Community Resilience

“Community Resilience” is the ability of a community to effectively adapt to environmental, social and economic challenges. Although related to sustainability, resilience is more (though not exclusively) focused on sustaining order and well-being during sudden or short-term disruptions that a community might experience as a result of a natural disaster or significant economic downturn, for example. Centennial has several built-in mechanisms that help make it resilient:

- **Core Services.** Core services will assist new residents from the beginning of Centennial’s development: A K-8 school, temporary high school, general market, neighborhood park, sheriff’s “storefront” station, and library bookmobile will be established. The core services will expand as the community grows.

- **Water.** An onsite water bank will provide potable water to the entire community for multiple years, strengthening resilience during extreme drought periods.

- **Open Space.** Active, professional management of all open space surrounding Centennial that includes grazing and brush clearance, helping to prevent wildfires.

- **Energy.** Fifty percent or more of all project electricity demand will be met with onsite renewable energy generation.

- **Emergency Operations.** Three to four fire stations and a sheriff’s station will be built, giving the project inherent capacity and space to handle emergency events.

- **Construction.** Modern construction and infrastructure practices that meet or exceed the latest code requirements, especially those for dust control, fire prevention and suppression, and seismic design will be used. Planned utility-line undergrounding and Highway 138 road improvements help further reduce fire risk and provide better emergency egress respectively.

- **Transit.** Commuter transit service will be established through partnerships with local transit agencies at the outset of the project to transport persons from more distant locations to Centennial, reducing reliance on single-occupancy vehicles.

- **Heritage Farming.** Approximately 50 acres of land has been reserved for onsite food growing; heritage farming and individual-lot community gardens.

- **Live-Work Capacity.** Beyond the proposed commercial/business space for jobs-housing balance, Centennial has inherent capacity for individuals and households to work from home or otherwise quickly start-up a small business without having to lease a commercial space; and accessory dwelling units provide ample affordable housing supply for those downsizing or just starting out.
2.1.5 Live-Work Units

Consistent with the mission and vision, technology plan, neighborhood and village designs and metrics of this Specific Plan, live-work units are permitted, as outlined below, to encourage more job flexibility to the residents of Centennial.

Live-Work Unit Overlay Map

The Live-Work Zones Map (Figure 2-2a) depicts a buffer area of ¼-mile distance from all Village Cores, Neighborhood Centers, and the Town Center (identified on Figure 2-2 and 2-2a). Within such buffer areas, single-family residences (attached or detached) may be assigned as a Live-Work Unit, subject to a ministerial site plan review process that includes a consistency review with the Village’s Design Notebook.

Live-Work Unit Authorized Uses and Development Standards

Live-Work Units in non-residential land use designations of the Specific Plan shall comply with the uses and standards of Part 19 of Title 22 of the County Code (“Joint Live and Work Units”), Sections 22.52.2000 – 22.52.2060. Live-Work Units in residential land use designations on single-family detached and attached lot properties are authorized if contained within a designated buffer area shown on the Live-Work Overlay map. All uses, development and performance standards of Title 22 Part 19 shall apply to single-family detached and attached Live-Work Units, except for the following:

- Such units shall be consistent with the development standards of the Specific Plan land use designation they are found within;
- No additional onsite parking shall be required beyond that needed for the single-family residence;
- ADUs proposed to be Live-Work Units shall be a minimum size of 800 square feet; and
- Live-Work units shall be designed in accordance with the Design Notebook prepared for the Village they are contained within.

2.1.6 Open Space/ Recreation System

The common thread throughout the communities of Centennial is the variety of open space and the trail systems that connect to it. Approximately 47 percent of the site will have a land use designation for open space or recreation use, Figures 2-3a and b, Land Use and Land Use: Open Space, also depict the various types of open and recreational spaces throughout the Centennial area. This system is an integral part of Centennial and a major amenity. There are neighborhood and community parks distributed throughout Centennial within easy walking or biking distance along a system of community and greenway trails (see Section 3.11, Parks and Recreation Plan). Smaller private pocket parks will be developed that may be used as tot lots, neighborhood gardens, or viewpoints to scenic landscapes and open space, much of it left undisturbed or enhanced. Drainages and other areas of natural resources are buffered from development. Non-vehicular accessibility to the open space network and activity centers such as the Town Center and Village Core areas, parks, and schools is also taken into consideration in the standards of this chapter and explained in greater detail in the Mobility and Recreation Plans of Chapter 3, Plan Elements.

Centennial’s Open Space and Recreation Plan integrates natural landforms into development while preserving drainage ways, views, and sensitive habitat. Section 3.11, Parks and Recreation Plan, further describes how passive and active open space is implemented in this plan.
Figure 2-2b Proposed Live-Work Zones
3.13 CENTENNIAL AFFORDABLE HOUSING PROGRAM

3.13.1 Introduction and Description

The Centennial Affordable Housing Program creates opportunities for housing that is affordable to very low, low, and moderate income households. The Centennial Affordable Housing Program is consistent with the following goals of the Los Angeles County Housing Element, 2014-2021 (adopted February 4, 2014) that apply to affordable housing:

- **Goal 1**: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.
- **Goal 2**: Sustainable communities with access to employment opportunities, community facilities and services, and amenities.
- **Goal 3**: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.
- **Goal 4**: A housing delivery system that provides assistance to low and moderate income households and those with special needs.
- **Goal 5**: An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.
- **Goal 6**: Accessibility to adequate housing for all persons without discrimination in accordance with federal and state fair housing laws.
- **Goal 7**: Planning for and monitoring the long-term affordability of adequate housing.

The Los Angeles County Housing Element, 2014-2021 identifies vacant and underutilized lands adequately zoned to accommodate densities at or above 30 units per acre as having lower income housing development potential. Likewise, areas of Centennial that permit housing at or above 30 units per acre may count as housing opportunities for very low and low income households in future Los Angeles County housing elements. In accordance with Government Code Section 65583.2(c)(3)(B), the California Department of Housing and Community Development (HCD) considers housing at densities of 30 units per acre and above to have the potential to serve very low and low income households without subsidy. This is the State’s default density for creating affordable housing potential without deed restrictions or subsidies.

The Centennial Affordable Housing Program will facilitate deed-restricted, subsidized, and trackable affordable housing opportunities through collaboration with affordable and mixed-income developers, non-profit organizations, and participation in public, private, and non-profit funding programs. Affordable housing will address a range of housing needs and can be distributed throughout the community. This approach also encourages the creation of a variety of affordable housing types and sizes, as well as both rental and for-sale affordable units. The affordability status of homes participating in the Centennial Affordable Housing Program (not solely HCD’s default densities) will be annually monitored through the County of Los Angeles who shall report to HCD and Los Angeles Community Development Commission.

Affordable housing will be integrated into most areas of the community as rental units and for sale homes.
3.13.2 General Requirements

Affordable Housing Units shall be designated and made available at rental rates or sales prices to very low, low and moderate income individuals and households as herein defined in Section 3.13.3, Definitions. A minimum of 10 percent of the units constructed in the Specific Plan Area will be made available as affordable units. Affordable housing units shall be constructed simultaneously with the overall residential developments of Centennial pursuant to Section 3.13.5, Affordable Housing Locations and Appearance.

Affordable Housing Units shall be designated and made available at rental rates or sales prices as herein described in Section 3.13.6, Implementation Criteria. A minimum of 10 percent of the units constructed in each community that has housing, except for the lowest density Community 8-2, will be made available as affordable units. Affordable housing units shall be constructed simultaneously with the overall residential developments of Centennial pursuant to Section 3.13.6, Implementation Criteria.

- **Very Low-Income Units**: A total of 387 units (or 20 percent of the Affordable Housing Units) will be affordable to very low income households. These units are expected to be affordable to households with a gross annual income of 50 percent or less of the Los Angeles County area median income (AMI).

- **Low-Income Units**: A total of 483 units (or 25 percent of the Affordable Housing Units) will be affordable to low income households. These units are intended to be affordable to households with a gross annual income between 51 and 80 percent of the Los Angeles County area median income.

- **Moderate Income Units**: A total of 1,063 units (or 55 percent of the Affordable Housing Units) will be affordable to moderate income households. These units are planned to be affordable to households with a gross annual income between 81 and 120 percent of the Los Angeles County area median income.

3.13.3 Definitions

The following definitions are used for the Affordable Housing Program described in this Specific Plan:

- **Affordable Housing Unit**: A housing unit that is made available for rent or sale within affordability parameters established by the requirements of the funding subsidy resource, Section 50105 of the Health and Safety Code, or the California Department of Housing and Community Development (HCD) Regional Housing Needs Assessment process.

- **Area Median Income (AMI)**: The midpoint of household income within Los Angeles County. Half of the County incomes are below the AMI, and half of the incomes are above the AMI.

- **Household**: All of the people who occupy one housing unit together, regardless of their relationship to one another. A household can also be one person living alone.

- **Very Low-Income Household**: A household earning up to 50 percent of the AMI for the household size.

- **Low-Income Household**: A household earning between 51 and 80 percent of the AMI for the household size.

- **Moderate-Income Affordable Household**: A household earning between 81 and 120 percent of the AMI for the household size.
3.13.4 Affordable Housing Categories

Nothing set forth in the Centennial Affordable Housing Program shall preclude the use of any affordable housing assistance from any sources (private, public or nonprofit) for achieving the 10 percent requirement. Additional affordable housing units in excess of the requirement may also utilize a variety of housing assistance resources. The following Affordable Housing categories shall be allowed under the Centennial Affordable Housing Program:

- Deed-restricted single-family detached unit: a stand-alone, for sale or for rent single housing unit that is made affordable in perpetuity through a legally binding document.
- Deed-restricted single-family attached: For sale or for rent housing unit that is attached to at least one other housing unit and is made affordable through a legally binding document.
- Deed-restricted multifamily: A multifamily building is one with more than four attached residential rental units. A legally binding document establishes the affordability for the entire building for a select number of units within the in perpetuity.

3.13.5 Affordable Housing Locations and Appearance

Affordable housing may be located in any planning area that allows residential development. It is anticipated that most affordable units will be single-family attached, multifamily, and mixed-use units. Affordable Housing Units shall be distributed throughout whichever communities they are in with the intent to integrate them with other market rate housing. Best efforts will be made to ensure that Affordable Housing Units have a similar exterior in terms of quality of appearance as other housing units in Centennial.

3.13.6 Implementation Criteria—Affordable Housing Implementation Plan

The general criteria for implementation of the Centennial Affordable Housing program is provided in this section. The precise details of the implementation plan for the Affordable Housing Program will be contained in an, such as schedule of unit delivery, home ownership financing, and terms of restrictions, can be found in Appendix 3-C, Affordable Housing Implementation Plan. that will be prepared for the Centennial Specific Plan Area with the participation of the County of Los Angeles Community Development Commission and the County’s Planning Director prior to the approval of the first tentative tract map that includes residential units.

General criteria guiding the preparation of the Affordable Housing Implementation Plan will include:

- Establishment of the mix of affordable units (i) among very low, low and moderate AMI thresholds and (ii) among rental and for-sale housing types.
- Establishment of substantive requirements to be contained in deed restriction and affordability covenants applicable to affordable units.
- Compliance with County Code Sections 22.56.2640 (monitoring) and 22.60.100 (payment of fees).
- Timing by which affordable units will be made available, which shall be reasonably contemporaneous with the overall development of housing units permitted as part of the Specific Plan.
- Parameters and content of a marketing plan for affirmative marketing, selling and renting of affordable units.
- Provisions requiring compatibility of affordable units with respect to the design or use of market rate units in terms of exterior appearance, materials and finished quality.

Criteria for Affordable Housing Unit Credit

To qualify and receive credit as an Affordable Housing Unit, designated residential units must first be reserved for sale or rent to very low (50 percent or less AMI), low (51 to 80 percent AMI), or moderate (81 to 120 percent AMI) income households for a period of 90 days commencing from the date each designated Affordable Housing Unit is released for sale or rent.

- For Sale Very Low-Income Affordable Housing Unit. A for-sale unit purchased by a qualified very low-income household earning up to 50 percent AMI. The monthly mortgage payment should be equal to or less
than 30 percent of the household’s gross annual income, as set forth in Section 50052.5 of the Health and Safety Code.

- **For Sale Low-Income Affordable Housing Unit.** A for-sale unit purchased by a qualified low-income (51 to 80 percent AMI) household. The monthly mortgage payment should be equal to or less than 30 percent of the household’s gross annual income as set forth in Section 50052.5 of the Health and Safety Code.

- **For Sale Moderate-Income Affordable Housing Unit.** A for-sale unit purchased by a qualified Moderate-Income Affordable Household and if the monthly mortgage payment is equal to or less than 30 percent of the household’s gross annual income.

- **For Rent Very Low-Income Affordable Housing Unit.** A rental unit with a monthly rental payment, including utilities, that is no more than 30 percent of the gross annual income for a household earning up to 50 percent AMI. The affordability shall last for the first 30 years of operation.

- **For Rent Low-Income Affordable Housing Unit.** A rental unit with a monthly rental payment, including utilities, that is no more than 30 percent of the gross annual income for a household earning between 51 and 80 percent AMI. The affordability restriction shall last for the first 30 years of operation.

- **For Rent Moderate Income Affordable Housing Unit.** A rental unit with a monthly rental payment, including utilities, that is up to 35 percent of the gross annual income for a household earning between 81 and 120 percent AMI. This affordability shall last for the first 30 years of operation.

**Affordable Housing Credit:**

- Any for-sale or for rent Affordable Housing Unit occupied by an income-qualified household will be eligible for credit for the Affordable Housing Program, or:

- If after first being reserved and offered for sale to qualified very low, low, or moderate income households for a period of 90 days after release for sale, a valid purchase contract has not been executed by a qualified household, or the purchase contract is canceled by the buyer after the 90 days have expired, the unit may be sold to the general public at market value and will qualify for credit as an Affordable Housing Unit in the applicable category; or

- A deed restriction with a 30-year predetermined term (or whatever period of time is required by the subsidy program state law) will be recorded upon initial occupancy of each qualified for-sale Affordable Housing Unit. On initial occupancy, the builder of any deed-restricted for-sale unit will contract with the Los Angeles County Community Development Commission (CDC) to monitor and enforce the for-sale provisions above and assist the builder of any restricted unit in finding qualified low and moderate-income households to buy the unit. The affordable housing program will control resale through the CDC.

Builders of rental Affordable Housing Units will also contact the CDC to monitor and enforce the for-rent provisions above and assist the builder of any restricted unit in finding qualified very low, low, and moderate income households to rent the units. Builders may make CDC rental assistance and other assistance programs available to prospective renters. All affordable rental units shall maintain affordable monthly rents for at least 30 years unless otherwise specified by the subsidy program terms of agreement. In order to provide maximum opportunity to low and moderate income households seeking rental units, the designation of a for-rent Affordable Housing Unit may be transferred from one residential unit to another at any time during the 30-year period, as long as the monthly rent of the unit transferred to is equal to or less than the monthly rent of the Affordable Housing Unit, and no more than 50 percent of units within the rental development being transferred to are designated Affordable Housing Units. Such transfers will be identified in the Annual Affordable Housing Report described in Section 3.13.6

**Affordable Housing Monitoring Program:**

A monitoring program and Affordable Housing Phasing Increments will be established to provide very low, low, and moderate income Affordable Housing Units along with the construction of total residential development within Centennial. The monitoring program will be initiated when the tentative tract map that includes the 4,850th planned residential unit (25 percent of allowable dwelling units) is submitted to Los Angeles County. Such tentative tract map application will be accompanied by the first Affordable Housing Report that will
contain the information described in Section 3.13.6. The requirements of the individual Phasing Increments are set forth below:

- **First Affordable Housing Phasing Increment.** The County may withhold or restrict building permits for planned residential units in excess of 10,000 units unless it can be demonstrated that 1,000 of the anticipated Affordable Housing Units have been made available for sale or rent.

- **Second Affordable Housing Phasing Increment.** The County may withhold or restrict building permits for planned residential units in excess of 15,000 units unless it can be demonstrated that 1,500 of the anticipated Affordable Housing Units have been made available for sale or rent.

- **Third Affordable Housing Phasing Increment.** All 1,933 Affordable Housing Units shall be in place with completion of the full buildout of 19,333 homes.

### Affordable Housing Unit Mix

- All very low income (50 percent or less AMI) Affordable Housing Units may be rental units.
- A minimum of 50 percent of low-income (51 to 80 percent AMI) Affordable Housing Units shall be rental units.
- Moderate income units may either be rental or for-sale units. The proportion of very low, low, and moderate income units in each Affordable Housing Phasing Increment will be provided in substantially the same proportion as their ratio to the total Affordable Housing Unit Requirement set forth in Section 3.13.2 (20, 25, and 55 percent, respectively).

### Annual Affordable Housing Report

Initiation of the Annual Affordable Housing Report will start as described in Section 3.13.6 above. Following the first Affordable Housing Report, Annual Affordable Housing Reports will be submitted to the Los Angeles County Department of Regional Planning and CDC on an annual basis no later than March 1 covering the Affordable Housing Program through December 31 of the prior year until such time as it is demonstrated that the Affordable Housing Unit Requirement set forth in Section 3.13.6 has been achieved. The Annual Affordable Housing Report will include the total number of residential units constructed within the Centennial development; the total number and percentage of very low, low, and moderate income Affordable Housing Units qualifying for credit under the Affordable Housing Program by housing category; the rents or sales prices and addresses of units qualifying for credit during the previous year; rents and addresses of rental units qualifying for credit during the immediate past 30 years; and the mortgage and payment calculations pursuant to Section 3.13.6 above. The developer of any Affordable Housing Unit shall make a good-faith effort at marketing the units to qualified households, and an affordable household marketing program (advertising promotion and other efforts to locate income-qualified households) will be provided to CDC for its review and approval with the first annual Affordable Housing Report.