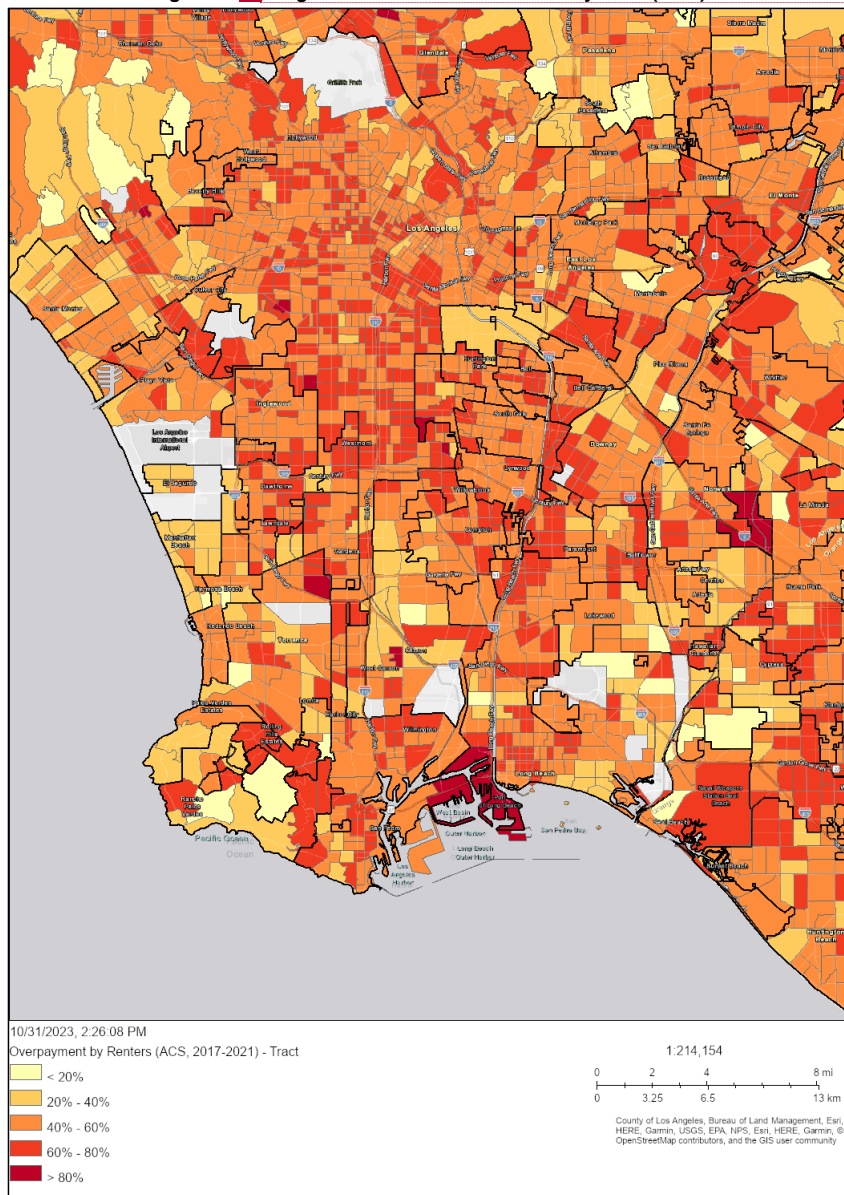
Figure A-26: Regional Cost Burdened Owners by Tract (2021)

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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-27: Regional Cost Burdened Renters by Tract (2021)



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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Local Trend and Sites Inventory

According to recent HUD CHAS data based on the 2016-2020 ACS, 48 percent of Compton households are cost burdened, paying more than 30 percent of their income in housing. This includes 25 percent of households that are considered to be severely cost burdened. Renter-occupied households are more likely to be cost burdened than owners. Nearly 58 percent of renters are cost burdened compared to only 40 percent of owners. As shown in [Figure A-28](#), and [Figure A-29](#), between 40 and 80 percent of owners and renters are cost burdened in most Compton tracts.

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Nearly 88 percent of RHNA units are located in tracts where 40 to 60 percent of owners are cost burdened including 93 percent of lower income units, 74 percent and moderate income units, and 57 percent of above moderate income units (Table A-14). A smaller proportion of lower income units are in tracts where more than 60 percent of owners are cost burdened compared to moderate and above moderate income units. Similarly, 80 percent of RHNA units are in tracts where 40 to 60 percent of renters are cost burdened (Table A-15). Only 12 percent of lower income units are in tracts where 60 to 80 percent of renters overpay for housing compared to 51 percent of moderate income units and 30 percent of above moderate income units.

**Table A-13: Cost Burdened by Tenure (2020)**

	Cost Burdened <30%	Severely Cost Burdened >50%	Total
Owner	40.3%	18.3%	13,380
Renter	57.9%	34.2%	10,535
Total	48.1%	25.3%	23,915

Source: HUD CHAS Data based on 2016-2020 ACS.

**Table A-14: Sites Inventory by Cost Burdened Owners**

	Lower		Moderate		Above Moderate		Total	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	4	4.4%	4	0.3%
40-60%	923	92.7%	131	74.0%	52	57.1%	1106	87.5%
60-80%	73	7.3%	46	26.0%	35	38.5%	154	12.2%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

**Table A-15: Sites Inventory by Cost Burdened Renters**

	Lower		Moderate		Above Moderate		Total	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	16	17.6%	16	1.3%
40-60%	879	88.3%	87	49.2%	48	52.7%	1014	80.2%
60-80%	117	11.7%	90	50.8%	27	29.7%	234	18.5%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-28; Sites Inventory and Cost Burdened Owners by Tract (2021)

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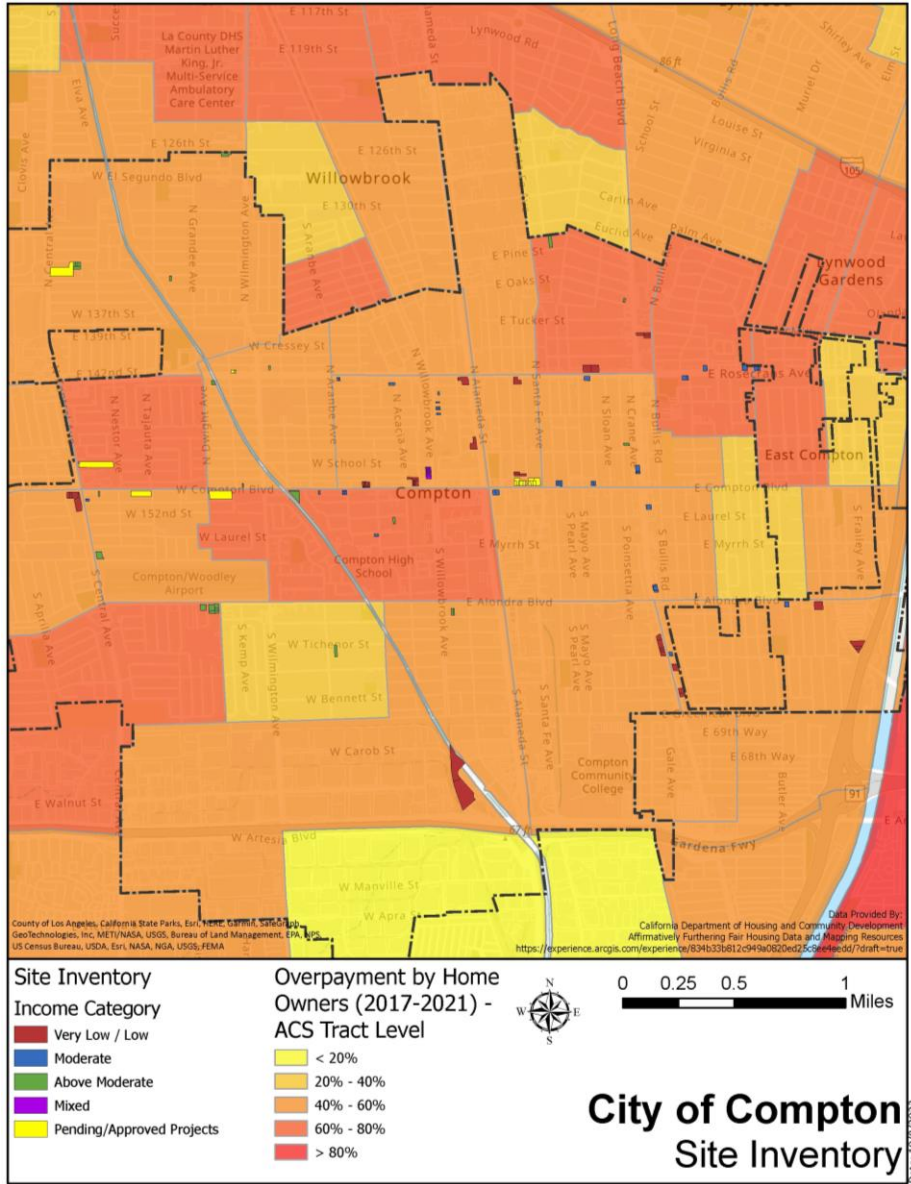
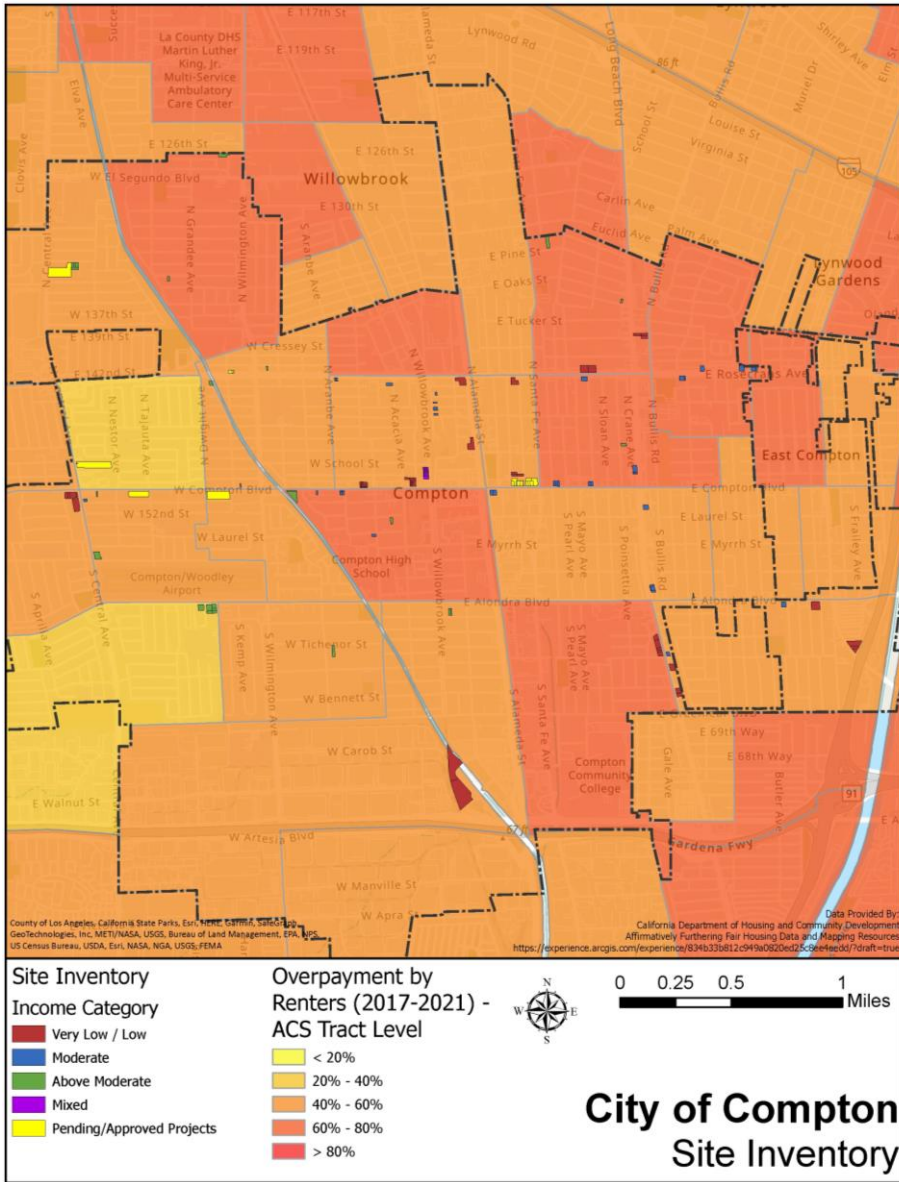


Figure A-29; Sites Inventory and Cost Burdened Renters by Tract (2021)

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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

**Substandard Housing Conditions**

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

*Regional Trend*

Less than one percent of households in the County lack complete plumbing facilities and less than two percent lack complete kitchen facilities (Table A–16). Incomplete facilities are more common amongst renter occupied households. Only 0.4 percent of owner households lack complete kitchen facilities compared to 2.6 percent of renter households.

**Table A–16: Lack of Complete Facilities – LA County**

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

Source: 2016-2020 ACS.

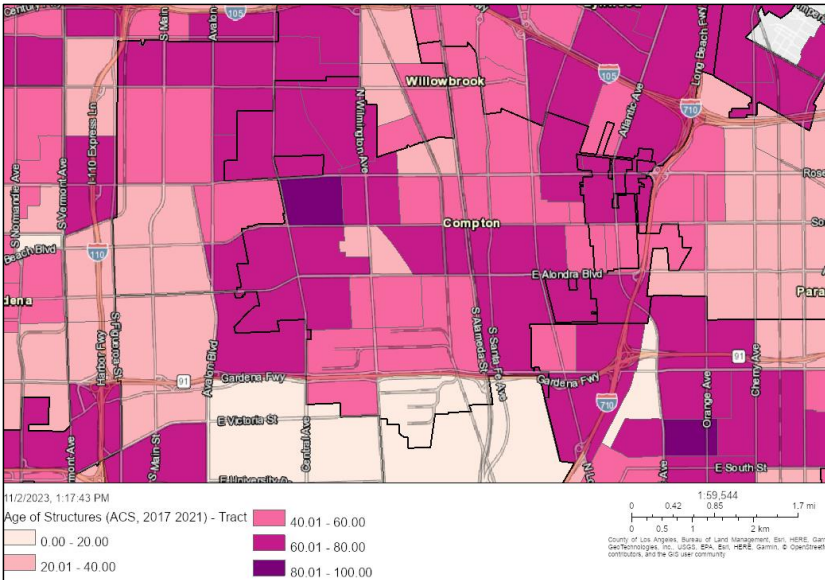
Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing,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

*Local Trend*

As discussed above, aging housing units are more likely to be in need of rehabilitation. Tracts with larger proportions of aging housing units are generally not concentrated in a single area of the City (Figure A–30). The northwestern tracts tend to have slightly larger proportions of aging housing units but the trend citywide is generally consistent. There are two tracts in Compton where more than 2 percent of units lack complete plumbing facilities; one along the northern City boundary and one on the southern end of the City.

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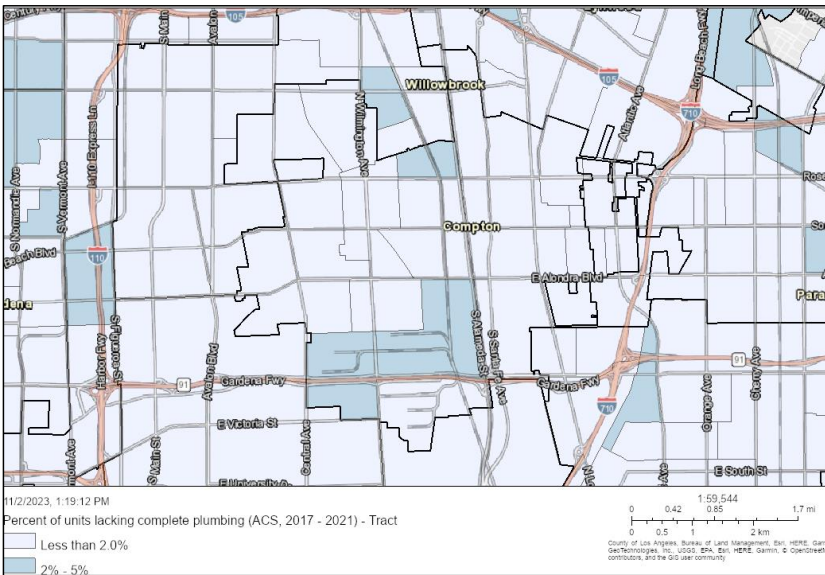
Figure A-30: Age of Housing Units by Tract (2021)



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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

Figure A-31: Units Lacking Complete Plumbing Facilities by Tract (2021)



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**Overcrowding**

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

*Regional Trend*

According to the 2020 five-year ACS estimates, about 11 percent of households in the County are living in overcrowded conditions (Table A–17). This is higher than the statewide average of 8.2 percent. About 16 percent of renter households are living in overcrowded conditions, compared to six percent of owner households. In addition, approximately seven percent of renter households and two percent of owner households are living in severely overcrowded conditions (more than 1.5 persons per room).

**Table A–17: Overcrowded Households – LA County**

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

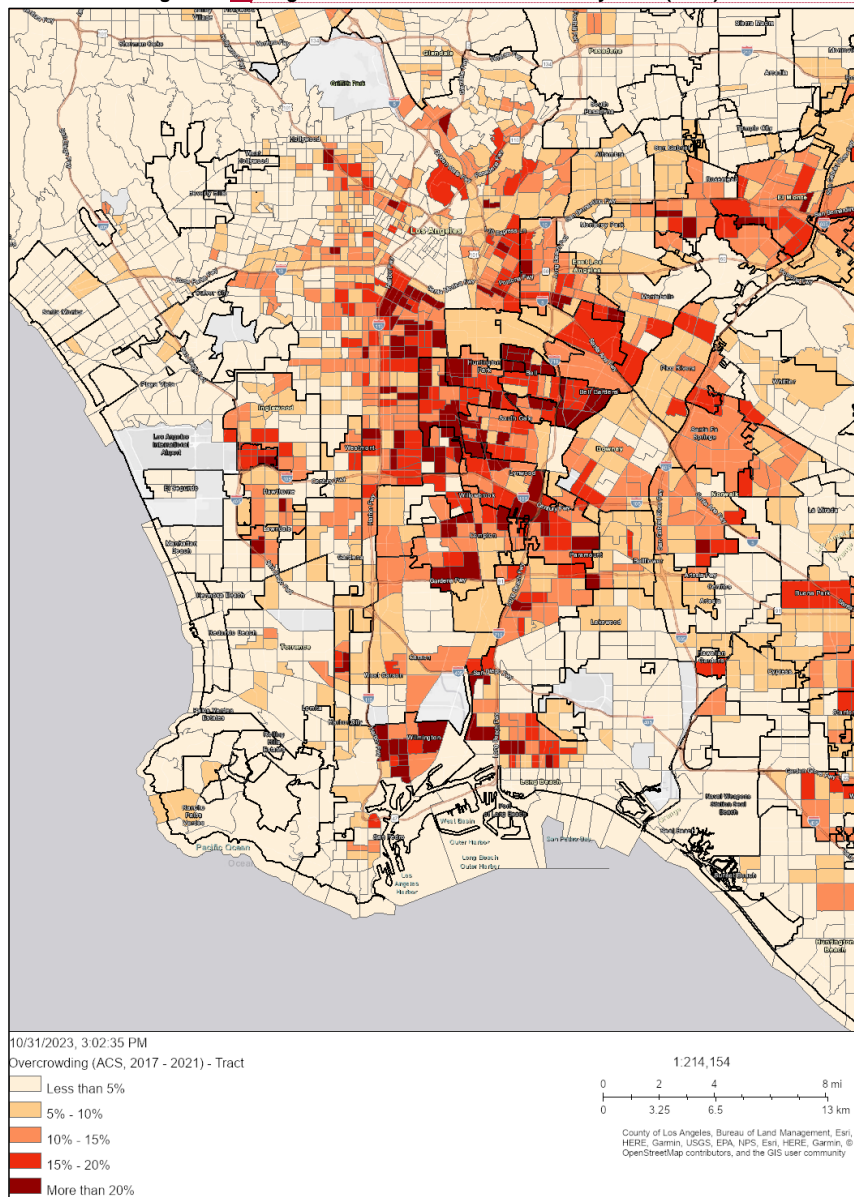
Source: 2016-2020 ACS.

Figure A–32 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Gabriel Valley. Commerce and areas around the City have concentrations of overcrowded households greater than 20 percent. This includes Bell, Bell Gardens, Maywood, Huntington Park and unincorporated County areas.

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Figure A-32: Regional Overcrowded Households by Tract (2021)

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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

*Local Trend and Sites Inventory*

The City's sites inventory and populations of overcrowded households by tract are presented in [Figure A-33](#). There are several tracts with larger proportions of overcrowded households, however they are not concentrated in a single area of the City.

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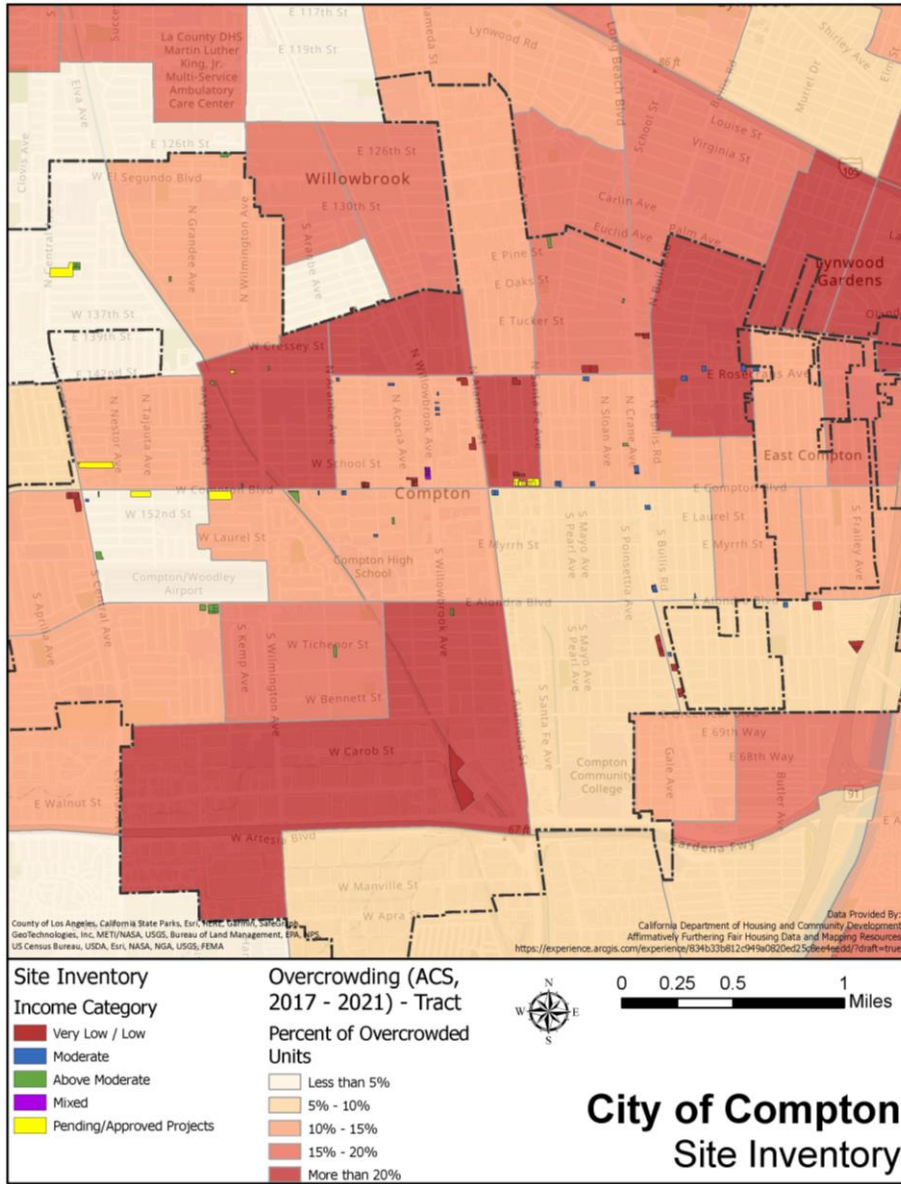
The largest proportion of RHNA units are in tracts where more than 20 percent of households are overcrowded (Table A-18), including 53 percent of lower income units. Another 33 percent of units are in tracts where 10 to 15 percent of households are overcrowded.

**Table A-18: Sites Inventory by Overcrowded Households**

	Lower		Moderate		Above Moderate		Total	
<5%	0	0.0%	4	2.3%	13	14.3%	17	1.3%
5-10%	133	13.4%	56	31.6%	0	0.0%	189	15.0%
10-15%	265	26.6%	91	51.4%	62	68.1%	418	33.1%
15-20%	73	7.3%	1	0.6%	13	14.3%	87	6.9%
>20%	525	52.7%	25	14.1%	3	3.3%	553	43.8%
Total	996	100.0%	177	100.0%	91	100.0%	1264	100.0%

Figure A-33: Sites Inventory and Overcrowded Households by Tract (2021)

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Source: HCD AFFH Data Viewer 2.0 (ACS 2017-2021), 2023.

**Displacement Risk**

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

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

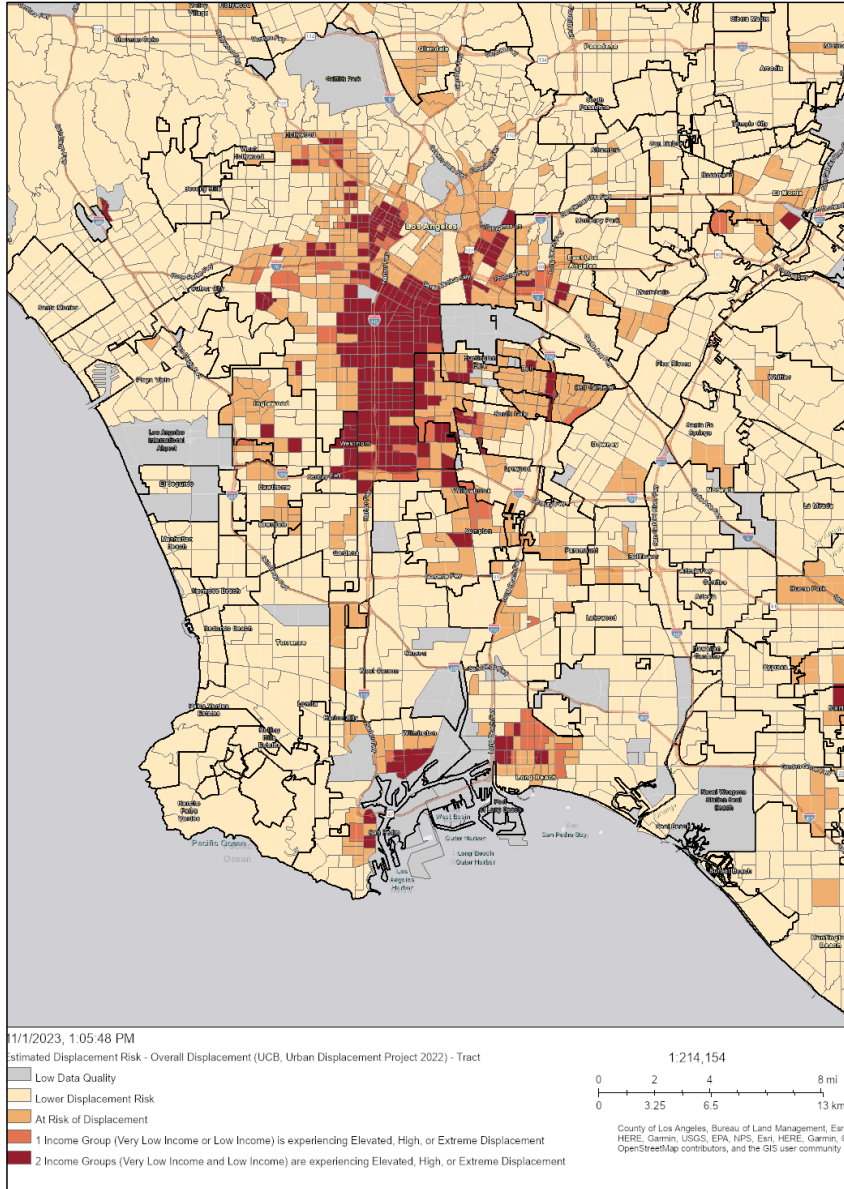
*Regional Trend*

Figure A-34 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

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Figure A-34: Regional Sensitive Communities At Risk of Displacement (2022)

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Source: HCD AFFH Data Viewer 2.0 (UCB 2022), 2023.

*Local Trend and Sites Inventory*

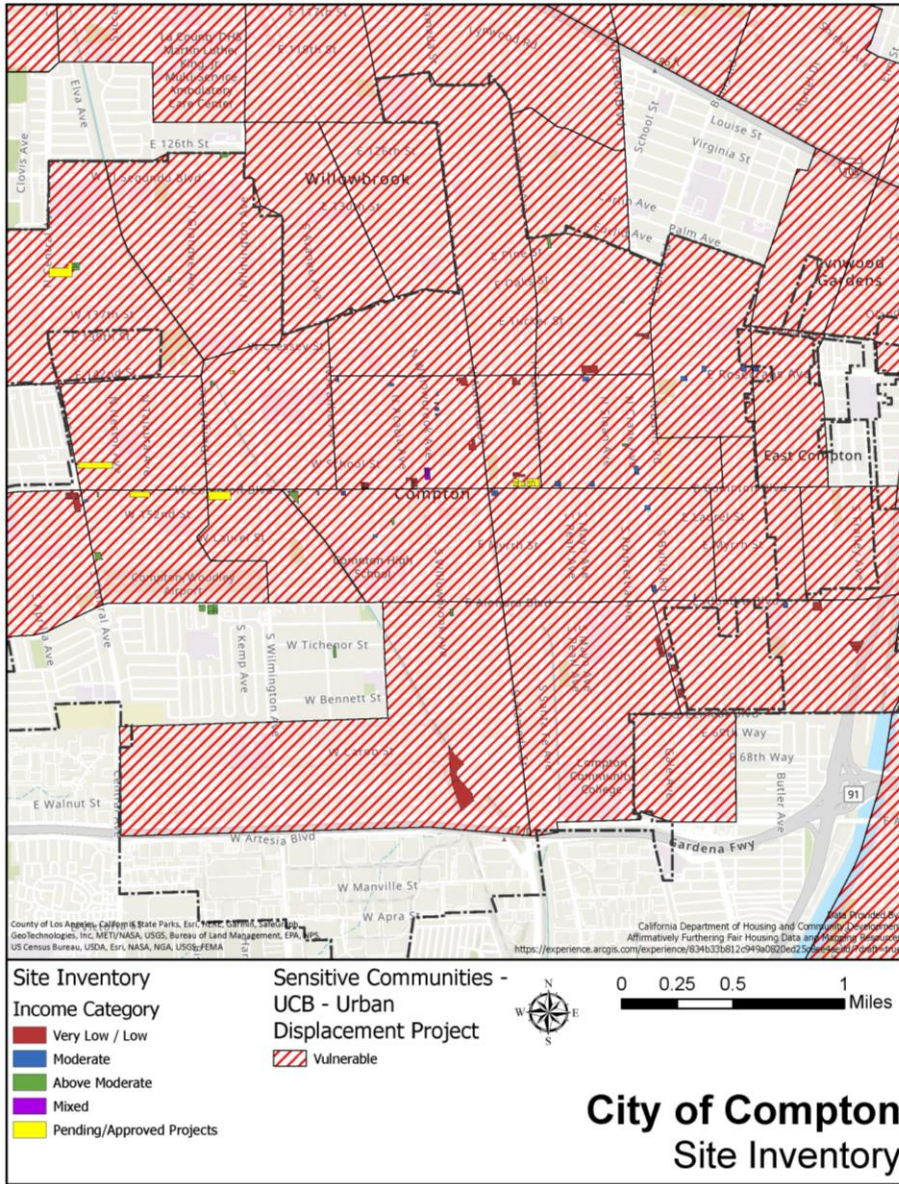
Nearly all tracts in Compton are considered sensitive communities at risk of displacement, as shown in [Figure A-35](#). As discussed above, Compton tends to have larger populations of racial/ethnic minority groups, LMI households, and households with housing problems such as cost burden.

Due to the overall character of the City, nearly all RHNA units are in tracts that are considered sensitive. There are only 20 units allocated towards the above moderate income RHNA that are not in sensitive communities.

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Figure A-35: Sites Inventory and Sensitive Communities by Tract (2021)

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Source: HCD AFFH Data Viewer 2.0 (UCB 2022), 2023.

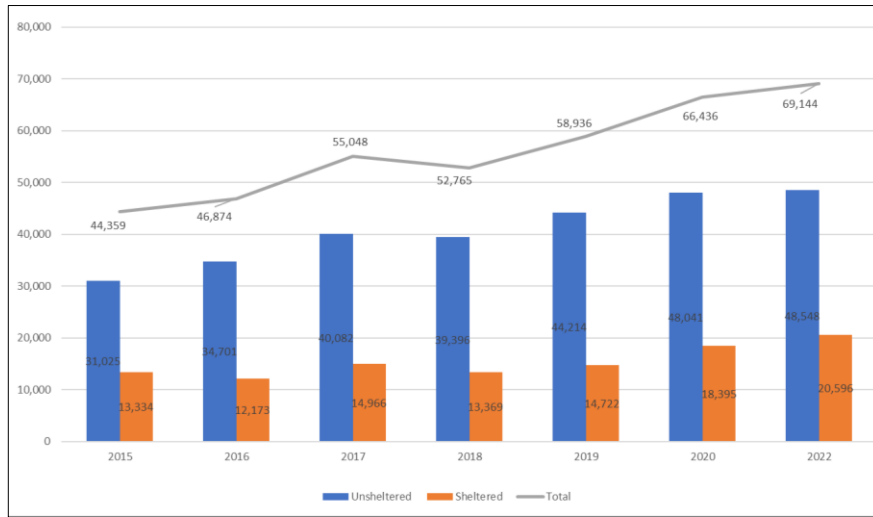
**Homelessness**

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 69,144 persons experiencing homelessness in Los Angeles County in 2022. The Point-in-Time (PIT) count was conducted in February 2022 and the data was released in September 2022. [Figure A-36](#) shows the trends in Los Angeles County of unsheltered and sheltered individuals from 2015 to 2022. It should be noted that no count was conducted in 2021 due to the Covid pandemic. While there was an increase of approximately 2,708 persons experiencing homelessness between 2020 and 2022, the increase in unsheltered persons was only about 500. This was due to an increase in shelter beds in the County over the 2-year period.

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**Figure A-36: Los Angeles County Homeless Population Trend (2015-2022)**

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

Table A-19 shows the homeless populations in 2020 and 2022 by population type, gender, and health/disability. The largest increases in subpopulation groups were unaccompanied minors (increase of 64 percent), persons who identified as non-binary/gender non-conforming (increase of 278 percent) and persons with substance abuse disorders (110 percent). Subpopulations that saw a decrease between 2020 and 2022 were transitional aged youth (decrease of 52 percent) and persons identifying as transgender (decrease of 36 percent).

**Table A-19: Los Angeles County Homeless Population Demographics (2020, 2022)**

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

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

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. [Table A-20](#) shows the race and ethnicity of the County's homeless population in 2022 as well as the percentage in the County's overall population. Approximately 45 percent of the homeless population in 2022 were Hispanic or Latino. This group makes up one-half of the County's population overall. A disproportionate percentage of persons experiencing homelessness were Black or African American individuals. They represented 30 percent of the homeless population while only making up about nine percent of the County's population overall. Conversely, Asian residents comprise about 16 percent of the County, but less than one percent of the homeless population in 2022.

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**Table A-20: Race and Ethnicity of LA County CoC Homeless Population (2022)**

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

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

### Local Knowledge and Other Relevant Factors

#### History of Compton

Compton has a long and rich history, evolving from its early period as an agricultural community to its current form as a suburban city. The following highlights key moments in the City's history.

In 1867, Compton was settled by 30 pioneer families led by Griffith Dickenson Compton, after whom the city was named. The area is known for grain production and was incorporated as the eighth City in Los Angeles County with a population of 500 in 1888.

The City adopted racially restrictive covenants in 1921 to bar African Americans and other people of color from the municipality. Civic leaders, real-estate agents, and law-enforcement agencies perpetuated this racial exclusion with their own practices. HOLC redlining grades in the City of Compton are shown in Figure A-37. In the 1930s, the first black families came to the city just before World War II. Prior to World War II, Compton was 95 percent white. Compton's demographics began to change during the late 1940s and early 1950s. Many African Americans in south central Los Angeles were now prosperous enough to move to Compton. They took advantage of the U.S. Supreme Court's ban on restrictive covenants in 1948 and began to purchase houses in Compton. Some of the first black families entering Compton neighborhoods were met with violence, vandalism, and terror.

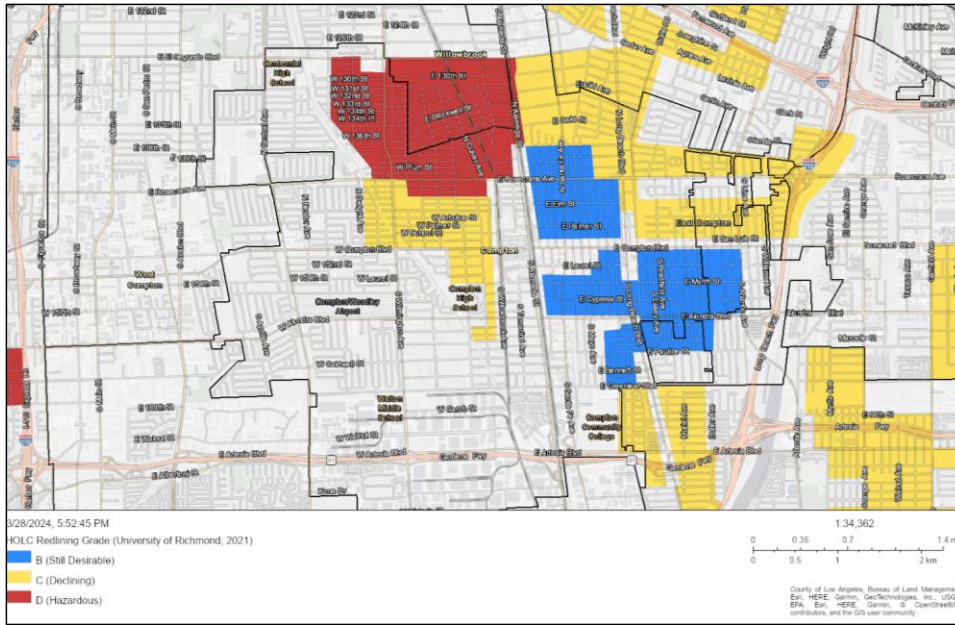
These trends continued throughout the 1950s. Black families from the South moving to Los Angeles found a "home away from home" in Richland Farms. Large-scale agricultural business could not be sustained, but farming for the family and community became a tradition. During this time, white families rapidly left the neighborhood due to changing demographics, otherwise known as the white flight. Real-estate brokers accelerated this process by scaring white families with threats of low property values due to the new racially integrated neighborhoods.

In the early 1960s, while whites still controlled politics and law enforcement, Blacks began to make political progress. The Black population in Compton rose from five percent in 1940 to 40 percent in 1960. The Watts Riots of 1965 accelerated Black flight from Los Angeles and in turn increased white flight from Compton. In 1969, Douglas Dollarhide was elected the first Black mayor of Compton.

Growing unemployment and poverty led to a rise in crime and Black street gangs. By the 1980s, Compton's "ghetto" image had emerged as unemployment among Black men rose to 10 percent, almost twice the national average for all unemployment. Features that had made Compton and Richland Farms attractive to previous groups of migrants also was a draw for rural Latinos from Mexico and Central America during the 1990s. Gang violence peaked shortly after the riots following Rodney King's infamous arrest and beating by Los Angeles police in 1992. By this point, middle-class Blacks had begun to flee the city. Latinos made up the majority of the population in Compton; as of 2020, they represented nearly 70 percent of the population.

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Figure A-37: HOLC Redlining Grade



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Source: HCD AFFH Data Viewer 2.0 (University of Richmond, 2021), 2024.

**D. SITES INVENTORY ANALYSIS**

**Integration and Segregation**

Race/Ethnicity

As discussed in Section C, *Assessment of Fair Housing Issues*, all tracts in the City have racial/ethnic minority populations (non-White) exceeding 80 percent. Therefore, all RHNA units are located in tracts with non-White populations exceeding 80 percent.

Persons with Disabilities

Nearly 80 percent of RHNA units are located in tracts with populations of persons with disabilities under 10 percent (see Table A-3). The remaining 20 percent of RHNA units are in tracts with populations of persons with disabilities between 10 and 20 percent. A smaller proportion of lower income RHNA units (11 percent) are in tracts where populations of persons with disabilities exceed 10 percent compared to moderate income units (57 percent) and above moderate income units (47 percent). Sites selected to accommodate the lower income RHNA are not disproportionately located in areas where populations of persons with disabilities are more prevalent.

Familial Status

As presented above, the distribution of units selected to meet the RHNA are presented in Table A-5 and Table A-6. Consistent with the citywide trend, 82 percent of units are in tracts where 40 to 60 percent of children reside in married couple households including 84 percent of lower income units, 83 percent of moderate income units, and 61.5 percent of above moderate income units.

### Income Level

Consistent with the citywide trend, nearly all units identified to meet the RHNA are in tracts that are considered LMI areas, where more than 50 percent of households are low or moderate income. Only eight moderate income units are in block groups where less than 50 percent of households are LMI. A larger proportion of lower income units are in block groups where more than 75 percent of households are LMI (69 percent) compared to moderate income units (40 percent) and above moderate income units (22 percent).

### **Racially/Ethnically Concentrated Areas**

#### Racially/Ethnically Concentrated Areas of Poverty

There are three tracts in Compton that are categorized as TCAC areas of high segregation and poverty. Only two percent of RHNA units are located in these tracts, totaling 12 moderate income units and 12 above moderate income units. There are no lower income RHNA units allocated in areas of high segregation and poverty.

#### Racially Concentrated Areas of Affluence

There are no RCAAs in Compton. Therefore, there are no RHNA sites in RCAA areas.

### **Access to Opportunities**

Consistent with the citywide trend, nearly all (98 percent) of RHNA units, including 100 percent of lower income units, 93 percent of moderate income units, and 87 percent of above moderate income units, are in low resource tracts. As discussed above, the remaining 12 moderate income units and 12 above moderate income units are in tracts categorized as areas of high segregation and poverty.

### Environmental

Nearly all tracts in Compton scored in the 80<sup>th</sup> percentile or higher for environmental outcomes for CalEnviroScreen 4.0 (worst scores). All sites identified to meet the RHNA are located in tracts scoring in the 80<sup>th</sup> percentile or higher.

### **Disproportionate Housing Needs**

#### Cost Burden

Most Compton tracts have cost burdened owner populations ranging from 40 to 60 percent. Consistent with this trend, 88 percent of RHNA units are in tracts with population of cost burdened owners in this range, including 93 percent of lower income units, 74 percent of moderate income units, and 57 percent of above moderate income units. An additional 7.3 percent of lower income units, 26 percent of moderate income units, and 39 percent of above moderate income units are in tracts where 60 to 80 percent of owners are cost burdened. Lower income units are not disproportionately located in tracts where cost burdened owner households are more prevalent.

Similarly, 80 percent of RHNA units are in tracts where 40 to 60 percent of renters overpay for housing. Only 12 percent of lower income units are in tracts where 60 to 80 percent of renters are cost burdened compared to 51 percent of moderate income units and 30 percent of above moderate income units.

#### Overcrowded

Overcrowding is a prevalent issue in Compton. More than 10 percent of households are overcrowded (1 to 1.5 persons per room) in most Compton tracts. As such, 15 percent of RHNA units are in tracts where 5 to 10 percent of households are overcrowded, 33 percent are in tracts where 10 to 15 percent of households are overcrowded, 7 percent are in tracts where 15 to 20 percent of households are overcrowded, and 44 percent are in tracts where more than 20 percent of households are overcrowded. A significantly larger proportion of units allocated to the lower income RHNA are located in tracts where more than 20 percent of households are overcrowded (53 percent) compared to moderate income units (14 percent) and above moderate income units (3 percent).

Displacement Risk

Most tracts in Compton are considered vulnerable community at-risk of displacement. Consistent with this trend, 100 percent of lower and moderate income RHNA units are in tracts that are considered vulnerable communities. Only 20 above moderate income units are in communities that are not at-risk of displacement.

**RHNA Sites by Geography and AFFH Variables**

AB 686 requires a jurisdiction’s site inventory “...shall be used to identify sites throughout the community, consistent with...” its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. For the purposes of this analysis, the City of Compton will be divided into four sub-communities: Northeast Compton, Northwest Compton, Southeast Compton, and Southwest Compton. The distribution of RHNA units by tract and AFFH variables are shown in Figure A–39, and Table A–21.

Northeast Compton

For the purposes of this analysis, northeast Compton is considered the area north of Compton Boulevard and east of Alameda Street. This section of the City has a plethora of zoning designations including low, medium, and high density residential, limited commercial, and limited and heavy manufacturing. A total of 206 RHNA units are allocated in Northeast Compton (119 lower income units, 78 moderate income units, and 9 above moderate income units). Units are distributed throughout tracts 5416.04, 5416.05, 5416.06, 5420, and 5421.03. These tracts are all considered low resource areas and communities at-risk of displacement. Tracts in this neighborhood had non-White populations ranging from 97.8 percent to 99.6 percent, LMI populations ranging from 36 percent to 87 percent, cost burdened renter populations ranging from 44.6 percent to 74.9 percent, and population of overcrowded households ranging from 12.5 percent to 53.4 percent. The demographic characteristics of Northeast Compton are generally consistent with citywide trends. While there are 46 lower income units allocated in tract 5416.06 where 53 percent of households are overcrowded, this tract also has the smallest proportion of overpaying renters (44.6 percent) compared to other tracts in this neighborhood. The City has identified sites to accommodate units of all income levels, thereby promoting mixed income communities, ensuring the need for affordable housing is met without exacerbating fair housing conditions.

Northwest Compton

Northwest Compton is considered the area north of Compton Boulevard and west of Alameda Street. Tracts containing RHNA units in Northwest Compton include tract 5412, 5413, 5426.02, and 5427. Northwest Compton is primarily zoned for low density residential uses with smaller areas zoned for medium and high density residential uses, limited commercial, and limited and heavy manufacturing. The tracts in Northwest Compton where RHNA units have been identified are all low resource areas and vulnerable communities at-risk of displacement. All tracts in this neighborhood are considered LMI areas, have non-White populations exceeding 97 percent, and overcrowded household populations exceeding 12 percent. These tracts have cost burdened renter populations ranging from 49.5 percent to 78.8 percent. There are 196 lower income units, 27 moderate income units, and 40 above moderate income units allocated in this neighborhood, totaling 263 RHNA units. All 196 lower income units are located in tract 5426.02. However, this tract has a population of cost burdened renters smaller than most tracts in the City and a population of overcrowded households similar to other tracts in the City. Further, 26 moderate income units and 26 above moderate income units are also allocated in this tract, ensuring sites with the ability to accommodate the lower income RHNA are not concentrated in this tract alone.

Southeast Compton

Southeast Compton is the area south of Compton Boulevard and east of Alameda Street. Tracts where RHNA sites have been identified in Southeast Compton include tracts 5422, 5424.01, and 5424.02. Southeast Compton is primarily zoned for low density residential uses, as well as medium density residential, high density residential, limited commercial, limited and heavy manufacturing, commercial manufacturing, and residential agriculture. Sites identified in Southeast Compton have the capacity to accommodate 189 RHNA units (133 lower income and 56 above moderate income). All tracts in Southeast Compton containing RHNA units are low

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resource areas and vulnerable communities at risk of displacement with non-White populations exceeding 99 percent and LMI populations exceeding 50 percent. Populations of cost burdened renters in these tracts range from 51 percent to 61.8 percent and populations of overcrowded households range from 8.9 percent to 9.9 percent. Demographic characteristics in Southeast Compton tracts are generally comparable to each other and to the remainder of the City. RHNA sites in Southeast Compton will not exacerbate fair housing conditions and will promote new housing opportunities for vulnerable populations currently residing in this section of the City.

#### Southwest Compton

The area south of Compton Boulevard and west of Alameda Street will be called Southwest Compton for the purposes of this analysis. This section of the City is the largest of the four described in this Chapter and has a plethora of zoning designations including low, medium, and high density residential, residential agriculture, limited and heavy manufacturing, and limited commercial. This section of Compton has the largest proportion of RHNA units totaling 606 units (548 lower income, 16 moderate income, and 42 above moderate income). Of the six tracts in Southwest Compton where RHNA sites have been identified (tracts 5425.02, 5429, 5430, 5431, 5432.01, 5432.02), five are low resource areas. Tract 5425.02 is considered a high segregation and poverty area. Like the City as a whole, tracts in Southwest Compton have large non-White populations exceeding 96 percent and LMI household populations exceeding 57 percent. All RHNA units identified to meet the lower income RHNA in Southwest Compton are in tracts 5430 and 5432.03. There are no lower income RHNA units allocated in the tract identified as an area of high segregation and poverty. While lower income RHNA sites are more concentrated in Southwest Compton, the City's RHNA strategy ensures lower income units are not allocated in this section of the City alone. As discussed above, an additional 119 lower income units have been identified in Northeast Compton, 196 in Northwest Compton, and 133 in Southeast Compton. The RHNA strategy aims to distribute sites to accommodate the lower income RHNA throughout the City to the greatest extent possible, to promote mixed income communities and serve existing vulnerable populations.

#### Summary

Compton has large racial/ethnic minority populations and LMI household populations citywide. Most Compton tracts are considered low resource areas or areas of high segregation and poverty as well as vulnerable communities at risk of displacement. Compton populations also experience higher rates of disproportionate housing needs (i.e., cost burden, overcrowding) compared to other jurisdictions in the region. Because of these citywide trends, RHNA sites, regardless of income category allocation, are located in areas where fair housing issues are more prevalent. However, the City's RHNA strategy distributes RHNA sites with the capacity to accommodate units of all income levels throughout Compton to promote housing opportunities citywide. The RHNA strategy promotes mixed income communities and aims to provide new housing opportunities for existing vulnerable populations. Additionally, housing programs outlined in this Housing Element, specifically place-based strategies for neighborhood improvement, anti-displacement strategies, and housing mobility actions, will support existing and future populations that may have more profound needs.

**Table A-21: Sites Inventory by Neighborhood and AFFH Variables**

Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			% Non-White	% LMI	TCAC Opp. Cat.	% Overpay Renter	% Overcrowded	At-Risk of Displacement?
			Lower	Moderate	Above Moderate						
<b>Northeast Compton</b>											
5416.04	1,348	80	73	0	7	97.8%	87.0%	Low Resource	74.9%	16.0%	Yes
5416.05	1,491	46	0	44	2	99.4%	73.0% - 92.0%	Low Resource	64.8%	13.7%	Yes
5416.06	675	46	46	0	0	99.2%	77.0%	Low Resource	44.6%	53.4%	Yes
5420	1,155	25	0	25	0	98.3%	36.0% - 82.0%	Low Resource	63.1%	23.6%	Yes
5421.03	776	9	0	9	0	99.6%	59.0% - 83.0%	Low Resource	71.8%	12.5%	Yes
<b>Total</b>		<b>206</b>	<b>119</b>	<b>78</b>	<b>9</b>						
<b>Northwest Compton</b>											
5412	1,876	6	0	0	6	99.0%	51.0%	Low Resource	59.2%	45.9%	Yes
5413	1,479	6	0	0	6	99.2%	80.0% - 86.0%	Low Resource	78.8%	12.9%	Yes
5426.02	1,394	248	196	26	26	99.2%	70.0% - 84.0%	Low Resource	51.5%	13.5%	Yes
5427	1,440	3	0	1	2	97.9%	59.0% - 83.0%	Low Resource	49.5%	20.1%	Yes
<b>Total</b>		<b>263</b>	<b>196</b>	<b>27</b>	<b>40</b>						
<b>Southeast Compton</b>											
5422	1,464	102	89	13	0	99.0%	68.0% - 84.0%	Low Resource	51.0%	9.7%	Yes
5424.01	1,200	43	0	43	0	99.3%	67.0% - 79.0%	Low Resource	59.3%	9.9%	Yes
5424.02	942	44	44	0	0	99.5%	50.0%	Low Resource	61.8%	8.9%	Yes
<b>Total</b>		<b>189</b>	<b>133</b>	<b>56</b>	<b>0</b>						
<b>Southwest Compton</b>											
5425.02	1,376	24	0	12	12	99.3%	64.0% - 100.0%	High Seg. & Pov.	64.1%	12.1%	Yes

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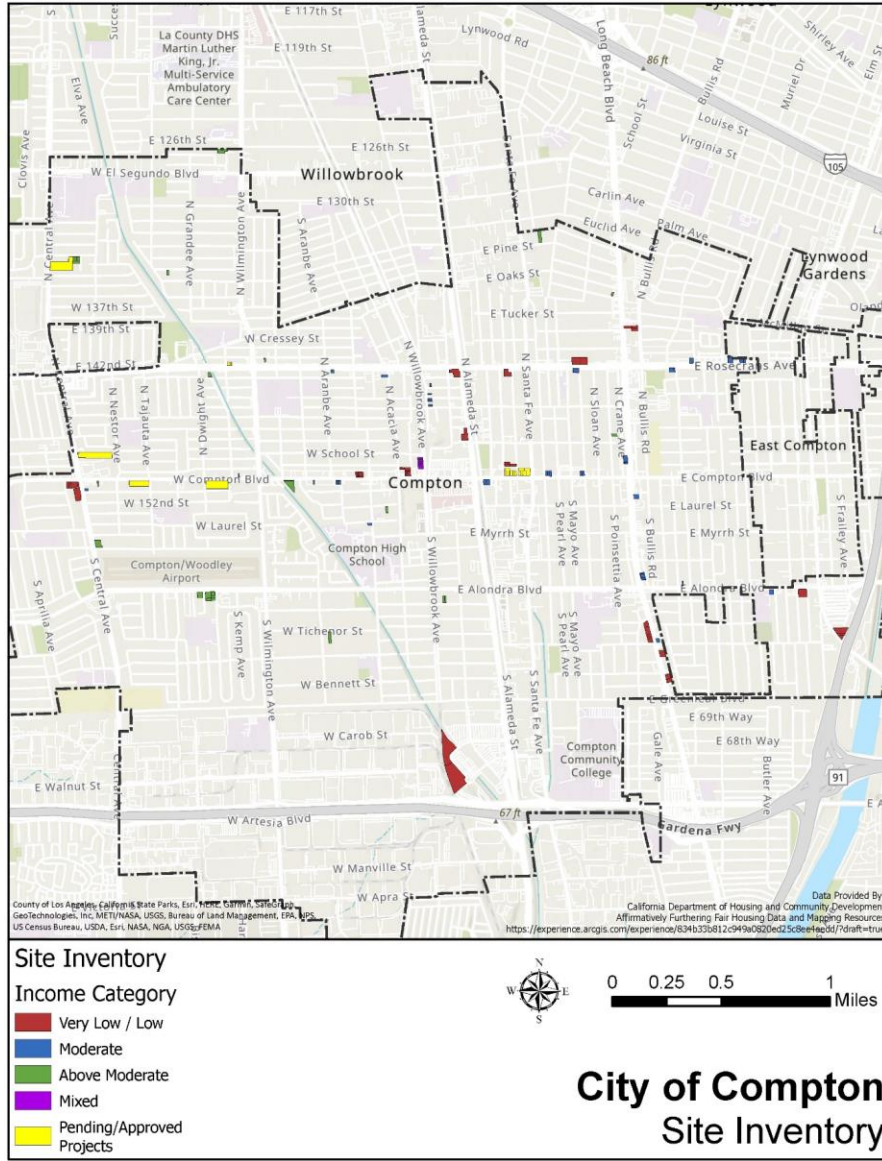
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Figure A-39: Sites Inventory



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## E. CONTRIBUTING FACTORS

### Insufficient Fair Housing Testing and Limited Outreach Capacity

Currently, fair housing resources and services are not available on the City's website. Outreach to Compton's residents can provide needed guidance for those facing fair housing issues in the City. In addition, despite outreach efforts, participation on outreach events is low. As described above, a majority of fair housing cases were related to disability. A large proportion of Compton's population belongs to sensitive communities, such as single-parent families and LMI households, that may benefit from fair housing and other housing services.

#### Contributing Factors

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

### Patterns of Concentration and Disparate Economic Access to Opportunities/Resources

The City has large populations of special needs populations and sensitive communities compared to the County and neighboring jurisdictions, such as racial/ethnic minority populations, LMI households, and single-parent households. All areas of the City are also considered low resource areas of areas of high segregation and poverty.

#### Contributing Factors

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

### Citywide Environmental Conditions

Compton has poor environmental conditions citywide compared to other Los Angeles County jurisdictions. As discussed throughout this Assessment of Fair Housing, large populations of special needs groups and sensitive communities residing in Compton are exposed to these negative environmental conditions.

#### Contributing Factors

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

### High Concentrations of Aging Housing Stock, Cost Burden, and Overcrowding

The City has large populations of households experiencing housing problems such as cost burden and overcrowding. According to the 2017-2021 ACS, the median year built for Compton housing units is 1956 compared to 1964 countywide. A larger proportion of units in Compton may be in need of rehabilitation.

#### Contributing Factors

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