

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Bellflower Date 1/1/2014 - 12/31/2014  
 Reporting Period Date 1/1/2014 - 12/31/2014

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing Financial or Deed F
1	2	3	4				5	5a	6	7			
			Affordability by Household Incomes									Total Units per Project	Est. # Infill Units*
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
N/A													
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	▶	0	67					
(10) Total by Income Table A/A3			▶	▶	▶	▶	67	67					
(11) Total Extremely Low-Income Units*													

\* Note: These fields are voluntary

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

to GC S

Please note: Units may only be credited to the table below when a jurisdiction has included a program it's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1(c)(1)
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
 Annual Building Activity Report Summary for Above Moderate-Income Units  
 (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7.
	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate			67			67	

\* Note: This field is voluntary

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Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
	Very Low	Deed Restricted Non-deed restricted	263	2	1	2		4			
Deed Restricted Non-deed restricted		3		11	9						23
Low	Deed Restricted Non-deed restricted	164	3	4	2	4	1				25
	Deed Restricted Non-deed restricted	1	1		1						2
Moderate	Deed Restricted Non-deed restricted	178									
Above Moderate		462	135	33	9	3	12		53	67	312
Total RHNA by COG. Enter allocation number:		1,067									
Total Units		142	39	23	19	13	4		64	67	371
Remaining Need for RHNA Period											

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identifier	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
Land Use Element and Zoning Code Implementation	<p>Designate land at densities that provide a variety of housing types. A supporting objective is to designate sites sufficient to accommodate the City's need for housing as determined through the RHNA</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• Maintain a list of available vacant and opportunity sites to assist developers of residential and mixed-use projects.</li> <li>• Develop and adopt incentives to promote and facilitate residential development in infill areas.</li> <li>• Maintain a "developer contact list" to encourage investment in the neighborhoods having underutilized sites.</li> <li>• Ensure adequate public improvements are available to all sites through CDBG and General Fund revenues.</li> <li>• Create a Development Task Force to facilitate the development process in neighborhoods with underutilized sites.</li> </ul>	continuous	The City is currently nearly built-out, the City will create new opportunities by creating a new zoning district, adding resident classification, and by increasing residential building densities and ensuring that development standards facilitate rather than densities needed to provide housing affordable to lower income residents, recognizing the predominant lot sizes available in City.
Residential Development Program	<ul style="list-style-type: none"> <li>• Continue to cooperate with the County of Los Angeles Housing Authority and continue to participate in the Section 8 program.</li> <li>• During the program period, the City will continue to inform local residents of the Section 8 program through the e-Newsletter, periodic articles in the local newspaper, and a brochure to be made available in the City Hall lobby.</li> </ul>	Jan 2001 - June 2014	The Bellflower Boulevard/Oak Street Redevelopment concept plan has been adopted and is being implemented. A developer contact list is being maintained for redevelopment opportunities. Infrastructure is available to support planned residential development.
Section 8 Rental Housing Assistance Program	<p>Objective:</p> <ul style="list-style-type: none"> <li>• To provide ten very low and 10 low income units between 2003 and 2006.</li> <li>• Continue provision of the density bonus to inform developers of the program availability.</li> </ul>	continuous	Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics Bellflower's corporate boundaries. According to the Housing Authority, 689 vouchers were leased to Bellflower residents as of January 2010. This is an increase from 2004. The average unit size reported was 2-bedrooms, with an average contract rent of \$1,056, and an annual income of \$13,589. As of January 2010, the County's waiting list from Bellflower.
Affordable Housing Density Bonus Program	<p>Objective:</p> <ul style="list-style-type: none"> <li>• To provide ten very low and 10 low income units between 2003 and 2006.</li> <li>• Continue provision of the density bonus to inform developers of the program availability.</li> </ul>	Jan 2001 - June 2006	The City has revised the density bonus provisions in the Zoning Ordinance to complete with current State requirements. Since the last Housing Element, affordable senior housing developments using zoning mechanisms to increase density and to reduce required open space, setback and parking requirements. The City has continued to promote its housing programs in selected neighborhoods, and will continue preservation activities. In 2011 and upgrade existing affordable housing stock. The City was able to assist one household through its Rehabilitation Program, 575 properties through code rehabilitation of four (4) housing units through Little House.

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Homebuyer's Assistance Program	Provide home ownership opportunities to 15 households annually through implementation of the First-Time Homebuyer Program	continuous	During the program period, the City has actively advertised the HAP in its publications, but has not produced special handouts and brochures in public budget constraints. Due to elevated cost of housing in the area during the past several years, the program has been inactive as very few applicants who r qualification requirements could qualify to purchase a home within the City.
Mortgage Credit Certificate Program	Assist five low-income, first-time homebuyers during the program period, which ends June 30, 2006.	Jan 2001 - June 2006	No MCCs have been issued to homebuyers in the City, as the MCC Program was on hold for most of the planning period. Though the MCC program is an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program about key County programs available to assist renters and homeowners.
Family Housing Program	A partnership between the City, Habitat for Humanity, and Long Beach Affordable Housing Coalition to develop new housing for extremely low-income and very low-income families	Summer of 2002 - 2005	Not existing. In the past an agreement was made, but not initiated by Long Beach Affordable Housing Coalition
Zoning Standards Implementation	The City will implement the zoning standards, as well as other program initiatives, to facilitate the construction of 645 housing units.	continuous	The City's net gain in housing units between the 2000 Census and the 2006-2008 estimates was approximately 644 units.
Affordable Housing Incentives	The numerical target is to provide for sites that facilitate the development of housing units for very low and low-income households.	continuous	Due to staff and funding limitations this program was not implemented. During the course of the planning period it was determined that the cap on Improv and is not a constraining in any way to the provision of affordable or market rate units.
Housing for Persons with Disabilities	Continue to implement the City's Home Modification Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Adopt a "reasonable accommodation" ordinance that expands upon the provisions of the Home Modification Program and make information on this program more widely available to residents. No quantified objectives were established for this program	continuous	The City offers home improvement programs that can provide for reasonable accommodations in owner occupied housing. The City also funds various n supportive services to the disabled. Transportation services are also available to assist persons with disabilities in Bellflower, including the MTA-sponsor Bellflower Special Transit Service which provides disabled and senior residents curb-to-curb transit access.
Emergency Shelters and Transitional Housing	No quantified objectives were established for this program	continuous	The City has also amended the Zoning Code to allow emergency shelters in the (C-5) zone by right without any other discretionary permit required. To be shelters in the City, specific siting and operational standards and conditions for approval have been developed in accordance with State law.
Code Enforcement	The numerical target is to process 2,000 - 2,500 housing code enforcement cases for all income levels during the 2001 - 2006 program period.	continuous	The Code Enforcement Division provides for the enforcement of codes to residences in low and moderate income areas and to eliminate slum and blight During the program period the numerical target of processing between 2,000 - 2,500 housing code enforcement cases for all income levels was met. Mor 2012, 575 properties were assisted by code enforcement.

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Homeowner Improvement Program	Based on its Five-Year Consolidated Plan and the Annual Plan project allocations, 48 housing units will be rehabilitated during the program period. Since the 2003-2004 fiscal year (sig), the City uses HOME funds for all Home Improvement Programs and First Time Homebuyer Assistance Programs.	continuous	During the program period, a total of 50 dwelling units were rehabilitated pursuant to this program. The City's Housing Rehabilitation Program is currently in its uncertain when this program will be reinstated.
Multi-Family Improvement Program	Based on its Five-Year Consolidated Plan and the Annual Plan project allocations, 50 multi-family housing units will be rehabilitated during the program period, which extends from January 1, 2001 to mid-year 2006. Because HOME funds are used to fund this program, all the rehabilitated multi-family housing units will be occupied by very low and low-income	continuous	During the program period, a total of 50 dwelling units were rehabilitated pursuant to this program. The City's Housing Rehabilitation Program is currently in its uncertain when this program will be reinstated.
Focused Neighborhood Program	The Annual Plan for FY 2001-2002 approved an objective of three housing units. The Housing Element objective, therefore, is 15 units.	continuous	Based on available funds and the provisions of the Annual Plan, approximately 12 loans and/or grants to existing multi-family properties located in the district plus Avenue/ Cornuda Corridor will be granted.
CHDO Acquisition and Rehabilitation Program	The numerical target for the program is 10 units to be rehabilitated and occupied by low income, first time homebuyers. The City has allocated sufficient funds to this program to facilitate the attainment of the objective. In addition, it is projected that at least one HUD \$1 home will be acquired, rehabilitated, and re-sold to very low- and low-income home buyers.	continuous	During the program period, a total of eight (8) units were acquired and rehabilitated pursuant to this program. The City will continue its ongoing program, for units for occupancy by lower income, first time homebuyers.
Impediments Analysis Program	Improve the impediments to fair housing.	continuous	Updated with HUD last in 2010. The Analysis to Impediments to Fair Housing is currently being updated and will be submitted to HUD
Preservation of Existing and Future Assisted Housing	Preserve the affordability of 144 rent restricted units from existing development	continuous	Existing properties have covenants that restrict the rental or sell of properties only to households that are at or below low income thresholds.
Housing Affordability Guidelines	Develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable for a reasonable period of time.	2nd Quarter of 2004	During the program period the affordability of 203 rental units were preserved.