



CITY OF BELL 2030

HOUSING ELEMENT



CITY OF BELL DEPARTMENT OF COMMUNITY DEVELOPMENT
6330 PINE AVENUE
BELL, CALIFORNIA 90201

ADOPTED BY THE BELL CITY COUNCIL ON
ADD DATE
MID - CYCLE (2013-2021)



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SECTION 6 HOUSING ELEMENT

6.1 INTRODUCTION TO THE HOUSING ELEMENT

STATUTORY AUTHORITY

The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide new housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The California Department of Housing and Community Development (HCD) is the State Agency that is responsible for ensuring that State housing law is being implemented at the local level. The responsibility of HCD involves reviewing and approving this Housing Element. The State housing element requirements require the following issues to be addressed by local governments:

- ☐ Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.
- ☐ Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts to provide opportunities for new housing.
- ☐ Local governments must cooperate with other agencies and governments to address regional housing needs.

This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) for the City of Bell. More importantly, this Housing Element indicates how the City intends to accommodate the future housing requirements identified by the RHNA (the RHNA calls for an additional 47 units to be provided during the 2013-2021 planning period). Finally, this Housing Element serves as an update of the background information used in the evaluation and formulation of housing policy in coming years.

While the City's development patterns were well established in the decades preceding the Second World War, the availability of housing remains one of the key planning issues in the community. The challenges the City will face in the coming years include the following:

- ☐ The availability of land for new housing development in the City is limited. Bell is fully developed and any new housing construction will consist of infill development.
- ☐ The City is among the most densely populated cities in the Southern California region. Any future residential development and the attendant population increase will place additional demands on public services, infrastructure, and resources.



- ❑ The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods and the limited commercial and industrial areas.
- ❑ The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely single-family have undergone redevelopment to much higher densities.
- ❑ During the 1990s and continuing up to the great recession of 2008, the value of housing underwent a significant increase providing homeowners and property owners with the financial resources to improve their properties. The recent decline in housing values and the sub-prime mortgage crisis did affect housing investment though the market appears to be on the rebound.
- ❑ The elimination of redevelopment has had a dramatic impact on the City's ability to raise revenue for new housing programs, to assist in the development of affordable housing, and to assemble parcels for new residential development.

RELATIONSHIP TO THE GENERAL PLAN

The City of Bell General Plan underwent a comprehensive update concurrent with the preparation of this Housing Element beginning in 2018. The City of Bell General Plan is comprised of the following Elements in accordance with the State of California Planning, Zoning, and Development laws:

- ❑ The ***Land Use and Sustainability Element*** indicates the general location and distribution of the existing development and permitted land uses in the City. The Land Use and Sustainability Element also considers issues related to urban design and economic development.
- ❑ The ***Resource Management Element*** meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element promotes the conservation, development, and sustainable use of natural resources. This Element also addresses air quality, water quality, and parks and recreation.
- ❑ The ***Health and Safety Element*** provides for the protection of the community from a variety of man-made and natural hazards. Other issues addressed in the Health and Safety Element include environmental hazards and noise.
- ❑ The ***Mobility and Circulation Element*** indicates the general location and the extent of existing and proposed roadway improvements and infrastructure. In addition, this Element establishes policies that promote alternative forms of transportation, the creation of pedestrian-friendly streets that take advantage of the compact character of the City, and serves to implement the City of Bell Bicycle Master Plan that was prepared in conjunction with the General Plan.

State law requires that local general plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other Bell General Plan Elements. The Land



Use and Sustainability Element is important in the implementation of housing policy since the Element designates land for residential development and establishes permitted densities and intensities for new residential development. The policies contained in other elements of the Bell General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster. Key policies included in the other General Plan elements that are relevant to this Housing Element are identified below:

Land Use and Sustainability Element Policy 1. The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map has been updated to ensure conformity with the General Plan.

Land Use and Sustainability Element Policy 2. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.

Land Use and Sustainability Element Policy 5. The City of Bell shall encourage a high level of quality in construction and site design features. The City shall create and implement specific design guidelines to promote higher quality in construction.

Land Use and Sustainability Element Policy 6. The City of Bell shall promote design and development strategies (landscaping, shared parking, mixed-use development, etc.) to address the strip commercial development found along arterial roadways. The City shall ensure that new development is compatible with style and design of the surrounding environment through new development standards and design guidelines.

Land Use and Sustainability Element Policy 7. The City of Bell shall explore new programs and revenue sources for the financing of commercial and residential rehabilitation. The City shall explore new opportunities for residential programs (U.S. HUD and Community Development Block Grant [CDBG] funding).

Land Use and Sustainability Element Policy 9. The City of Bell shall require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources. As part of this policy, new development must conform to current low-impact development requirements and Leadership in Energy and Environmental Design protocols.

Land Use and Sustainability Element Policy 10. The City of Bell shall ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community. As part of this process, the City shall be proactive in its review of CEQA documents provided by other public agencies in the vicinity of the City.



Land Use and Sustainability Element Policy 12. The City of Bell shall review the need for new or expanded public facilities to address the City's changing demographic character. The City shall ensure that the general public and residents are involved in this planning process. Finally, the City shall keep abreast of changing demographic trends.

Land Use and Sustainability Element Policy 13. The City of Bell shall periodically review City services, programs, and facilities to ensure that service to new land uses and development can be provided. As part of this review, City staff will ensure that the Capital Improvement Program (CIP) is consistent with the policies of the General Plan. In addition, the City shall review the General Plan on an annual basis to indicate the Plan's progress in being implemented.

Land Use and Sustainability Element Policy 14. The City of Bell shall strive to provide adequate public facilities through capital improvement strategies, grants, and other funding programs.

Land Use and Sustainability Element Policy 17. The City of Bell shall encourage quality residential development to achieve neighborhood stability through site inspections of new development.

Land Use and Sustainability Element Policy 18. The City of Bell shall promote a range of residential land uses (single-family, multiple-family, etc.) to accommodate existing and future housing needs. The City shall also review and update the Zoning Code to ensure that it promotes a range of housing densities to meet the diverse needs and lifestyles of residents.

Land Use and Sustainability Element Policy 28. The City of Bell shall encourage mixed-use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels. The City shall encourage the assembling of adjoining small or odd shaped parcels in order to create more viable developments. Finally, the City shall market the new Mixed-Use land use designation to the development community.

Resource Management Element Policy 1. The City of Bell shall provide a balanced range of recreational opportunities and activities for all age levels within the community.

Resource Management Element Policy 8. The City of Bell shall require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need through the use of innovative site planning techniques in the planning of such developments.

Resource Management Element Policy 25. The City of Bell shall review its zoning ordinance and make appropriate changes that support drought tolerant planting over traditional landscape planted areas. The new regulations shall provide guidance with hardscape landscaping that has less impact to the environment.



Health and Safety Element Policy 12. The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education.

Health and Safety Element Policy 14. The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.

Health and Safety Element Policy 18. The City of Bell shall consider planning guidelines which include noise control for all new residential developments and condominium conversion projects. The City shall promote design measures that will be effective in reducing noise reduction in the review of new development projects.

The City of Bell General Plan underwent its comprehensive update concurrent with the preparation of this Housing Element. As a result, consistency between this Housing Element and the other General Plan Elements was assured. To further ensure conformity between the General Plan and this Housing Element, this Element contains the *Land Use and Zoning Conformity Program*. Under this program, the City of Bell will continue to review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Sustainability and Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map.

Consistency was evaluated and achieved as part of this update. The City will review and revise the Housing Element, as necessary, for consistency when amendments are made to the General Plan.

OVERVIEW OF THE CITY OF BELL

The City of Bell is located within the greater Los Angeles metropolitan area approximately 10 miles southeast of downtown Los Angeles in Los Angeles County. The City is bounded on the north by the cities of Maywood and Commerce; on the south by the cities of Cudahy and Commerce; on the east by the cities of Bell Gardens and Commerce; and on the west by the cities of Vernon, Maywood, and Huntington Park.¹

Bell consists of two district geographic areas that are connected by the Los Angeles River and the Long Beach Freeway (I-710). The southerly portion of the City is commonly referred to as the *Central City* that includes the residential neighborhoods and the local commercial districts. The Central City area is generally bounded by Randolph Street on the north and Florence Avenue on the south. The second portion of the City is located to the north of the Central City and east of the Los Angeles River and the Long Beach Freeway. This area is largely industrial in character and is referred to as the *Cheli area*.

The City of Bell has a total land area of 2.81 square miles. The development patterns within Bell consist of a variety of land uses that were well established by the end of the Second World War. Commercial development is generally located along the City's major roadways that include Florence Avenue, Gage

¹United States Geological Survey. *South Gate 7½ Minute Quadrangle*. 1987.



Avenue, and Atlantic Avenue. The dominant commercial district and the source of recent redevelopment activity extends along the Atlantic Avenue corridor. The City's traditional "downtown" or central business district is situated along Gage Avenue between Atlantic Avenue and Otis Avenue. Mixed commercial and residential uses are found along Florence Avenue that is located in the southernmost portion of the City.

The majority of the residential neighborhoods are zoned for higher densities and over time, these neighborhoods have been developed accordingly. Most neighborhoods exhibit a range of housing styles at varying development densities. A residential block typically contains a mix of housing styles with higher density apartments intermingled among single-family homes. There are a few smaller neighborhoods that remain largely single-family. However, the great majority of the City is developed as multiple-family developments at higher densities. The most recent State Department of Finance estimates (January 1, 2016) indicate there are 9,213 housing units in Bell. The same DOF estimates indicate the City's 2016 population was 36,716 persons. Given the City's small size (1.1 square miles), Bell's population density is among the highest in the nation (approximately 33,378 persons per square mile). The community is largely a lower income, minority community (refer to the discussion provided in Section 6.2).

PUBLIC PARTICIPATION

The City of Bell is emerging from a period when public participation and transparency in government was discouraged. One of the new City Council's first acts upon taking office was to initiate a comprehensive survey and outreach effort to identify the key planning-related issues of concern in the community. This outreach effort was undertaken by the California State Polytechnic University, San Luis Obispo. In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a robust citizen participation process and the process must be documented. The City of Bell has conducted extensive public outreach to involve residents, citizen groups, and business owners in every section of our community for the preparation of the Housing Element and other elements of the General Plan. The City of Bell is committed to contributing to future housing needs for all income ranges, including housing for extremely low to low and moderate incomes. The Bell Housing Authority Division guides the City in providing safe, decent, and affordable housing throughout the City, and the Division will continue to provide an array of services to Bell residents.

In total, more than thirty-five (35) meetings and events have been conducted to ascertain Bell's housing needs to cover the reporting period of the Housing Element. The public outreach spans some five and a half years starting in the fall of 2012, through the efforts of the 2012-2013 Community and Regional Planning Studio at the Department of City and Regional Planning, California Polytechnic State University, San Luis Obispo (Cal Poly SLO).

There were a number of civic engagement events held to gather community input on the entire General Plan update. Cal Poly SLO prepared an online survey to ascertain from residents their recommendations to include in the Bell General Plan. The survey was created through *Survey Monkey* and remained opened until the conclusion of the Bell General Plan. A second outreach strategy occurred through Pop-Up Surveys and focused on bringing outreach opportunities to where residents worked and recreated. Although the events were not marketed, the events were coordinated with residents' activities, which



captured their attention at that particular moment to help raise awareness of the General Plan update. English and Spanish speaking staff facilitated dialogue with residents at the Pop-Up survey stations. The Pop-Up survey stations were located at Bell parks and outside the Northgate Gonzales Supermarket. The first Pop-Up survey occurred on October 6, 2012 in Veterans' Memorial Park and at the soccer field at Nueva Vista Elementary School. The staff interacted with 200 residents and a total of 109 surveys were completed, according to the Bell General Plan – Cal Poly SLO. Similarly, the Pop-Up survey at Northgate Gonzales Supermarket yielded interaction with 100 people and 37 participants completed their questionnaire and returned them to the SLO team. "In total, the Pop-Up surveys resulted in approximately 212 completed surveys"

The Cal Poly SLO General Plan initiative also conducted a business survey and a bike survey, both initiated on November 9, 2012, to obtain additional community input and data. Approximately ten businesses along the Atlantic and Gage corridor provided input on the survey that determined travel habits of customers and workers. Similarly, local cyclists were observed based on their ridership along Atlantic and Gage and Florence and Atlantic during a one-hour afternoon window. Approximately 47 bicyclists were witnessed riding their bikes during this period. Still other events were held to gather stakeholder input from a broader population base. On January 18, 2013, a number of community stakeholders were interviewed, including the Bell Chamber of Commerce, Bell High School and the Southeast LA Community Economic Development Corporation. Each group provided feedback and recommendations on what they thought was needed for the General Plan update. Recommendations from the groups varied greatly:

- ☐ Establish a Storefront Improvement Program
- ☐ Create uniform building standards along the major corridors
- ☐ Better use of technology for permit and license processing
- ☐ More individual business investment needed
- ☐ Lack of land to develop impacts growth and development
- ☐ Incentivize local businesses to improve properties
- ☐ Improve lighting near the LA River and bicycle lane along the eastside of town
- ☐ Improve the number of health food stores and gymnasiums and centers throughout the City
- ☐ Increase the number of job opportunities within Bell
- ☐ Create more recreational opportunities in Bell that offer diverse activities
- ☐ Create additional retail opportunities and offer areas for free Wi-Fi
- ☐ Increase Code Enforcement activities throughout the City
- ☐ Resolve housing related issues (diverse housing stock, overcrowding, rental and homeowner opportunities, limited and restricted parking, and illegal conversions) throughout the City.

Finally, based on the Cal Poly SLO General Plan initiative, a Community Workshop was held on February 23, 2013 for the entire General Plan update. The workshop attracted 10 residents who were engaged in a series of activities to gather additional input and feedback on what should be included in the General Plan. The participants engaged in interactive workshops by visiting stations of various topics including housing types, complete streets, density, LA River development, Orange Line Station, Bell's neighborhoods, and Bell's Identity.



The net result of the community outreach helped to identify areas of concern and issues, opportunities, and recommendations on how the City should develop over the course of the next 20 years. The General Plan prepared by Cal Poly SLO included an extensive section on community input; however, the Bell General Plan was a class project and not meant to substitute for the City's preparation of its own General Plan. Officially, the City initiated its General Plan update in 2014. The City kicked off the update in December 2014. The City's consultant prepared a presentation for City Council and received feedback from elected officials and the general public regarding the Housing Element and the remaining General Plan Elements. During the Council meeting the Consultant covered the required areas of concentration for the Housing Element and the other elements of the General Plan.

Handouts were passed out to the public and the proposed schedule of the General Plan was placed on the City's website for guidance and direction. The Consultant also prepared a survey through Survey Monkey, identifying specific areas to address within the General Plan. A number of survey responses were received by the consultant and this information along with additional outreach initiatives assisted the City in how to approach its civic engagement process and how to shape recommendations for the General Plan. Due to an absence of a Community Development Director for the City of Bell, there was little civic engagement activities scheduled for the last six months of 2015. With the hire of a new Community Development Director in April 2016, however, the City resumed its civic engagement by establishing 15 additional community meetings that are summarized below.

During the months of May, June, and August 2016, the City gathered community input on housing needs from various community meetings. The City owns and operates two mobile home parks—Bell Mobile Home Park and Florence Village Mobile Home Park, and these locations were the sites of the first two community meetings to gather input. On May 18, 2016, approximately 10 residents attended the Bell Mobile Home Park meeting to discuss future housing needs. The meeting took place during the weekly mobile home park coffee event in the mobile home park clubhouse. Residents and children were given an opportunity to ask staff questions and provide recommendations on what they would like to see in the City of Bell related to housing needs and economic development.

The Consultant discussed the specific requirements of the Housing Element and staff provided the next steps for the General Plan process. Similarly on May 27, 2016, the Community Development Director led a community meeting at Florence Mobile Home Park. Florence Mobile Home Park has approximately 300 mobile homes on site. Approximately seven households attended the meeting and provided direct feedback regarding housing needs for the City. For both meetings, Spanish speaking staff provided necessary translation services and the residents were encouraged to attend future community meetings to discuss the Housing Element and other elements of the General Plan. Staff was able to circulate a sign-in sheet and capture pictures from the meetings.

City staff scheduled the next set of community meetings in June for seniors, business tenants at the Cheli Industrial Park, Bell Chamber of Commerce, and local elementary and high school students in Bell. The first meeting occurred right before the weekly Bingo game at the Bell Community Center on June 8, 2016. Approximately 50 Bingo participants provided general comments on what should be included in the General Plan. Participants were able to review different types of residential units on picture boards and



were afforded an opportunity to ask questions and work together to provide recommendations for housing needs. Approximately 80 percent of the Bingo participants were retired and over the age of 60, but there were a few participants that were middle-aged and accompanied their relatives to the event. Pictures, sign in roster and recommendations are listed in the appendix of the Housing Element. Students at nearby Nuevo Vista Magnet Elementary School engaged in a class project illustrating how they hoped the City of Bell would be developed over the course of the next ten years. During the month of May, students prepared illustrations of Bell and provided oral presentations to other students, parents, and school staff on June 2nd and 3rd, right before the end of the school year. City staff was on hand to talk to students to get their perspectives of what the students would like to see developed in Bell. The illustrations are listed in the appendix of the Housing Element.

On June 13, 2016, City staff attended 4th grade classes at Woodlawn Elementary School. City staff was accompanied by the school principal to each class. The Planning Division staff members discussed the importance of the General Plan and specifically inquired about housing information for Bell's future. Students were candid and provided several recommendations. As a final task, students were encouraged to work in teams and illustrate what they hope the City would look like in the next 20 years. Assignments were completed and turned into the City during the week of June 20, 2016. The illustrations are listed in the appendix of the Housing Element and included throughout the General Plan document.

Two meetings were scheduled for Bell High School Student Leadership Council to obtain input for student leaders. The first meeting occurred on June 10, 2016. City staff summarized the importance of the General Plan and asked students to compile a list of recommendations for Housing, Economic Development, and Recreation. Picture boards were passed around to assist students in understanding the wide range of possibilities related to recommendations in these areas. On June 13, 2016, staff returned to Bell High School to ascertain recommendations from student leaders and to capture feedback to incorporate in the General Plan. Comments are included in the appendix of the Housing Element and included throughout the General Plan document. City staff hosted a community meeting with the Bell Chamber of Commerce on June 15, 2016. The purpose of the meeting was to collect additional community input from the business sectors. Other outreach meetings are summarized below.

- ☐ Water Purveyors General Plan. June 27, 2016
- ☐ General Public Meetings Residential Developers. July 21, 2016
- ☐ General Public Meetings Neighborhood Watch. July 26, 2016
- ☐ Model Cities Lego Competition. August 2, 2016
- ☐ Bell Chamber of Commerce August 16, 2016
- ☐ Residential Code Task Force (Informational). August 17, 2016
- ☐ Planning Commission Workshop. August 23, 2016
- ☐ Arroyo Seco Development Project. August 29, 2016
- ☐ Residential Code Task Force Meeting 2. September 22, 2016
- ☐ Residential Code Task Force Meeting 3. September 29, 2016



Surveys were also undertaken and the survey results were reported to the City Council in a facilitated discussion led by the City staff. The housing priorities identified at these meetings were:

- ☐ Preservation of existing housing;
- ☐ Provision of new single-family housing;
- ☐ Elimination of blight in residential neighborhoods;
- ☐ Increased opportunity for home ownership;
- ☐ Preservation and enforcement of equal housing opportunity;
- ☐ Preservation of low-income housing; and,
- ☐ Energy conservation.

Similarly, for the preparation of the Housing Element, housing professionals and City staff led a discussion with participants to identify impediments and barriers to Fair Housing, to share instances of discrimination and to make recommendations to change public policies that limit housing choices for people of various incomes. Supplemental interviews were conducted with various community and industry representatives to obtain information from those unable to attend the sessions. The comments that were raised have been incorporated into this Housing Element. For example, policies and programs have been incorporated into the Housing Plan to address those issues identified above. Specific policies and programs have been developed for the following:

- ☐ *Preservation of existing housing.* Policies 1 through 11 specifically focus on the conservation of existing housing resources.
- ☐ *Elimination of blight in residential neighborhoods.* Program 1 includes code enforcement as a means to eliminate blight and unsafe housing.
- ☐ *Preservation and enforcement of equal housing opportunity.* Program 3 addresses equal housing opportunities along with Policies 26 through 30.
- ☐ *Preservation of low-income housing.* Program 11 calls for the preservation of low-income housing at risk of conversion to market rate housing.
- ☐ *Energy conservation.* Program 12 focuses on energy conservation.

Above and beyond community meetings for the General Plan Update, the City held five (5) community meetings in February 2011 to collect input from residents; one in each City Council District. A fifth meeting was held at City Hall during City Council meeting to obtain input and share results with the public of specific housing goals. Outreach included distributing flyers to each residence, posting the dates of the meetings on the City's website, making announcements on the local cable channel and at City Council meetings, and making flyers available at all public buildings. Spanish speaking interpreters were present at the community meetings to translate to non-English speaking residents and business owners. In addition, surveys were sent to nonprofits funded with City funds and their beneficiaries. Additionally, the City conducted a significant public outreach to various segments of the community to obtain comments, and suggestions on the proposed General Plan and Housing Element. In addition to this earlier survey, a series of outreach meetings were conducted between May, 2016 and August 25, 2016. These meetings are summarized and the meeting flier is shown on the following page.



- ☐ *Community Meeting with Residents, May 18, 2016.* A meeting was held at the Bell Mobile Home Park.
- ☐ *Community Meeting with Residents, May 18, 2016.* A morning meeting was held at the Clubhouse.
- ☐ *Community Meeting with Residents, May 27, 2016.* A meeting was held at the Florence Village Mobile Home Park.
- ☐ *Community Meeting with seniors, June 1, 2016.* A meeting was held at the Community Center with the senior bingo club.
- ☐ *Community Meeting, June 1, 2016.* A meeting was held at the Little Bear Park.
- ☐ *General Plan/Housing Workshop, June 2, 2016.* A meeting was held at the Bell Community Center.
- ☐ *Chamber of Commerce, June 15, 2016.* A meeting was held at the El-ARCA Center.
- ☐ *General Plan/Housing Workshop, June 9, 2016.* A meeting was held at the Bell Community Center.
- ☐ *General Plan/Housing Workshop, June 16, 2016.* A meeting was held at the Bell Community Center.
- ☐ *Neighborhood Watch General Plan/Housing Workshops, June, July, and August, 2016.* A meeting was held at the Bell Community Center.

The issues raised at the meetings included the following:

- ☐ The existing housing stock and residential neighborhoods are already overcrowded and any additional residential development will make the situation worse.
- ☐ The City needs to ensure that any new development in the C3-R areas do not displace viable and productive commercial, employment, and revenue generating land uses.
- ☐ Properties that are poorly maintained are impacting nearby homes. The increase in foreclosed properties has made this situation is worse.
- ☐ A number of persons in attendance raised concerns regarding the two trailer parks in Bell and problems with the infrastructure.



City of Bell
Ringing in the Future!

General Plan Update

Help us plan Bell's future!

Join us for our next round of community meetings as we update the City's General Plan and Bicycle Master Plan. This plan will guide all future City Development for the next 20 years! Come out and provide input at any of the following meetings:

General Public Meetings

Bell Community Center 6250 Pine Ave Bell CA 90201

Group Type	Location	Date	Time
General Public	Bell Community Center	June 2, 2016	6:00 p.m.
General Public	Bell Community Center	June 9, 2016	6:00 p.m.
General Public	Bell Community Center	June 16, 2016	6:00 p.m.

(Additional meetings will be held as needed)

Additional Focus Group Meetings

Group Type	Location	Date	Time
Residents	Bell Mobile Home Park	May 18, 2016	8:30 a.m.
Residents	Florence Village Mobile Home Park	May 27, 2016	9:00 a.m.
Seniors Bingo Club	Community Center (Bingo Club)	June 1, 2016	9:30 a.m.
Business Parks	Little Bear Park	June 1, 2016	6:00 p.m.
Chamber of Commerce /Businesses	El ARCA, 4008 Florence Ave Bell CA	June 15, 2016	6:00 p.m.
Neighborhood Watch	Community Center	June 23, 2016	7:00 p.m.

PAST

PRESENT

FUTURE

For more information on the General Plan
Call our Planning Division at (323) 588-6211 Ext 2609
Or you may visit the plan website at www.cityofbell.org/?NavID=2440

A number of housing and service providers, and others who have historically requested Community Development Block Grant (CDBG) funding, were requested to comment on the Housing Element and on other housing-related issues, including the provision of affordable housing. The service providers were personally contacted by City staff as a follow-up. The key groups that were contacted as part of the Housing Element update process included the following:

- ☐ Catholic Charities of Los Angeles;
- ☐ The Southern California Rehabilitation Services;
- ☐ The Southeast Area Counseling;



- ☐ The Southeast Area Social Services Funding Authority; and,
- ☐ The Salvation Army (which operates the Bell shelter).

The City placed the Draft Housing Element on the City's website so the public would have an opportunity to review the Element during the course of its preparation. Following the preparation of the Draft Housing Element, the City Council (in its capacity as Planning Commission) conducted public hearings. All public hearings were advertised in the local newspaper, with additional notices mailed to interested citizens and community groups. Once the public hearings and the related public review were completed, the City Council adopted the Element.

As a part of the City's mid-cycle Housing Element update one-on-one consultations were completed with community advocate groups to ensure outreach efforts were reaching all segments of the community. The City reached out to the following groups.

- Bell Salvation Army Shelter
- Southeast Churches Services Center – Social Services
- Children's' Network International – Social Services
- Subsidized Housing Murray Place
- Allan Perdomo Community Services Director
- Subsidized Housing Bell Woodward Townhomes (HUD)

A summary of the consultations are below.

Consultation with Salvation Army Bell Shelter: On May 13, 2020, Steve Lytle, Director of the Salvation Army Shelter in Bell, responded to a request for a stakeholder interview regarding the Bell Housing Element Update. The Bell Shelter is a homeless services center and housing provider managed by the Salvation Army, a faith-based non-profit. The Bell Shelter provides housing and medical services along a wide spectrum of needs, including low-barrier shelter for homeless community members with substance abuse or mental health needs, emergency shelter, and permanent supportive housing. With regard to the future of housing in Bell, from the organization's perspective the City has an opportunity to develop more housing in vacant commercial sites such as car dealerships and, in the process, to create a mixed-use "city center" area. This may provide economic development benefits in addition to housing. However, when considering development, the environmental effect and potential loss of housing must be considered. This is particularly true when considering development along the 710 Corridor. The age and condition of existing housing in the city were items of concern, as higher tax burdens have prevented homeowners from addressing code compliance issues and regularly maintaining their homes. This, combined with the overall high cost of housing in the area, has at times forced residents to live in unsafe structures that were not meant to be housing.

In addition to the consultations, the City made the draft Housing Element available to the public on the City's website and the public was invited to participate during the public hearing process.



FORMAT OF THE HOUSING ELEMENT

The format and structure for each Element is consistent so as to facilitate the use, review, and periodic updating of the General Plan. Each Element contains the following sections:

- ❑ The ***Introduction to the Element*** describes the purpose, scope, and statutory authority of the Element. This section provides an overview of the Housing Element and describes the statutory authority related to its implementation.
- ❑ The ***Planning Background*** includes a discussion of the existing conditions as they relate to the element being considered. This section describes the demographic, housing, socioeconomic, and employment characteristics of Bell. The background analysis also describes the market, governmental, and environmental constraints that may affect housing production in the City during the 2013-2021 planning period.
- ❑ The ***Planning Vision*** section includes the policy statements that are relevant to the particular element in which they are located along with the identification of implementing programs. This section indicates those citywide policies and programs that will conserve and maintain existing housing in Bell in addition to promoting the development of new housing.
- ❑ The ***Planning Implementation*** section includes guidelines, standards, or implementing programs relevant to housing in the City.

The primary source of information used in the compilation of demographic, housing, and socio-economic information for the City includes data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2010. The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Bell is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of this Background Report. These sources include:

- ❑ The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis. The primary DOF reference source was Table 2, E-5 City/County Population Estimates, January 1, 2016.
- ❑ The Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).



- ☐ Land use and housing condition surveys were conducted during the preparation of this Housing Element.
- ☐ Finally, the current and most recent Five-Year Housing Assistance Plans were reviewed and pertinent statistical data used.



6.2 PLANNING BACKGROUND FOR HOUSING

This section provides an overview of the demographic, housing, and socioeconomic characteristics of the City of Bell. The information contained in this section indicates those trends that have occurred in the City in the years following incorporation. This section of the Element considers the following:

- ❑ ***Population Characteristics*** includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- ❑ ***Housing Unit Characteristics*** focuses on trends in residential development, housing unit types, and housing tenure;
- ❑ ***Household Characteristics*** provides an overview of the key socioeconomic characteristics germane to housing need;
- ❑ ***Employment and Economic Characteristics*** describes those economic and market factors relevant to the maintenance of existing housing and the production of new housing in the City;
- ❑ ***Special Housing Needs Groups*** includes a discussion of those City residents that have special housing requirements; and,
- ❑ ***Housing Constraints*** indicates those factors that may affect the development of new housing in the City.

The primary source of information used in the compilation of demographic, housing, and socio-economic information provided in this section included data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census though more frequent updates are provided as part of the American Community Survey (ACS). The most recent census was completed in 2010 while the most recent ACS data is from 2014. The State Department of Finance (DOF) Demographic Research Unit was also a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.

POPULATION CHARACTERISTICS

Population Growth Trends

According to the 1960 Census, taken three years after Bell's incorporation in August of 1957, the City's population was 19,450 persons. By the year 2013, the City's population was estimated to be 35,783 persons. Between the 1960 and 1970 Census, the City's population increased by 2,386 persons, a 12% increase in the total population. According to the 1980 Census, the City's population had increased further by an additional 3,614 persons, a 17% increase over the 1970 figures. The most recent 2010 Census indicated the City's population was 35,820 persons at the time the Census was taken. The most recent California State Department of Finance (DOF) estimates place the City's current population at



36,716 persons. Between 1960 and 2016, the City's population grew by 17,277 persons or 88.7%. In recent years since the 2000 Census, the City's population growth has experienced a slight decline. The City's population trend is shown in Table 6-1 and is illustrated in Exhibit 6-1.

Table 6-1 Population Trends 1960 to 2016			
Year	Population	Change - #	Change - %
1960 ¹	19,450	--	--
1970 ¹	21,836	2,386	12.3%
1980 ¹	25,450	3,614	16.6%
1990 ¹	34,365	8,915	35.0%
2000 ¹	36,404	1,769	5.1%
2010 ¹	35,820	-584	-1.6%
2016 ²	36,716	896	2.5%
Change Δ	--	17,277	88.7%
Source: 1. U.S. Bureau of the Census 1960-2010; 2. California DOF 2016.			

The overall increases in the City's population since the 1970s were due to both an increase in the average household size and new residential construction. Table 6-2 compares the trends in the average household size for Los Angeles County with those of the City for the years 1990 through 2016. As indicated in Table 6-2, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In Bell, the average household size between 1990 and 2016 increased from 3.78 to 4.03 persons per unit.

Table 6-2 Household Size (Persons/Unit)		
Year	County	Bell
1990	2.40	3.78
2000	2.98	4.05
2010 ¹	2.91	3.90
2016 ²	3.00	4.03
Change	0.60	0.25
Source: 1. U.S. Bureau of the Census 1980-2010; 2. California DOF 2016.		

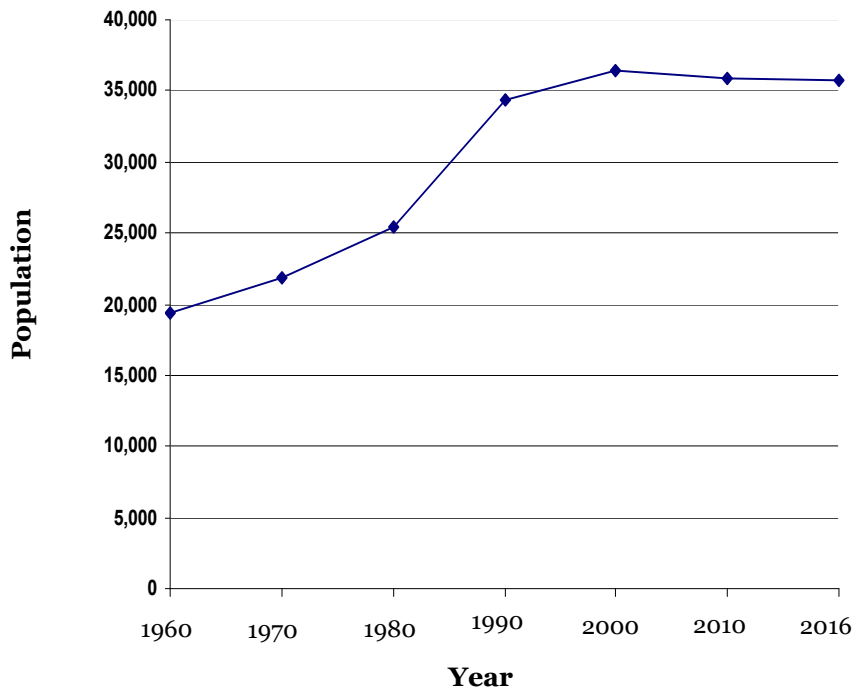


EXHIBIT 6-1. CITY OF BELL POPULATION TRENDS

Population Age Characteristics

In 1980, the median age of the City’s population was 27 years. In 2000, the median age of the City’s population increased to 28.5 years. According to the most recent 2010 Census, the City’s median age was 28.9 years of age. Corresponding statistics for Los Angeles County were 30.8 years of age and 31.7 years of age for 1980 and 2010, respectively. One of the more significant indicators of population growth trends is a population’s age characteristics. The City’s population is younger overall, compared to the County’s population.

Census data was reformatted in Table 6-3 to depict the age statistics arranged according to specific age categories (preschool-aged, school-aged, young adults, etc). Table 6-3 charts the age characteristics of the City’s population for the years of 1980 and 2010. As is evident from the examination of Table 6-3, the age cohorts that experienced the greatest rates of growth consisted of the school-aged children (5 to 19 years of age) and the working adults (25 to 54 years of age). The age characteristics for the City’s population are shown in Exhibit 6-2.

Table 6-3 Age Characteristics:1980 to 2010				
Age	1980	2010	Change-#	Change - %



under 5	2,737	3,122	385	14.1%
5-19	6,434	9,514	3,080	47.9%
20-24	2,639	2,851	212	8.0%
24-54	8,880	14,874	5,994	67.5%
55-64	2,166	2,720	554	25.6%
65-74	1,587	1,384	-203	-12.8%
75+	1,007	1,012	5	0.5%
Total	25,450	35,477	10,027	150.8%
Source: U.S. Bureau of the Census, 1980 and 2010.				

Race and Ethnicity

The U.S. Census also includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or African-Americans. As indicated in Table 6-4, there are few racial minorities living in the City. Approximately 53.8% of the City's population was classified as white while 0.9% was classified as African-American, 0.7% as Asian, 0.9% as American Native or Alaskan, and 4.4% consisting of two or more races. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians. Hispanics accounted for 93.1% of the City's total population.

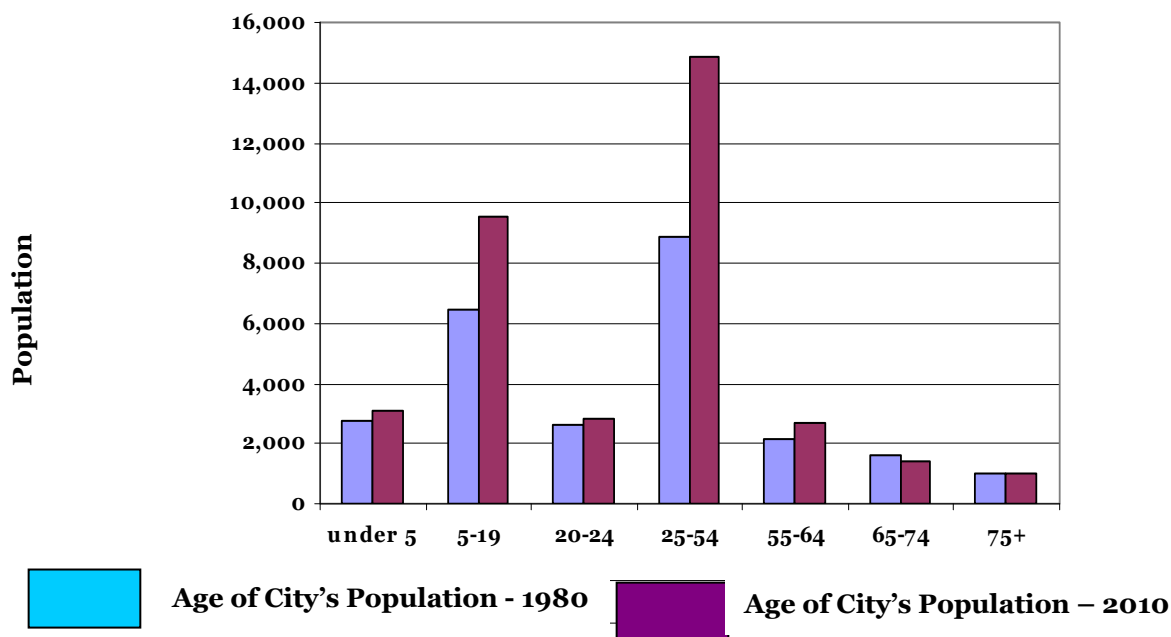


EXHIBIT 6-2 CITY OF BELL POPULATION AGE CHARACTERISTICS
SOURCES: U.S. CENSUS



Table 6-4 Race and Ethnicity: 2010		
Race/Ethnicity	Persons - #	Persons - %
White	19,098	53.8%
African-American	337	0.9%
Asian	259	0.7%
American Indian	315	0.9%
Two or more Races	1,561	4.4%
Total	35,477	100.0%
Hispanic	33,028	93.1%
Source: U.S. Bureau of the Census, 2010.		

HOUSING UNIT CHARACTERISTICS

Housing Trends

According to the 1990 Census, there were 9,401 housing units in the City. The most recent Department of Finance population and housing estimates identified 9,213 housing units in the City as of January 1, 2016. Table 6-5 summarizes housing types derived from the 1990 U.S. Census statistics and the 2016 State Department of Finance Housing estimates for the City of Bell. The housing unit types are also illustrated in Exhibit 6-3. As is evident from the examination of Table 6-5, there has been a substantial reduction in the number of housing units over the past two decades (since 1990). This reduction in the number of housing units is due to the significant school construction that has occurred during the past two decades. Virtually all of these new schools required the demolition of existing housing units to accommodate the new schools. In addition, a new park and water reservoir complex that is yet to be constructed, involved the demolition of additional rental housing units.

Table 6-5 Housing Characteristics: 1990 to 2016						
Unit Type	1990 ¹		2014 ²		Change-Δ	
	#	%	#	%	#	%
1 unit detached	3,573	38.1%	4,752	51.6%	1,179	33.0%
1 unit attached	1,077	11.5%	827	9.0%	-250	-23.2%
2 -4 units	1,739	18.5%	985	10.7%	-754	-43.4%
5 or more units	2,583	27.5%	2,265	24.6%	-318	-12.3%
Mobile Homes	429	4.6%	388	4.2%%	-41	-10.0%
Total	9,401	100.0%	9,217	100.0	-184	-2.0%
Sources: 1. 2000 U.S. Census. 2. State Department of Finance 2014.						



Housing Tenure

Table 6-6 indicates housing tenure statistics for 2000 and 2010. The percentage of owner-occupied units in Bell has declined slightly since 2000, when approximately 30.99% of the housing units were classified as owner-occupied. Approximately 29.0% of the units in Bell were owner-occupied according to the most recent (2010) U.S. Census.

Table 6-6 Housing Tenure in Bell: 2000 to 2010				
Year	Owner Occupied		Renter Occupied	
	Units - #	Units - %	Units - #	Units - %
2000	2,758	30.9%	6,160	69.1%
2010	2,570	29.0%	6,300	71.0%
Change-Δ	-188	-1.9%	140	%9
Sources: 2000 and 2010 U.S. Census.				

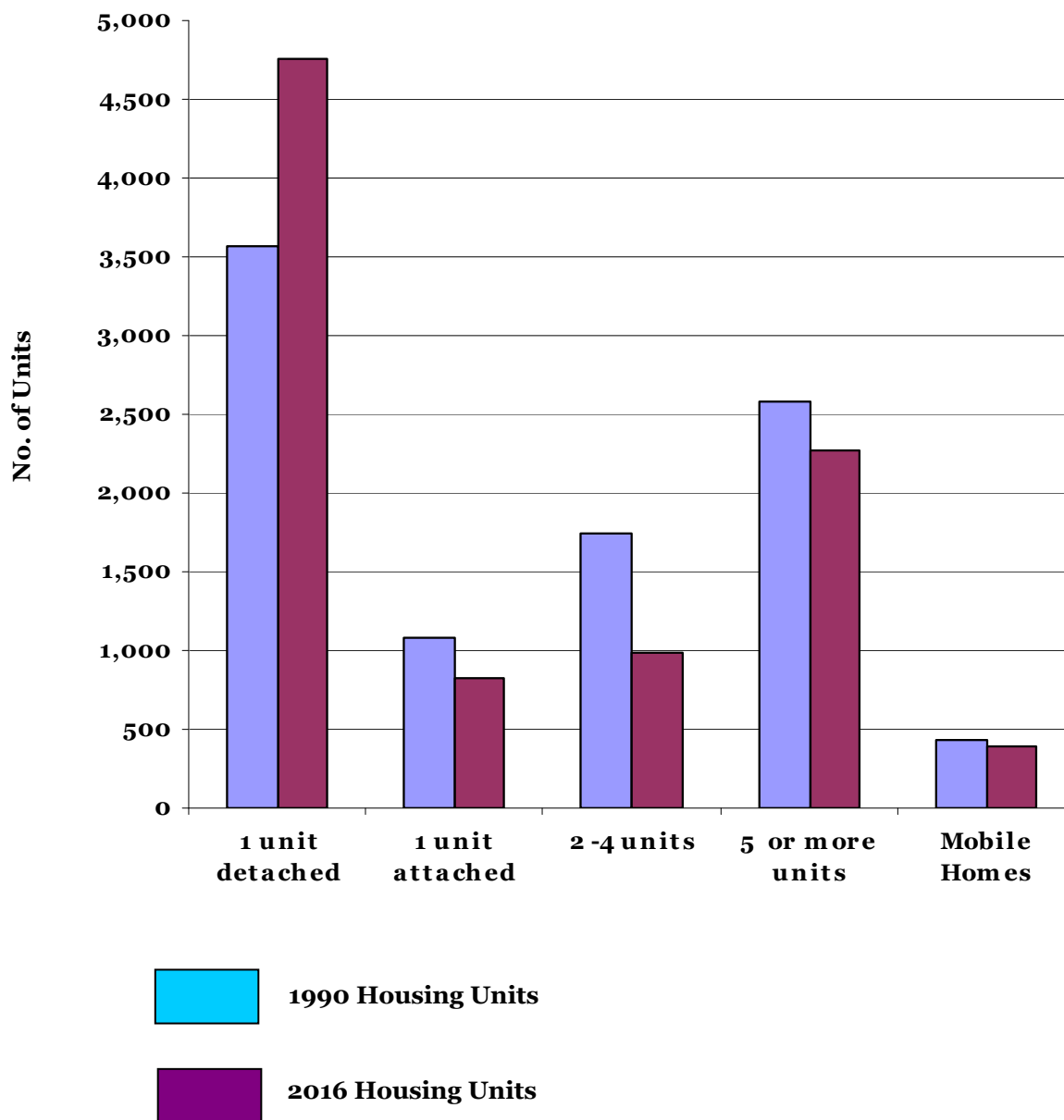


EXHIBIT 6-3 CITY OF BELL HOUSING UNIT CHARACTERISTICS: 1990 TO 2013
 SOURCES: U.S. CENSUS



Housing Age, Condition, and Overcrowding

The U.S. Census data is an important source that may be referred to in interpolating housing condition in the City. The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. Table 6-7 depicts the 2010 U.S. Census statistics indicating the age of the housing units within the City.

Table 6-7 Age of Housing Stock: 2010		
Year Unit Constructed	Units - #	Units - %
2005 or later	33	0.3%
2000-2004	75	0.8%
1990-1999	478	5.0%
1980-1989	439	4.6%
1970-1979	973	10.3%
1960-1969	1,219	12.8%
1950-1959	1,793	18.9%
1940-1949	1,913	20.2%
1939 or earlier	2,565	27.0%
Total	9,488	--
Source: U.S. Bureau of the Census, 2010.		

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 6-7, a total of 6,271 units were constructed prior to 1960. This represents 66.1% of the total housing units in the City. There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the most recent ACS Survey, 97 units (1.1%) lacked plumbing and 118 units (1.3%) lacked kitchen facilities.



A City-wide windshield survey field survey housing condition survey was completed by City staff (including Code Enforcement and Planning personnel) in 2016. In this survey, housing condition was evaluated according to the following criteria:

- *Good Condition.* Units that did not appear to require significant rehabilitation were included in this category. Typically, improvements can be and are usually done by the property owner.
- *Moderate Repairs.* This category includes those units that required more substantial maintenance and rehabilitation is required. Typically, such repairs would be performed by a contractor.
- *Major Repairs.* Units placed in this category typically require extensive repair and renovation. Housing units in this category often require repairs where the cost of the rehabilitation may actually exceed the value of the unit.

The results of the survey found that the great majority of the units were in good condition. Those units that were identified as requiring major rehabilitation included units that were legal non-conforming units that were located in non-residential zones. The relatively sound quality of the City's housing stocks may be attributed to the significant increases in housing values in recent years. It was apparent during the surveys that many property owners had reinvested substantial sums of money into their properties. The increase in home values did have a beneficial impact in housing quality. The results of the housing condition survey are summarized below:

- *Good Condition.* Units that did not appear to require significant rehabilitation were included in this category. A total of 8,950 housing units are in this category.
- *Moderate Repairs.* This category includes those units that required more substantial maintenance and rehabilitation is required. A total of 253 housing units are in this category.
- *Major Repairs.* Units placed in this category typically require extensive repair and renovation. Housing units in this category often require repairs where the cost of the rehabilitation may actually exceed the value of the unit. A total of 12 housing units are in this category.

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. Table 6-8 provides a breakdown in the number of overcrowded units that were identified in the most recent 2011 ACS, broken down by housing tenure. Of the 8,891 occupied housing units identified in the 2011 Census, 1,501 units were identified as being overcrowded (16.9% of the City's total number of occupied units) and 1,101 units (11.4% of the total occupied units in the City) were identified as being severely overcrowded.



Table 6-8 Large Family and Overcrowded Housing Units in Bell: 2010	
Category	Total Units
Overcrowded - #	1,501
Overcrowded - % ¹	16.9%
Severely Overcrowded #	1,101
Severely Overcrowded % ¹	11.4%
Source: U.S. Bureau of the Census, ACS.	

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated previously, a total of 6,271 units were constructed prior to 1960. This represents 66.1% of the total housing units in the City.

HOUSEHOLD CHARACTERISTICS

Household Income

The 2010 median household income in Bell was \$37,121. The median household income for the State was \$61,632. According to the 2010 Census, 22.7% of the families living in the City had annual incomes that were below the poverty level. Approximately 25.4% of the City's population had annual incomes that were below the poverty level. Of this total, 34.3% were under the age of 18 years. Table 6-9 summarizes the annual household income statistics for the City based on the 2010 Census statistics.

Table 6-9 Household Income: 2010		
Income Category	No. of Households	% of Total In the City
Less than \$10,000	466	5.2%
\$10,000 to \$14,999	723	8.1%
\$15,000 to \$24,999	1,546	17.1%
\$25,000 to \$34,999	1,419	16.0%
\$35,000 to \$49,999	1,571	17.7%
\$50,000 to \$74,999	1,757	19.8%
\$75,000 to \$99,999	872	9.8%
\$100,000 to \$149,999	462	5.2%
\$150,000 to \$199,999	98	1.1%
\$200,000 or more	7	0.1%
Source: U.S. Census 2010.		



Housing Costs & Affordability

According to 2016 Census (ACS) data, the median value of occupied housing units sold between 2011 and 2015 was \$290,000. The median monthly mortgage cost according to the 2015 ACS was \$1,511 while the median monthly gross rent was \$997. The cost for rental housing has increased significantly since 1980 (a large majority of the City’s housing stock is rental housing). For renters, the median gross rent per month increased from \$211 in 1980 to \$997 in 2015. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities if paid for by the renter. This definition was used by the Census. According to the 2015 ACS data, 65.4% of the renter households and 49.4% of the owner households paid in excess of 30% of their annual income for housing.

Historically, the Census and other service agencies have indicated that those households that pay in excess of 30% of their total income for housing are overpaying. The resulting effect of this overpayment is that these households may not have the finances required for other necessities such as food, clothing, education, medical insurance, transportation, or other basic needs. The continuing escalation of housing costs corresponded to a period of little growth in real wages. This has translated into a significant increase in both the amount of overpayment and the number of affected households. The Department of Housing and Urban Development (HUD)-formulated fair market rent schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the fair market rents for each Standard Metropolitan Statistical Area (SMSA). As indicated in Table 6-10, market rents in the City have more than doubled since 1990.

The cost for housing is directly influenced by the availability of housing. Housing, like most commodities in the marketplace, is influenced by “supply and demand.” The more housing units that are readily available will impact the cost. The housing supply is directly reflected in vacancy rate. According to the 2017 DOF population and housing estimates, the City’s current vacancy rate is 2.9% while the vacancy rate for Los Angeles County is 5.7%. According to the 2016 Census data, approximately 6.2% of the City’s population between 2011 and 2017 had developmental disabilities.

Table 6-10 HUD Fair Market Rents, Los Angeles-Long Beach SMSA				
Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233



Table 6-10 HUD Fair Market Rents, Los Angeles-Long Beach SMSA (continued)				
Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2009	\$1,090	\$1,361	\$1,828	\$2,199
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140
Source: U.S. Dept. of Housing and Urban Development, 1990 to 2014.				

Table 6-11 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 6-11 indicate the income limits for various household sizes (between one-person households up to eight-person households).

Table 6-11 Household Lower Income Limits (in dollars)						
Household	2000 Census Data			2012 (HUD MFI) in dollars		
Size	30% of Median	Very Low	Low	30% of Median	Very Low	Low
1	10,950	18,250	29,200	\$17,750	\$29,550	\$47,250
2	12,500	20,850	33,350	\$20,250	\$33,750	\$54,000
3	14,050	23,450	37,500	\$22,800	\$37,950	\$60,750
4	15,650	26,050	41,700	\$25,300	\$42,150	\$67,450
5	16,900	28,150	45,000	\$27,350	\$45,550	\$72,850
6	18,150	30,200	48,350	\$29,350	\$48,900	\$78,250
7	19,400	32,300	51,700	\$31,400	\$52,300	\$83,650
8	20,650	34,400	55,000	\$33,400	\$55,650	\$89,050
Source: U.S. Dept. of Housing and Urban Development.						



According to the HUD, households that pay in excess of 30% of their monthly income for housing (either a mortgage or a rent/lease) may be overpaying. Table 6-12 indicates the number of owner-occupied and renter-occupied households that are overpaying for housing.

Table 6-12 Overpayment for Housing: 2011		
Percent of Overpayment	Owner-Occupied	Rental Units
Less than 20%	254 (14.2%)	485 (78.1%)
20%-24.9%	156 (8.7%)	6 (1.0%)
25%-29.9%	216 (12.1%)	18 (2.9 %)
30%-34.9%	256 (14.3%)	36 (5.8%)
35% and more	906 (50.7%)	76 (12.2%)
Source: U.S. Bureau of the Census, 2010.		

Table 6-13 indicates the overpayment for extremely low-income households (<30% of the County median), very low-income households (30% to 50% of the County median), low-income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the Table indicates senior households and large-family households that are overpaying for housing.

Table 6-13 Overpayment For Housing in Bell									
Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
HH Income <=30%	180	380	140	1,260	52	10	0	116	1,376
% Cost Burden >30%	47.2	85.5	67.9	77.4	61.5	100	N/A	82.8	77.8
% Cost Burden >50%	36.1	73.7	67.9	67.5	53.8	100	N/A	66.4	67.4
HH Income >30% - <=50%	143	589	95	1,492	89	85	10	313	1,805
% Cost Burden >30%	65	75.4	68.4	79.2	33.7	76.5	0	63.6	76.5
% Cost Burden >50%	27.3	14.4	42.1	23.4	16.9	52.9	0	51.1	28.2
HH Income >50 - <= 80%	70	550	140	1,655	150	289	25	648	2,303
Cost Burden >30%	50	21.8	35.7	28.4	30	65.7	60	60	37.3
Cost Burden >50%	0	0	10.7	0.9	10	31.1	60	32.4	9.8
HH Income >80%	94	605	145	1,763	170	849	75	1,664	3,427
% Cost Burden >30%	4.3	1.7	0	1	5.9	31.1	13.3	27.6	13.9
% Cost Burden >50%	0	0	0	0	0	6.9	0	6.9	3.3
Total Households	487	2,124	520	6,170	461	1,233	110	2,741	8,911
% Cost Burden >30%	44.6	42.3	40.4	42.9	25.4	42.9	22.7	41.7	42.5
% Cost Burden >50%	21.4	17.2	28.8	19.7	12.6	16.5	13.6	20.5	19.9
Source: CHAS Data Book 2010 (for Bell, California).									



The Census data indicated that for owner-occupied housing units, median mortgage and selected monthly service costs in 2010 were \$1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the 30 years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period. For renters, the median gross rent per month increased from \$211 in 1980 to \$979 in 2010. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.

Extremely Low Income Households

HCD now requires local governments to identify those households that have incomes that are classified as *extremely low-income*. Extremely low-income households are those households that have annual incomes that are 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$10.50 per hour as of January 1, 2017). The minimum wage figure of \$10.50 per hour translates into annual gross earnings of \$21,840 assuming full-time employment (2,080 hours per year).

The 2010 median household income in Bell was \$37,121. The median household income for the State was \$61,632 for the same period. According to the 2010 Census, 22.7% of the families living in the City had annual incomes that were below the poverty level. For extremely low income households, this results in an income of \$21,000 or less for a four-person household or \$12,050 or less for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households.

According to the HUD's CHAZ data (based on the 2014 ACS Census), a total of 2,655 households in the City were classified as extremely low income (ELI), 305 households were owner-occupied, and 2,350 were renter households. Based on this figure, approximately 30% of the households in the City fall into the extremely low income category. Approximately 28% of the City's residents live in poverty according to the 2016 ACS data. Table 6-14 indicates the overpayment for extremely low-income households (<30% of the County median). The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the Table indicates senior households and large-family households that are overpaying for housing that fall into the extremely low income households.

Table 6-14 ELI Households that are Overpaying For Housing in Bell									
Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
HH Income <=30%	180	380	140	1,260	52	10	0	116	1,376
% Cost Burden >30%	47.2	85.5	67.9	77.4	61.5	100	N/A	82.8	77.8
% Cost Burden >50%	36.1	73.7	67.9	67.5	53.8	100	N/A	66.4	67.4
Source: CHAS Data Book 2010 (for Bell, California).									



To assist in the development of housing for extremely low income households, this Housing Element includes a number of programs that will be effective in providing extremely low income housing. The goal of these new ELI programs is to facilitate the provision of new housing opportunities for extremely low-income residents. The four programs that will address the need for ELI housing includes the *Accessory (Second) Unit Ordinance*, the *Density Bonus Program*, and the *Single-Room Occupancy Housing Program*.

EMPLOYMENT AND ECONOMIC CHARACTERISTICS

Employment in Bell

According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of July 2016 was 7.5%, compared to 5.5% for the County. At that time, there were 1,200 persons in the City actively seeking employment, out of a total labor force of 15,600 persons.²The 2010 U.S. Census includes key indicators of the employment characteristics of Bell residents. According to the 2010 U.S. Census, a total of 13,431 residents were included in the labor force. Table 6-15 summarizes employment characteristics for the City of Bell derived from the 2010 Census.

Table 6-15 Employment in Bell:2010		
Business Sector	Employment #	Employment %
Agriculture, forestry, fishing	235	1.7%
Construction	1,1990	8.9%
Manufacturing	2,680	20.0%
Wholesale trade	750	5.6%
Retail trade	1,727	12.9%
Transportation and utilities	1,084	8.1
Information	42	0.3
Finance, insurance, real estate	328	2.4
Professional	991	7.4
Educational and social services	2,297	17.1
Arts, entertainment, recreation	881	6.6
Other services	869	6.5
Public administration	348	2.6
Total	13,431	100.0

Source: U.S. Census, 2010.

² California Employment Development Department. *Labor Force Data for Sub-County Areas: 2000 Benchmark*. July 2013.



SPECIAL NEEDS GROUPS

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say the housing needs of such groups as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered.

Persons with Physical Disabilities

According to the 2015 Census (ACS), there were 3,075 residents in the City that had a disability. Males with disabilities totaled 1,471 persons while the number of females with one or more disabilities was 1,604. Younger persons 17 years of age or younger with a disability totaled 377. Working aged adults with a disability totaled 419 persons. Finally, the elderly (65 years of age and older) with a disability totaled 433 persons. The disability characteristics of the City's population in 2015, according to the ACS, are summarized in Table 6-16.

Table 6-16 Disability Statistics for City of Bell: 2015		
Disability	# of Persons	% of Total Population
Total Number of Persons	3,075	8.6%
Total Number of Males	1,471	8.0%
Total Number of Females	1,604	9.1%
Age (under 5 years)	0	0%
Age (5-17 years)	377	4.8%
Age (18-34 years)	120	1.2%
Age (35-64 years)		2.3%
Age (65 years and over)	433	1.5%
Hearing Difficulty	416	--
Vision Difficulty	668	--
Cognitive Difficulty	1,430	--
Ambulatory Difficulty	1,659	--
Self-Care Difficulty	1,209	--
Independent Living Difficulty	1,278	--

Source: U.S. Census (ACS) 2015.



According to the California Department of Social Services (CDSS), there are two licensed facilities located in the City of Bell. These facilities include the following:

- ❑ *Ambria Homes* (6424 Sherman Way). This facility is an adult care residential home with a total capacity of 4 persons.
- ❑ *Training for Tomorrow* (6317 Otis Avenue). This facility is an adult day-care facility with a total capacity of 135 persons.

Developmental Disabilities

The State of California Department of Developmental Services (DDS) oversees regional centers that are nonprofit private corporations that are under contract with the DDS to provide or coordinate services and supports for individuals with developmental disabilities. They have offices throughout California to provide a local resource to help find and access the many services available to individuals and their families. The City of Bell is served by the South Central Los Angeles Regional Center (SCLARC) located at 2500 S. Western Avenue in Los Angeles. The SCLARC serves the health districts of Compton, San Antonio, South, Southeast, and Southwest within the county of Los Angeles.

To be eligible for services, the disability must begin prior to the individual's eighteenth birthday, the disability must be expected to continue indefinitely, and the disability must represent a significant impairment to the individual. Also, the disability must be due to one of the following conditions: intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or require similar treatment. Infants and toddlers (age 0 to 36 months) who are at risk of becoming developmentally disabled or who have a developmental delay may also qualify for services, and individuals at risk of having a child with a developmental disability may be eligible for referral for genetic diagnosis, counseling, and other prevention services. Developmental disability does not include other disabling conditions that are solely physical in nature.

According to the SCLARC, State Senator Lara's 33rd District, which includes Bell, serves 8,200 consumers. Of this total, 38% have an intellectual disability, 37% have autism, 11% have epilepsy, 9% have cerebral palsy, and 5% have other developmental disabilities. As indicated in Table 6-16, a total of 1,430 residents has a cognitive disability. Based on the SCLARC's data, there are 543 residents with an intellectual disability, 529 residents have autism, 157 residents have epilepsy, 129 residents have cerebral palsy, and 72 residents have other developmental disabilities. These numbers include only those served by the Regional Center, so the total affected population is likely higher.

Many developmentally disabled people can live and work independently within a conventional housing environment. More severely disabled individuals may require group quarters where supervision is provided or where medical needs and physical therapy are provided. However, because developmental disabilities occur before adulthood, the first issue in supportive housing is to transition from the person's living situation at home to an appropriate level of independence as an adult. Many agencies in central Los Angeles County work in tandem to provide housing, education, and services for disabled people in Bell.



Local Healthcare Resources

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than two million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for interns, residents, and fellows. The Department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms, and a state-of-the art burn center. The City of Bell is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- ❑ **Adult Day Program.** The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment, and self-care.
- ❑ **Sheltered Workshops.** Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- ❑ **Behavior Management Day Programs.** These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- ❑ **Residential Placement.** Residential direct support professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also intermediate care facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.
- ❑ **Supported Living.** Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.



- ❑ ***Independent Living Training.*** Independent living services is a six-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- ❑ ***Supported Employment.*** Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation.

The City of Bell requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- ❑ ***Procedures for Ensuring Reasonable Accommodations.*** Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- ❑ ***Efforts to Remove Regulatory Constraints for Persons with Disabilities.*** The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Bell does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.
- ❑ ***Retrofitting Requirements.*** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- ❑ ***Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.*** The City implements and enforces the current California Building Code (2012). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element also includes a new program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exceptions in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a



disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Seniors

The 2010 Census indicated that 1,718 senior households in Bell represented 19.4% of the total households in the City. Senior-headed households living in rental units accounted for 7.9% of the total rental households in the City. Senior-headed owner-occupied housing units accounted for 5.2% of the total occupied units in the City.

Large Families

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. According to the 2010 Census, a total of 1,233 large family households lived in owner-occupied units. The same Census figures also indicated that 2,124 large family households lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock.

Female Head of Households

In 2010, there were 2,197 female-headed households, representing 24.7% of the total number of households in Bell. Of this total, 1,533 or 17.2% of the total female headed households in the City included minors, 18 years of age or less. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. For purposes of comparison, approximately 13.2% of the total households in Los Angeles County were female-headed households.

Persons in Need of Emergency Shelter

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter, and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990s during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. Data provided by the Shelter Partnership estimated that there were 236,400 homeless persons in Los Angeles County over the course of a year. On any given



night in Los Angeles County, there are more than 84,000 homeless persons. Various circumstances that may lead to homelessness include the following:

- ☐ Single adult transients passing through the City on the way to some other destination;
- ☐ Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- ☐ The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.
- ☐ Minors who have run away from home;
- ☐ Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- ☐ Women (with or without children) that are escaping domestic violence.

A citywide housing condition survey was conducted by the preparers of this Housing Element during the late summer (August and September) of 2013. This survey involved a windshield survey of every street in the City of Bell. During this survey, the location and extent of homeless persons were also noted. The surveys identified between three and ten homeless individuals on each day the survey was conducted. These individuals did not include persons using the Salvation Army shelter that is located in Bell. The homeless persons that were identified in the windshield survey were observed in the Central City Area some distance from the Salvation Army facility located in the Cheli Area. Other homeless persons were identified in the Cheli Area where the Salvation Army Shelter is located. These individuals appeared to be travelling to and from the larger Salvation Army facility. Statistical methods were also used to forecast the balance of the County's homeless population. The survey considered the following:

- ☐ Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;
- ☐ Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and,
- ☐ A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails was completed.

The City of Bell was included in East Los Angeles County (SPA 7) homeless count that was undertaken in 2018 by the Los Angeles Homeless Services Authority (LAHSA). This 2018 survey for SPA 7 which includes the City of Bell and its neighboring cities identified 1,060 homeless persons living in shelters and 3,509 unsheltered homeless persons for a total of 4,569 homeless persons. Between 2017 and 2018, the number of homeless person increased by 1.0%.



The original Salvation Army Bell Shelter opened in January 1988. The original shelter is located in a converted 40,000 square-foot hangar formerly used as a U.S. Army Air Corp depot. This shelter is located in that portion of the City that is north of the Central City and east of the Los Angeles River and the Long Beach Freeway. The area in which the Bell Shelter is located is referred to as the *Cheli Area*. The entire Salvation Army facility is now included in an “Emergency Shelter Housing” overlay zone. The entire overlay zone encompasses approximately 21.35 acres of land. The Emergency Shelter Overlay (ESO) designation was adopted when the City’s General Plan was adopted. The ESO is located adjacent to the Richard N. Slauson Southeast Occupational Center which is operated by the Los Angeles Unified School District (LAUSD). There are also a number of transit stops located in the immediate area and a new transit stop is being installed in front of the aforementioned school. The facility, the only one of its kind in the State, is designed to fulfill the objectives of the 1987 Stewart B. McKinney Homeless Assistance Act, which encouraged the use of vacant Federal facilities as homeless shelters. The Shelter, now the largest homeless shelter west of the Mississippi, operates a comprehensive program that offers transitional care for up to 350 homeless men and women. Services provided at the shelter include emergency housing, transitional housing, substance abuse rehabilitation, case management, counseling, on-site health care and medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals, and life skills classes. The Salvation Army Bell Shelter, in collaboration with the Los Angeles County Department of Mental Health and ENKI Health and Research Systems, Inc., developed a program to provide on-site assessment and treatment for homeless clients who are mentally ill or dual diagnosed with mental illness and substance abuse. Key elements of this program include the following:

- ☐ Case Management in which all clients visit a case manager on a weekly basis;
- ☐ Supportive and transitional housing services to assist with a client's reintegration into society;
- ☐ Individual and group counseling including psychological services provided through a collaboration with ENKI mental health services;
- ☐ The operation of a licensed, 128-bed, drug and alcohol program where clients receive treatment in a recovery center;
- ☐ The operation of a *Back on Track* program where clients are able to address the emotional and psychological barriers that often prevent them from escaping homelessness;
- ☐ Working with the legal system where alternate sentencing for non-violent offenders may be considered;
- ☐ Job search assistance to help homeless clients secure meaningful employment;
- ☐ The *Homeless Veterans Reintegration Program* provides employment assistance for homeless veterans;



- ❑ On-site adult education classes, offered through the Los Angeles Unified School District, to lead to a General Education Diploma (GED), computer competency, HIV/AIDS awareness, and/or a security guard certificate; and,
- ❑ Mobile medical services are provided to all clients at the Bell Shelter, three or four times per week.

The City of Bell Community Development Department oversaw the approval and construction of a new 64-unit facility within the larger Bell Shelter complex. This new facility is now open for business and includes two, three-story apartment buildings and a one-story community building. The three structures have a total floor area of 44,908 square feet. Buildings A and B contains the 64 residential units and Building C houses administrative offices and community services such as social and medical services. This new facility is located within the existing Salvation Army Bell Shelter facility that is located in the Cheli portion of the City of Bell. The 64 units are rental units for individuals that were previously homeless. The units will remain reserved for emergency and transitional housing in perpetuity through a development agreement between the City and the Salvation Army.

The projected resident population is approximately 70 residents, assuming one resident per every studio unit with the occasional married couple or single parent with a young child. In addition, the manager's unit will contain between one and two residents. In addition to being homeless, the tenants in 31 of the units must qualify by having incomes at less than 30% of area median income while the tenants in the remaining 33 studio units must have incomes between 30% and 50% of area median income. Most tenants may also have a physical, mental, health, or addiction-related disability and approximately half of the tenants will be military veterans. In addition to providing housing for qualifying individuals, the Salvation Army will provide counseling, medical, and rehabilitation services to assist individuals in gaining independence. The construction of the Bell Oasis Apartments began in May, 2017 and the apartments opened in July, 2018.

It is important to note that key development standards were tailored specifically for the proposed use. For example, the parking standards were relaxed compared to that which would normally be required for multiple-family housing. The plan called for 35 parking spaces including the 2 ADA stalls. According to the City of Bell's off-street parking and loading requirements, multiple-family housing should provide two parking spaces for each multiple-family dwelling unit and one guest parking space for every three units. These requirements would translate into 128 parking spaces. However, the City recognized that the application to the typical multiple-family parking standards would not be appropriate to the Bell Oasis project and the anticipated parking demand could be met by the 35 spaces. For example, the majority of the future residents will not likely own their own vehicle due to the costs associated with car ownership.

The Land Use and Sustainability Element states the following with respect to the ongoing implementation of the Emergency Housing Overlay designation:

“Emergency Housing Overlay. The Cheli district is predominantly developed in industrial uses though this area includes a National Guard facility, a federally owned GSA land holding, and the



Bell Salvation Army Shelter. The Overlay Zone will be applicable to that portion of the Cheli District that is occupied by the Bell Salvation Army Shelter facility.”

In addition, this Housing Element included a number of policies that directly or indirectly commits the City to the provision of emergency housing for homeless persons or those in need to transitional housing. The following policy is specifically concerned with the provision of emergency housing:

- ❑ The City of Bell shall continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and non-governmental organizations (NGO’s) involved in the provision of emergency, transitional, and supportive housing.

This Housing Element also include the following programs (discussed in greater detail in Section 6.3) that focus on emergency housing, supportive housing, and transitional housing. These programs are summarized below:

- ❑ ***Emergency Shelter Program.*** As required by SB-2, the City will continue to provide for an Emergency Shelter Program. The City will maintain the appropriate zoning to allow the continued operation of the Salvation Army Shelter in the Cheli district. The base zone district and the uses permitted would continue to apply. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures.
- ❑ ***Transitional Housing Program.*** The City will continue to permit the existing Bell Shelter, which includes a transitional housing facility, to operate. In addition, transitional housing will be permitted in all residential zone districts in the City. Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.
- ❑ ***Supportive Housing Program.*** Under this program, the City will be required to amend its Zoning Ordinance to permit Supportive Housing in its residential zone districts. The City of Bell will permit Supportive Housing within all of the residential Zone districts.

Farm worker and Employee Housing

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. As indicated previously, the entire City is urban and there are no properties in the City involved in commercial agricultural production or subject to an existing Williamson Act contract. This is confirmed by the citywide survey where no agricultural uses were identified. An estimated 2,866 migrant farm worker jobs are located in Los Angeles County according to HCD’s “An Assessment of Migrant and Seasonal Farm Workers Need for Housing In California.” According to the 2010 Census, there were 236 persons employed in the “agriculture, forestry, fishing”



sector in Bell. Currently, there are no farm worker households residing in Bell though the Bell Shelter may provide emergency shelter for homeless individuals that are farm workers.

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public which may be impacted by conditions in and around employee housing. Any employee housing that has qualified, or is intended to qualify, for a permit to operate pursuant to the EHA, may invoke the following provisions:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing.
- The use of a family dwelling for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes.
- Employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.
- For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household.
- Each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

CONSTRAINTS TO FUTURE HOUSING DEVELOPMENT

Governmental Constraints

A Housing Element program, “Review of Governmental Constraints and the Zoning Ordinance” focuses on the City’s General Plan and Zoning Ordinance review to ensure conformity with the most recent statutes that govern housing. This program includes a wide range of issues, including an updating of the second



unit ordinance, revising Zoning Ordinance density standards for housing and a number of other issues. This program will involve an updating of the Zoning Ordinance to ensure it complies with the aforementioned requirements related to employee housing. According to the City, no known employee housing units as defined by the EHA, are located in the City.

Processing Fees (Governmental Constraints)

Previously, the City charged \$216.60 for plan check for projects that are valued at \$6,000 and below. Prior to the 2010 increase, the cost was \$91.20. The \$216.60 represented the sum of the \$144.40 flat minimum plan check fee used by the County of Los Angeles plus the 50% increase as specified in the City's Municipal Code. The City's plan check fee was especially burdensome for smaller projects. For instance, in 2012, an application for a patio cover project valued at \$700 resulted in \$420.34 of fees (\$216.60 for plan check along with an addition \$203.74 for building permit, planning, and other miscellaneous fees). To address complaints about the City's minimum plan check fee, the City passed an ordinance that ended the use of the flat \$144.40 fee used by Los Angeles County and instead requires the use of the County's sliding fee schedule which charges fees based on project valuation. Also, instead of the 50% multiplier, the new ordinance lowers it to 15%. The result is a reduction in the financial impact on residents and businesses wanting to undertake minor improvements. This way, small projects valued at \$2,000 and below would be assessed at the minimum fee of \$90.39. Also, projects between \$2,001 and \$6,000 in valuation are charged accordingly and much less than the current \$216.60.

Table 6-17 compares the new minimum plan check fee with the previous fee it replaces. The new fees lowered the minimum plan check fee by 35% to 58% for projects below \$6,000 in valuation and 23% for projects with a valuation of over \$6,000.

Table 6-17 Comparison of Previous and New Plan Check Fees			
Valuation	Minimum Plan Check Fee		
	L.A. County Sliding Schedule	Revised Fee with 15% Increase	Previous Fee (\$144.40 + 50%)
\$0 to \$2,000	\$78.60	90.39	216.60
\$2,001 to \$3,000	\$80.84	92.97	216.60
\$3,001 to \$4,000	\$94.61	108.80	216.60
\$4,001 to \$5,000	\$108.38	124.64	216.60
\$5,001 to \$6,000	\$122.15	140.47	216.60
Source: City of Bell 2016.			

The City of Bell Department of Community Development is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes, including electrical, plumbing, or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a plan



checker or building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. The building permit also serves as the permanent record of all improvements done to a particular structure. Building permits are required for any new work including repair work. The City does not charge residential development for off-site improvements.

Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. The City's current fees for discretionary development and development impact fees are summarized below in Table 6-18.

Table 6-18 Current Discretionary & Impact Fees	
Description	Fee
Architectural Review Board	\$350
Conditional Use Permit	\$1,509
Minor Conditional Use Permit (Residential)	\$766
Conditional Use Permit Modification	\$766
Variance	\$1,509
Tentative Tract/Parcel Map	\$1,509
Lot Line Adjustment	\$766
District Board Review	\$419
Zone Change	\$1,509
General Plan Amendment	\$1,509
Zoning Regulation Amendment	\$1,277
Initial Study/Negative Declaration	\$351
Environmental Impact Report	\$351
Appeal Planning Commission Action	\$766
Zoning Compliance Letter	\$87
Time Extension	\$222
Certificate of Compliance	\$24
Park Development Fee, Quimby Fee	\$2,500
Los Angeles Unified	\$1.34

Plus cost. Additional cost is related to the preparation
of the EIR. City of Bell

The residential neighborhoods and commercial districts (where infill mixed use development is permitted) are adequately served by both water and wastewater distribution infrastructure. The only cost related to the provision of water and wastewater utility lines is related to the lateral connections to the individual units. Table 6-19 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 6-19 are applicable to both single-family and multiple-family development.



Table 6-19
Typical Planning and Processing Fees

Description	Fee
Building Permit	\$1,229.35
Plan Check Fee	\$999.55
Electrical Permit	\$95.85
Plumbing Permit	\$63.15
Mechanical Permit	\$78.90
Grading Permit	\$231
Sewer/Septic Permit	\$107.55
Source: City of Bell, 2016.	

The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$4,879 per unit. This assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for approximately 2.2% of a residential unit costing \$225,000. Permit fees and approval time frames do not pose a constraint to the development of housing in Bell. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City's work load.

The City of Bell has adopted the 2012 California Building Code (CBC) with Los Angeles County Amendments, which establishes the minimum standards for new construction. Under State law, the City may impose more stringent standards though it cannot adopt any that are less stringent than those included in the CBC. No standards have been adopted above the minimum standards of the CBC. There are no extraordinary regulations applied by the City that would hinder future housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes and general plan amendments are first heard by the Planning Commission. For the majority of these cases, the Planning Commission will review the item and render a decision within 90 days of application submittal. To get an idea of how Bell now compares with other cities, a survey was conducted of nearby cities and found that Bell's minimum plan check fee is now comparable with the neighboring cities (Table 6-20).



Table 6-20 Comparison of Plan Check Fees	
Minimum Plan	City Check Fee
Bell (New fee 2013)	\$90.39
Maywood	\$180.70
Huntington Park	\$132.16
Signal Hill	\$104.00
Long Beach	\$103.00
Santa Fe Springs	\$89.10
Lakewood	\$82.60
Bell Gardens	\$77.10
South Gate	\$63.00
Downey	\$60.00
Bell	\$59.21
Cudahy	\$56.25
Lynwood	\$50.25
Norwalk	\$45.00
Source: City of Bell 2016.	

In addition to the lowering of the plan check fees, the City also lowered the multiplier charged for all building permit fees from 50% to 15%. This reduction in the multiplier resulted in an overall 23.3% reduction in building permit fees. For example, the building permit fee for a 500 square-foot residential room addition was reduced from \$1,229.35 to \$942.91.

Off-Site Improvements (Governmental Constraints)

For a typical single-family home there are no off-site fees related to the construction of new infrastructure, park fees (Quimby Ordinance), or Mello-Roos fees. The street system and supporting infrastructure has been installed as part of the area's historic development. The City of Bell maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade.

The City's requirements for off-site improvements related to multiple-family developments are not overly or unnecessarily restrictive. The density, setback, and other standards regulating development within Bell are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks. Finally, there are no City Ordinances that directly or indirectly affect the cost of housing in the City.



Existing Zoning and Land Use Controls (Governmental Constraints)

The Land Use Element of the City of Bell contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional. In addition to the base land use designations, two overlay designations are also provided that permits an expanded range of land use types for selected areas of the City. The individual land use categories, related to residential development are described below.

- ❑ **Residential, Low-Density.** This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) The density will be increased to 20 units per acre. This designation is limited to properties improved with existing single-family (detached) dwelling units.
- ❑ **Residential, Medium-Density.** This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments). The maximum development density is 21.78 units per acre. The corresponding zone districts include R-1, R-2, R-3, and C-3R zones. The density will be increased to 30 units per acre.

The Bell Zoning Code and Zoning Map are the primary implementation ordinances of the land use element. The zoning map and ordinance identify the specific land uses allowed in the City and establishes regulations and standards for use and development. The code consists of ten zone districts that include the following: R-1, R-2, R-3, C-3R, C-3, CM, M, and T. In addition, a planned development overlay zone is a reasonably flexible development vehicle, which will provide development for the properties within the C-3, C-3R, CM, M, and T zones in a manner that is consistent with the City's General Plan. A specific plan is also required for development with a land area greater than four acres. The only properties that have more than four acres in area are industrially zoned parcels located in the Cheli area. This requirement does not apply to any residentially zoned properties. The T zone applies to the Cheli Federal Reserve Center and is intended as a transitional zone when this property is redeveloped. The designation allows for the development of the site for residential, commercial, or manufacturing uses, subject to a conditional use permit. The zoning categories are summarized in Table 6-21.

Table 6-21 Existing City of Bell Zone Districts			
Zone	Allowable Uses*	Minimum Lot Area	Max. Height
R-1	Single-family uses	5,000 sq. ft.	28'
R-2	R-1 uses, duplex, condominiums	5,000 sq. ft.	28'
R-3	R-1 and R-2 uses, multiple-family dwelling units	7,200 sq. ft. 1 unit/2,300 sq. ft.	30'
Table 6-21 Existing City of Bell Zone Districts (continued)			



Zone	Allowable Uses*	Minimum Lot Area	Max. Height
C-3R	General commercial uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales; residential uses	5,000 sq. ft.	70'
C-3	C-1 and C-2 uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales	5,000 sq. ft.	70'
CM	C-1, C-2 and C-3 uses, manufacturing uses, warehouses	5,000 sq. ft.	150'
M	C-3 uses, equipment yard, distributing plants, mills, manufacturing uses, machine shops	5,000 sq. ft.	70'
T	R, C, or M uses	Applies to the Cheli area.	
Source: Bell Zoning Code, 2018.			

For the residential land use categories, *development intensity* is defined according to the maximum number of residential units permitted on an acre of land. The development intensity corresponds to the number of units permitted under the corresponding residential zone districts. *The population density* for the residential land use designations is then derived by multiplying the average household size by the maximum number of permitted units. Table 6-22 describes the housing types by permitted uses.

Table 6-22 Housing Types Permitted Under the Existing Zoning				
Use	Zone District			
	R-1	R-2	R-3	C-3R
Single-Family	P	P	P	C
2-4 DU	X	P	P	C
5+ DU	X	P	P	C
Residential Care <6	P	P	P	X
Residential Care >6	C	C	C	X
Emergency Shelter	Emergency shelters are permitted in the Cheli area.			
Single-Room Occupancy	X	X	X	P ¹
Manufactured Housing	P	P	P	X ¹
Transitional and Supportive Housing	Transitional and supportive housing uses are not currently identified as a permitted use in any Zone District. New programs have been added (refer to Section 3)			
Second Units	P	P	P	P
P = Permitted C = Conditionally Permitted X = Prohibited				

Specific zoning requirements for SRO development will be identified as part of a future zoning ordinance revision. The processing requirements for supportive and transitional housing will correspond to those required for single-family units. Standards for SRO developments will be identified in the C-3R zone districts.

Pursuant to State law, *manufactured* housing is permitted by right in all of the *residential* zones. The City of Bell Zoning Ordinance allows and permits manufactured housing in the same manner and in the same



zone as a conventional or stick-built structures (Government Code Section 65852.3). Specifically, manufactured homes are subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to with the exception of architectural requirements for roof overhang, roofing material, and siding material (Government Code Section 65852.3(a)). As indicated in Table 6-23, manufactured units are currently permitted “by right” in all the residential zone districts.

The City does not restrict occupancy of unrelated individuals in local housing. The Zoning Ordinance does include a definition for “family” in its listing of definitions, which will be removed as part of the Zoning Ordinance revision. The removal of “family” from the definitions is a State requirement.

Review of Zoning Development Standards (Governmental Constraints)

Residential development standards in the residential zone districts are summarized in Table 6-23 provided on the following page.

Table 6-23 Residential Development Standards										
Zone Dist.	Minimum Setbacks (in ft.)			Minimum Lot Dimensions (in ft.)			Maximum Bldg. Height	Minimum Floor Area (in sq. ft.)	Minimum Open Space	Minimum Parking Requirements
	Front	Side	Rear	Lot Area (in sf)	Width	Depth				
R-1	25'	5'	10'	5,000	50'	100'	2 stories 25 ft	800+150'/ bedroom over two	None	2 enclosed spaces/unit
R-2	25'	5'	10'	5,000	65'	100'	2 stories 30 ft	800	None	2 enclosed spaces/unit
R-3	25'	5'	10'	2,300/ unit	60 to 65	None	2 stories 30 ft	650 sf (1 bdrm) to 950 sf (3 bdrm)	300 sf/unit	2 enclosed spaces/unit plus 1 guest space /3 units
C3-R	10'	20'	10'	5,000	50'	100'	70 ft.	None	None	2 enclosed spaces/unit
Source: City of Bell, 2017										

To ensure that the City of Bell is in conformance with State housing law regarding “Special Needs,” this Element include a number of Housing Program herein in Section 6.3. These programs call for the review and updating of the City’s Zoning Ordinance to ensure that the Housing Element’s programs comply with State law.

- ☐ **Emergency Shelter Program.** The City will continue to provide for an Emergency Shelter Program. The City will maintain the Emergency Shelter Overlay Zone to allow the continued operation and expansion of the Salvation Army Shelter in the Cheli district.



- ❑ **Land Use and Zoning Conformity Program.** Under this program, the City of Bell will continue to periodically review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Sustainability and Land Use Element.
- ❑ **Review of Governmental Constraints and the Zoning Ordinance.** This program is an existing program that will be continued and expanded through the 2013-2021 Planning Period.
- ❑ **Accessory (Second) Unit Ordinance Program.** The current Zoning Ordinance provides for an accessory dwelling unit or ADU. The City's Zoning Ordinance was recently Amended in 2018 to ensure the City's ADU Ordinance was in conformance with State law.
- ❑ **Reasonable Accommodation Housing Program.** Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.
- ❑ **Single Room Occupancy Housing Program.** The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the C-3R Zone. This program is new and will be initiated during the current planning period.
- ❑ **Supportive and Transitional Housing Program.** The City will amend its Zoning Ordinance to permit supportive housing in all of its residential zone districts. Supportive housing may include a single-family detached unit or an apartment building. The Transitional component of this program will ensure that the City of Bell Zoning Ordinance will be amended to conform with State law as it relates to transitional housing. Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.

Site Plan and Architectural Review and Processing Times (Governmental Constraints)

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies, such as public works, for consistency with City ordinances and General Plan guidelines. The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. Such procedures save time, money, and lowers the cost to the developer. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City makes full use of the CEQA Infill Housing Exemption. For a typical housing project, an initial pre-consultation meeting with the Community Development



Department, public works, and the fire department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits.

Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

The City's Community Development Director and/or the Planning Commission reviews residential development in the City through a Site Plan Review (SPR) process. Any construction project, commercial or residential requires approval through a Site Plan Review (SPR) for Zoning Code compliance. Depending on the size and scope of the project, the project may require review by the City's Planning Commission. Multi-family structures and larger commercial building may take longer than fifteen (15) business days to review. All other reviews (i.e. additions, pools, decks...) will take approximately fourteen (14) business days to be reviewed. Any re-submittals will take within ten (10) business days for a turn around.

If required, any grading plans, soils reports, drainage, and erosion control plans are required to be submitted separately to the Engineering Division for review and approval along with all applicable fees to be paid. Landscaping plans may also need to be submitted separately to the Planning Division for review and approval along with all applicable fees to be paid. If the plans have been approved by the Planning Commission, conditions included in the resolution of approval must be addressed. The required findings typically include the following:

- ☐ The requested building permit is not for security purposes or is not to correct a safety hazard threatening life or property;
- ☐ The requested building permit is consistent with the City of Bell Zoning Ordinance;
- ☐ The requested building permit is consistent with the City of Bell General Plan;
- ☐ The requested building permit will not result in any significant adverse impacts on the environment;
- ☐ The requested building permit will not result in any significant adverse impacts on the environment; and,
- ☐ The requested building permit will not result in any health and safety risks.

Single-family homes and multiple-family residential developments must receive approval from the Community Development Director and/or Planning Commission prior to the issuance of a building permit. When the proposal is discretionary, the architecture and site plan are among the elements the City considers along with any requested discretionary approvals.



Depending on the complexity of the project, a single-family project is approved in two to three weeks from date of plan submission if no variances, exceptions, or zone changes are required. After the project is approved, the Building Department performs plan checks and issues building permits. In some instances the Community Development Director may approve *Minor Variances* where the deviation is less than 10% of the applicable standard. Table 6-24 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

The purpose of the Architectural Review Board (ARB) is to promote the orderly and compatible development within the City and to ensure compliance with the provisions of the City's Zoning Code, the City's General Plan, and other applicable laws pursuant to the Bell Municipal Code. All development projects which require the issuance of a Building Permit must be reviewed by the ARB prior to submitting the project to the Planning Commission, City Council, or Building and Safety Division for Plan Check; or Planning Commission and City Council for discretionary action. The entire ARB process fee is \$350 and takes ten business days to complete.

Following the ARB meeting, staff will prepare a letter which will outlines any conditions of approval. If revisions are minor in nature, plans can be corrected and then submitted for plan check. If comments are significant, the applicant must make revisions and re-submit the plans to the Planning Department for ARB reconsideration. The first re-check by the ARB will be free of charge. Additional re-checks will cost \$50.00 each. Over the Counter planning review fees are available for an additional fee of \$20.00 for minor projects and \$100.00 for major projects.

Table 6-24 Permit Review Timelines in the City of Bell		
Type of Approval or Permit	Typical Processing Time	Approval Body
Architectural/ Site Plan Review	ARB Review (10 bus. Days) 14-90 days	City Staff, Community Development Director, and/or Planning Commission
Minor Variance of Development	1-2 weeks	Community Development Director
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
Zone Change	90-120 days	City Council
General Plan Amendment	90-120 days	City Council
Final Subdivision Map	6-8 months	City Council
Tentative Subdivision Maps	60-90 days	Planning Commission
Negative Declaration	3-4 months	Planning Commission and/or City Council
Environmental Impact Report	6- months	City Council
Source: City of Bell, 2018		



NONGOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

Four market factors are most often cited as the predominant nongovernmental constraint to new housing development. These factors include 1) land cost; 2) housing purchase price 3) construction costs; and, 4) financing availability.

Land costs as a predominant constraint for housing development in the City. In the City of Los Angeles, there are just over one hundred vacant properties listed for sale in the entire City. Even more scarce are lots that have a level topography that can accommodate new residential development. Not a single undeveloped site appeared in a current sales listing on Zillow. All of the listed properties were occupied by one or more units. As a result, the availability of land is the first major constraint. Land costs are a major contributor to overall housing production prices. The majority, if not all of the City's housing production will occur as infill developments. In these infill properties, the land costs are, in part, associated with the costs of the removing the existing development located on the infill lots. Land prices for new residential construction range from \$20 to \$25 per square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

One of the major problems facing households in the City of Bell, and the broader regional housing market, is affordability. The median home value in Bell is \$444,100. Bell home values have increase by 4.9% over the past year and Zillow predicts they will rise 4.8% within the next year.

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of \$50 to \$75 per square-foot.

This problem is related to the match between household income and the size and cost of owning or renting a home. Although private financing is generally available at market rates, low- and moderate-income households usually need below market rate financing to enable them to repair existing homes or purchase resale or new housing units. Also, all potential developers of housing projects are provided information on the various Los Angeles County financing programs available for low-income rental construction or rehabilitation projects. Additionally, a survey of local banking institutions completed as part of this Housing Element's preparation revealed that redlining does not appear to be occurring in Bell. In fact, a number of banks have established programs to encourage lower-income residents to purchase homes, and to improve homes that they already own.

ENVIRONMENTAL CONSTRAINTS

There are environmental factors that may translate into additional costs for housing development. This section addresses those environmental factors that might affect future home prices.



Hazardous Materials (Environmental Constraints)

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Bell Police Department and the Los Angeles County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. A total of 141 establishments in Bell are listed in the California Facility Inventory Database of the California Environmental Protection Agency Hazardous Materials Data Management Program.

The State of California defines a hazardous material as a substance that is toxic, ignitable, flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-cumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials and includes secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shut-off equipment, and treatment requirements for toxic gas releases.

The I-710 Freeway is a major truck route from Los Angeles and Long Beach and presents a potential for hazardous material accidents and spills during transport. In addition, the Atchison Topeka and Santa Fe (AT&SF), Union Pacific Railroad (UPRR), and the Southern Pacific Railroad (SPRR) rail lines transport hazardous materials from time to time. Trains on the SPRR railroad line parallel to Randolph Street, in the northern section of the Central City area (that portion of Bell located to the west of the Los Angeles River), on the UPRR line along the west side, and on the AT&SF railroad in the Cheli industrial area, also carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans. A Chevron high pressure crude oil pipeline extends along River Drive in the City. This line transports crude oil from Montebello to El Segundo. Transmission lines also extend along the Los Angeles River (east of the Central City) and west of the UPRR tracks (west of the Central City). A natural gas transmission line and Arco pipelines also extend along the UPRR tracks on the western end of the City.

Seismicity (Environmental Constraints)

Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than that anticipated for the region.



The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

Flooding and Inundation (Environmental Constraints)

The nearest body of water to the City of Bell is the Los Angeles River, which crosses the City. The U.S. Army Corps of Engineers and the Los Angeles County Flood Control District has recently determined the storm waters during a 100-year flood may impact adjacent areas to the river. The potential flood hazard from the Los Angeles River includes areas along the southerly portion of the City, along the river, and on the western section of the Cheli Industrial Area. River channel improvements plans are being implemented by the Los Angeles County Flood Control District to address this deficiency.

Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams. The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Bell is located approximately 25 miles south of the dam but dam failure will affect the entire City of Bell. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.

The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Bell, and Bell Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure.

The Cheli Industrial Area, which contains the Salvation Army Bell Shelter, is located within the inundation area of the Garvey Reservoir in Monterey Park. The Garvey Reservoir is located two miles southeast of the intersection of Garfield Avenue and Graves Avenue. Flows from the dam are expected to affect areas south of the dam, including the cities of Montebello, Bell, and Bell Gardens. Floodwaters are estimated to reach the Cheli area within 30 minutes of failure. Emergency response and evacuation plans



for the affected areas have been established by the County Sheriff's Department and the U.S. Corps of Engineers, to facilitate emergency operations in the event of dam failure or river overflow.

Water System (Environmental Constraints)

The City is completely developed and any potential housing redevelopment site is currently served by basic infrastructure. The City of Bell is served by five water companies and these individual water purveyors are described below and on the following page.

- ❑ The ***Golden State Water Company*** (formerly the Southern California Water Company) serves the majority of the Central City area and has approximately 3,750 connections in the City. In addition, the Golden State Water Company serves the City of Bell Gardens and a small portion of Cudahy. The distribution system consists of a grid of 4-inch cast iron pipes that connect to a 12-inch main water line in Bell Avenue (west of Otis Avenue). There are also 8-inch lines in both sides of Atlantic Avenue, Bell Avenue and Gage Avenue. The 12-inch main line on Bell Avenue connects to a water reservoir tank on Bissell Street. Other main water lines are found on major roadways and connect to the water lines in Bell Gardens and Cudahy. The company operates five wells in Bell, six wells in Bell Gardens, and one well in Cudahy. This system also maintains direct connections to the MWD.
- ❑ The ***Tri-City City Mutual Water Company (Maywood Mutual Water Company Number 3)*** serves approximately 790 Bell customers in the northeastern section of Central City. The Maywood Mutual Water Company's water system consists of 6-inch cast iron water lines on north-south streets and 6-inch, 8-inch and 10-inch lines in east-west streets. Local water supplies come from three wells, with supplemental supply from the MWD through a 12-inch connector. There is an emergency connection to the Golden State Water Company at Atlantic Avenue.
- ❑ The ***Tract 349 Mutual Water Company*** has approximately 610 customers in Bell and Cudahy, with approximately 75 residential and commercial customers in the southeastern section of Bell (west of Atlantic Avenue). Two wells provide the water supply for the system. Water lines consist of 6-inch cast iron pipes within the grid and 8- to 12-inch lines along major streets. Emergency connections with the Golden State Water Company are also available.
- ❑ The ***Tract 180 Mutual Water Company*** serves approximately 790 customers in Cudahy and Bell, with 52 customers in the southwestern section (east of Atlantic Avenue) of the City of Bell. The water lines consist of 6- and 8-inch pipes located within easements on both sides of the east-west streets within its service area. In addition, 6- to 14-inch main lines connect to the Florence Avenue plant, which has three wells, three booster pump stations, and six reservoirs. Emergency connections with the Golden State Water Company are also available.
- ❑ The ***California Water Service Company***, East Los Angeles District serves the Cheli Industrial area of the City of Bell. The water system within the Federal property in Bell includes 4-inch lines connecting to a 14-inch main line of the California Water Service Company. Water



mains, 10- to 14-inches in diameter, are located in the major streets in the area. The land between the I-710 Freeway and the Los Angeles River is also within the California Water Service Company's service boundaries although no development or water lines are found in this area.

Government Code, Section 65589.7, requires the City to provide water and sewer purveyors with the opportunity to participate in the Housing Element's development. This cooperation is important so that housing production can be coordinated with infrastructure plans. The Water Master Plan for the Bell area acknowledges the requirements that water service for low income households within the service area must be prioritized. The City of Bell Works Department indicated that there were major water mains and sewer lines in those areas where new residential development would be concentrated. In addition to a larger size, there is sufficient capacity to accommodate any new residential development. Following the adoption of this Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans.

Sewers(Environmental Constraints)

The Los Angeles County Sanitation District (LACSD) No. 1 and 2 provide sewer service to the City. The sewer lateral lines are owned and maintained by the City and the three trunk lines located in Bell are maintained by the LACSD. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd. Thus, a remaining capacity of 55 mgd is available for future development in the region.

The Central City portion is located within the service area of Sanitation District No. 1. Main sewer trunks serving this area include: the Wilcox Avenue Trunk Sewer (a 15-inch diameter line located in Alamo Street between Gage Avenue and Randolph Street); the Wilcox Avenue Extension Trunk Sewer No. 1 (a 15-inch diameter line in Wilcox Avenue from Gage Avenue to south of Florence); the Wright Road Trunk Sewer (a 24-inch diameter line in Atlantic Avenue); the Vernon Extension Trunk Sewer (a 24-inch diameter line in Salt Lake Avenue); and the Joint Outfall H Trunk Sewer Unit 1F (a 36- to 42-inch diameter line located along in Salt Lake Avenue). The Cheli area is located within the Los Angeles County Sanitation District No.2 service area.

Storm Drainage(Environmental Constraints)

The regional storm drains in the City are owned and maintained by the Los Angeles County Flood Control District that connect directly to the Los Angeles River to the east. Drainage lines are located on north-south streets and are connected to the Los Angeles River by drainage lines on east-west streets. Local storm drains and catch basins are maintained by the City.

Dry Utilities (Environmental Constraints)

Trash collection is provided by the Consolidated Disposal Service and other private haulers for disposal into the Commerce Incinerator or in area landfills. Every Bell property of four (4) units or less receives a



set of carts which include a blue 64-gallon Recycling cart, a green 64-gallon Yard Waste cart, and a Black 96-gallon trash cart. Each Friday, waste and recyclables are collected by Consolidated Disposal Service, the City's contracted service provider. When residents sort their waste at home into these three carts, they increase the amount of recyclables. The majority of the disposable solid waste will be taken to the Commerce "Waste-to-Energy" incineration plant for incineration. Recyclable waste will be sorted from the waste street and sent to a recycling facility. Residual waste associated with the demolition of the parking area and operational activities will be disposed of at area landfills. All residential development in Bell is required to adhere to City and County ordinances with respect to waste reduction and recycling. Electricity is provided by Southern California Edison and natural gas service to individual properties is provided by the Southern California Gas Company. The Southern California Gas Company offers rebates on qualifying clothes washers, dishwashers, furnaces, water heaters, and insulation. Every residential property in the City has access to phone and internet services through a variety of service providers.

PUBLIC HOUSING AND AT RISK HOUSING

The Bell Community Housing Authority (BCHA) provides low and moderate-income housing opportunities in the City. The BCHA is responsible for the acquisition, maintenance, financing, and day-to-day management of low and moderate-income City-owned housing, comprised of two distinct units: rental housing and mobile home parks.

- ❑ ***The Residential Rental Units (e.g. apartments, duplexes, single-family units)*** consist of 63 residential units located throughout the City. Prospective tenants may submit a rental apartment application, along with required proof of income, a valid ID Card, a Social Security number, and a credit report to the BCHA office. Rental listings are made public as units become available.
- ❑ ***The Mobile Home Park Unit*** includes the Bell Mobile Home Park (4874 Gage Avenue) and the Florence Village Mobile Home Park (5162 Florence Avenue). The City does not rent mobile homes at either location. Mobile home sites are rented on a contractual basis. Mobile homes currently located within both parks were brought on-site by their respective property owners that are owner-occupied. Both parks feature single wide spaces available for rent for \$648 per month. Double wide spaces are also available for rent at \$698 per month. The Mobile Home Park Program commits the City to protect these uses from future conversions (refer herein to Section 6.3).

Information was collected from the City to identify Low Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years. The two HUD-funded properties include the following:

- ❑ ***Bell Woodward Townhomes.*** Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). Since this property has a Project-Based Section 8 contract with HUD, some or all of the rents at this property are based on tenant incomes. Tenants will make a monthly contribution toward rent equal to 30% of their adjusted income. There is a



minimum tenant contribution of \$25 for all rents at this property regardless of tenant income. This development is at *High Risk* for conversion since the HUD database shows that the Section 8 contract expired for that property in June of 2016. The development is still accepting HUD Section 8 vouchers.

- ❑ **Murray Place.** Murray Place has a total of 72 units, 71 of which are Section 8 assisted living units. All Section 8 assisted units on this property consist of one-bedroom. This affordable housing development is reserved for elderly persons and is located at 4324 Florence Avenue. The risk for conversion to market rate is *Low Risk* because more than ten years of restrictions are remaining.
- ❑ **Villa Florentina.** Villa Florentina is located at 4576 Florence Avenue and is owned by *Chapa Community Housing Assistance Program*. This low income housing project has been in service since 1995 and has a total of 13 low income units, which is significantly less than other LIH properties. This development has use restrictions in place for the next nine years.

Throughout California, affordable housing units have been lost statewide to market-rate conversions, putting many lower-income households at risk of displacement. At-risk housing refers to property that may convert to market rate within this current housing cycle due to expiration of subsidy or termination of Section 8 or other housing subsidy contracts. Table 6-25 summarized the subsidized housing units in the City of Bell.

Table 6-25 Summary of At-Risk Units in the City of Bell					
Unit Name	Address	Type of Asst.	Elderly Units	Other Units	Earliest Date of Conversion
Bell Woodward	6719 Woodward Ave.	Section 8	--	4 units	Section 8 has expired
Murray Place	4324 Murray Pl.	Section8	71 units	--	Expiration date ->10 years
Villa Florentine	4576 Florence Ave.	Section 8	--	13 units	Expiration date ->10 years
Source: Housing and Urban Development and City of Bell, 2017					

The preservation of any future at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- ❑ Transfer of ownership to nonprofit developers and housing organizations;
- ❑ Providing rental assistance to renters through other funding sources;
- ❑ Purchase affordability covenants; and,
- ❑ Refinance mortgage revenue bonds.



Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes. In case nonprofit developers cannot maintain or operate existing affordable housing units, the City will contact potential nonprofit purchasers and investigate other methods to preserve affordability of those units. State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment.

Another option to preserve the affordability of future at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged. To replace any loss in the affordable housing stock, the City will encourage private developers to construct new affordable housing developments. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Should future at-risk units be identified in Bell, there are a number of housing providers that have been identified by HCD as potential entities that could assume responsibility for the replacement of at-risk housing units. Examples of these candidate service providers in the area include the following:

- ☐ The Community Development and Preservation, LLC;
- ☐ The Community Rehabilitation Services, Inc.;
- ☐ The East Los Angeles Community Union (TELACU);
- ☐ FAME Housing Corporation;
- ☐ Los Angeles Center for Affordable Tenant Housing;
- ☐ Los Angeles Housing Partnership, Inc.; and,
- ☐ Los Angeles Low Income Housing Corporation (LALIH).

The replacement costs for the subsidized at-risk developments in the area are prohibitive. In general, the cost for new land in the area ranges from \$10 per square-foot up to \$55 per square-foot. The actual construction cost for residential development ranges from \$100 per square-foot up to \$130 per square-foot. Homeowners report the average cost to build a new house averages around \$300,000 would put a 2,000 square-foot home which translates into approximately \$150 per square-foot.

The actual replacement cost for the 4-unit Bell-Woodward Apartments will include the cost for the land, the potential demolition cost for the existing on-site improvements, and the actual construction cost. The replacement cost involving new construction would be prohibitively high. Review of both the cost will obviously vary greatly with all the costly variables involved, so the cost could range between \$152,166 and \$440,233. Sales prices for apartment units were also reviewed. The asking prices for an older five-unit



apartment was \$1,025,000, a three-unit apartment was \$839,900, another three-unit apartment was \$750,000, and yet another three-unit apartment was \$663,000. Given the lack of vacant land and the high cost of new construction, a more affordable replacement alternative would be to acquire an existing apartment building for Section 8 replacement housing.

6.3 PLANNING VISION FOR HOUSING

EFFECTIVENESS OF PREVIOUS HOUSING POLICIES AND PROGRAMS

Very early in the Housing Element Update process, the Housing Policy Workbook was prepared and distributed among the various City Departments. The workbook included a listing of the adopted policies and recommended revised policies. The City staff was then asked to review these policies and to make additional changes and to add any new policy language that may be needed. The previous policies, the revised policies included in the workbook, and the new policies that were added by City staff are summarized in Table 6-26.

Table 6-26 The Development of Housing Element Policies		
Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
<i>Existing Housing Element Policy 1.</i> Encourage the maintenance of the existing sound housing stock.	<i>Proposed Housing Element Policy 1.</i> The City of Bell shall promote the maintenance of the existing housing units throughout the City.	<i>Housing Element Policy 1.</i> The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.
<i>Existing Housing Element Policy 2.</i> Maintain housing in sound condition in neighborhoods that are safe, healthful and aesthetically pleasing.	<i>Proposed Housing Element Policy 2.</i> The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition.	<i>Housing Element Policy 2.</i> The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition. The Community Development Department staff shall encourage residents to maintain their properties and or/residences in good condition through Code Enforcement and Community outreach and education.
<i>Existing Housing Element Policy 3.</i> Encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of houses usable by lower income residents.	<i>Proposed Housing Element Policy 3.</i> The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of housing units.	<i>Housing Element Policy 3.</i> The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and to prevent the unnecessary demolition of housing units. The City shall accomplish this by using existing housing program(s) and encouraging reinvestment into the community. In addition, housing rehabilitation, instead of demolition, should be encouraged.



Table 6-26
The Development of Housing Element Policies(continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
<i>Existing Housing Element Policy 4.</i> Continue participating in programs that offer assistance to low income families.	<i>Proposed Housing Element Policy 4.</i> The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.	<i>Housing Element Policy 4.</i> The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished. A Housing Relocation Plan must be established prior to any demolition of housing.
<i>Existing Housing Element Policy 5.</i> Encourage an adequate supply of dwelling units to meet the needs of all income groups.	<i>Proposed Housing Element Policy 5.</i> The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy.	<i>Housing Element Policy 5.</i> The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.
<i>Existing Housing Element Policy 6.</i> Ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.	<i>Proposed Housing Element Policy 6.</i> The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.	<i>Housing Element Policy 6.</i> The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.
<i>Existing Housing Element Policy 7.</i> Minimize displacement in revitalization areas and provide for expeditious and equitable replacement.	<i>Proposed Housing Element Policy 7.</i> The City of Bell will minimize displacement in future development activities, while at the same time, promoting the expeditious and equitable housing replacement.	<i>Housing Element Policy 7.</i> The City of Bell shall minimize displacement in future development activities, while at the same time, promote the expeditious and equitable housing replacement. New residential projects involving displacement must assist in the relocation of displaced residents.
<i>Existing Housing Element Policy 8.</i> Assist developers in identifying, aggregating, and preparing land suitable for housing developments for medium and lower income families and individuals.	<i>Proposed Housing Element Policy 8.</i> The City of Bell shall assist developers in the identification of land suitable for new housing developments for all income.	<i>Housing Element Policy 8.</i> The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing. Any agency looking into development with removal of residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.



Table 6-26
The Development of Housing Element Policies(continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
<i>Existing Housing Element Policy 9.</i> Use available Federal and State assistance programs in promoting an adequate supply of affordable housing.	<i>Proposed Housing Element Policy 9.</i> The City of Bell shall use available Federal and State assistance programs to promote the development of an adequate supply of affordable housing.	<i>Housing Element Policy 9.</i> The City of Bell shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.
<i>Existing Housing Element Policy 10.</i> Encourage the development and expansion of job opportunities of <i>existing</i> lower income households.	<i>Proposed Housing Element Policy 10.</i> The City of Bell shall encourage the development of new housing for all households including lower-income households.	<i>Housing Element Policy 10.</i> The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.
<i>Existing Housing Element Policy 11.</i> Promote design and construction of rental housing to accommodate large families.	<i>Proposed Housing Element Policy 11.</i> The City of Bell shall require quality design and sound construction of new rental housing.	<i>Housing Element Policy 11.</i> The City of Bell shall continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and non-governmental organizations (NGO's) involved in the provision of emergency, transitional, and supportive housing.
<i>Existing Housing Element Policy 12.</i> Encourage design of residential developments to foster a secure living environment.	<i>Proposed Housing Element Policy 12.</i> The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment.	<i>Housing Element Policy 12.</i> The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites.



Table 6-26
The Development of Housing Element Policies(continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
<i>Existing Housing Element Policy 13.</i> Maintain reasonable governmental costs which are consistent with the health and safety requirements of City residents, and with the need to protect significant environmental resources.	<i>Proposed Housing Element Policy 13.</i> The City of Bell will promote sustainable development and protection of significant environmental resources.	<i>Housing Element Policy 13.</i> The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).
<i>Existing Housing Element Policy 14.</i> Continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.	<i>Proposed Housing Element Policy 14.</i> The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty.	<i>Housing Element Policy 14.</i> The City of Bell shall encourage the development of new housing for all households including lower-income households. The City shall promote Bell as a friendly place for all income levels through the City's website, media, etc.
<i>Existing Housing Element Policy 15.</i> Periodically review and update codes and standards to minimize their impact on development.	<i>Proposed Housing Element Policy 15.</i> The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation.	<i>Housing Element Policy 15.</i> The City of Bell shall require quality design and sound construction of new rental housing. The Community Development Department shall continue to use current applicable codes in its review of new development or housing rehabilitation.
<i>Existing Housing Element Policy 16.</i> Ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.	<i>Proposed Housing Element Policy 16.</i> The City of Bell shall ensure adequate housing services for all persons regardless of income, age, race, sex, marital status, or ethnic background.	<i>Housing Element Policy 16.</i> The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment. All new residential developments shall implement all pertinent requirements so as to implement sustainability objectives. These objectives will be addressed during the plan check phase.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 17.</i> The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.	<i>Housing Element Policy 17.</i> The City shall sponsor workshops that provide training related to sustainable and low impact development. The City shall also control over watering of landscaping, and promoting Xeriscape landscape designs. Finally, the City shall encourage solar panel installations, limit lawn watering, and promote drought tolerant landscapes.



Table 6-26
The Development of Housing Element Policies(continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 18.</i> The City of Bell will work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.	<i>Housing Element Policy 18.</i> The City of Bell shall seek to develop underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 19.</i> The City of Bell will ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City.	<i>Housing Element Policy 19.</i> The City of Bell shall ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the <i>development</i> of affordable housing throughout the City of Bell.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 20.</i> The City of Bell will assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans.	<i>Housing Element Policy 20.</i> The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses. The City shall undertake a comprehensive citywide survey to identify such sites.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 21.</i> The City of Bell will protect the existing residential neighborhoods from the intrusion of incompatible uses.	<i>Housing Element Policy 21.</i> The City of Bell shall work to ensure that potential sites for residential development, located in those areas that were previously occupied by non-residential land uses, are investigated to determine whether or not previous on-site uses present potential health risks. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 22.</i> The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority.	<i>Housing Element Policy 22.</i> The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. The City shall implement a Planning Commission that will make the discretionary approval process more efficient, providing development applications on-line, and will indicate development regulations and the Zoning Code online.



Table 6-26
Effectiveness of Previous Housing Element Policies (continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 23.</i> The City of Bell will continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City.	<i>Housing Element Policy 23.</i> The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation. The City shall review the existing Codes to identify what requires revision. The City shall adopt new standards for both new development and/or rehabilitation as soon as possible.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 24.</i> The City of Bell will ensure that new higher-density residential projects are compatible in design with adjacent residential areas.	<i>Housing Element Policy 24.</i> The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the Planning Commission, through the Building and Planning Department's plan reviews, and through Plan Checks.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 25.</i> The City of Bell will explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.	<i>Housing Element Policy 25.</i> The City of Bell shall explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development. New commercial development located along Gage Avenue, Atlantic Boulevard, and Florence Avenue shall be encouraged to explore mixed-use development that includes residential uses within the development.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 26.</i> The City of Bell will work to ensure that potential sites for residential development, located in those areas that were previously occupied by nonresidential land uses, are investigated to determine whether or not previous on-site uses present potential health risks.	<i>Housing Element Policy 26.</i> The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.



Table 6-26
Development and Review of Housing Element Policies (continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 27.</i> The City of Bell will explore new land use designations, such as mixed use, for key areas of the City that could accommodate such development.	Policy was eliminated.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	<i>Proposed Housing Element Policy 28.</i> The City of Bell will vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination.	<i>Housing Element Policy 27.</i> The City of Bell shall vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination. This support will be enhanced through the development of a new program to combat housing discrimination within the City of Bell. Finally, the City's stance on this subject shall be clearly identified on the City's website.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	No corresponding existing policy.	<i>Housing Element Policy 28.</i> The City of Bell shall adopt its own equal housing ordinance that will support the existing Federal and State Fair Housing laws.
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	No corresponding existing policy.	<i>Housing Element Policy 29.</i> The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. These programs will be advertised to the public using the City's website and flyers provided at the Planning Counter.



Table 6-26
Development and Review of Housing Element Policies (continued)

Previously Adopted Housing Element Policy	Housing Element Policy included in Workbook	Housing Element Policy Language in this Element
No corresponding policy in the previous Element. The policy is new and was added as part of the review of the Housing Policy Workbook.	No corresponding existing policy.	<i>Housing Element Policy 30.</i> The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.
Source: City of Bell, 2019		

The previous Housing Element also included a number of housing programs geared for new housing development, housing rehabilitation, and the provision of affordable housing. Those programs that were included in the previous element are identified in Table 6-27. The program is described in the left-hand column and the effectiveness of the housing program is described in the right-hand column. During the 4th Cycle Planning Period the implementation of a number of housing programs were constrained due to the Great Recession (2008 and onwards), the elimination of redevelopment, and the widespread corruption in the City Administration. The new leadership has initiated many reforms to ensure that public money is used for its intended purpose.

Table 6-27
Effectiveness of Previous Housing Element Programs

Current Housing Element Programs	Program Status
Program 1 Bell Code Enforcement Program.	On average, Code Enforcement opens 1,700 residential Code Enforcement cases per year.
Program 2 Emergency Shelter Program.	The City continues to cooperate with the Salvation Army and other emergency shelter providers in the development of new emergency housing, as needed.
Program 3 Low Barrier Housing Program	The Salvation Army has a low barrier housing program as a part of their campus.



Table 6-27
Effectiveness of Previous Housing Element Programs

Current Housing Element Programs	Program Status
Program 3 Equal Housing Program.	The City cooperates in the Housing Rights Center based in Los Angeles and continues to provide literature on the Equal Housing Program at the Bell City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information. This is also done as part of the CDBG action plan.
Program 4 Housing Rehabilitation Program.	The Community Development Department now runs the Housing Rehabilitation Program which encompasses the Handy Worker Program (Program 5). The City continues to provide assistance to 20 households per year and is on target to meet its overall numbers. Target numbers are based on funding and applicant interest.
Program 5 Handy-worker Program.	The Handy Worker Program is now included in the overall Housing Rehab program.
Program 6 Land Use and Zoning Conformity Program.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.
Program 7 Review of Governmental Constraints and the Zoning Ordinance.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.
Program 8 Transitional Housing Program.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.
Program 9 Accessory (Second) Unit Ordinance Program.	The City has drafted the amendments to the ADU ordinance and plans to adopt the amendments by Spring 2021.
Program 10 Density Bonus Program.	The City has drafted the amendment to the density bonus program and plans to adopt the amendments by Spring 2021.
Program 11 Reasonable Accommodation Housing Program.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.
Program 12 Energy Conservation Program.	The City is working to provide a link on the website to inform interested citizen of available energy conservation programs. Additionally, the City updated its Zoning Ordinance to allow for expanded driveways allowing for more parking as well as requiring reduced landscaping.
Program 13 Single Room Occupancy Housing Program.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.



Table 6-27 Effectiveness of Previous Housing Element Programs	
Current Housing Element Programs	Program Status
Program 14 Supportive Housing Program.	The City is planning to amend the Zoning Ordinance to comply with State Law by Spring 2021.
Program 15 Mobile Home Program.	The City continues to preserve mobilehome parks and plans to revisit the Mobile Home Park overlay zone as part of the 6 th cycle Housing Element update.
Program 16 Preservation of At-Risk Housing.	The City continues to annually monitor affordable units.
Program 17 Extremely Low Income, Very Low Income, and Low income Housing Program.	The City receives entitlement CDBG and HOME funds through Los Angeles County. The County holds outreach as NOFAs are released
Program 18 Rezone Housing Opportunity Program.	The City is planning to complete the rezoning of Site 6 on June 10, 2020.

HOUSING POLICIES

The City of Bell, with the implementation of this Housing Element, will address a number of key issues through the adoption of policies and the implementation of corresponding programs. The following objectives will be realized through the implementation of the policies and programs contained in the Housing Element:

- ☐ To continue the City's commitments to those efforts designed to preserve and maintain the existing housing resources, including affordable housing;
- ☐ To continue the City's commitment in continuing assistance in the development of new housing for all income groups.
- ☐ To remain committed to the identification of prospective development sites for a continued variety and diversity of new housing;
- ☐ To continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing; and,
- ☐ To underscore the City's commitment to equal housing opportunities.

The City's Housing Element's policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Housing Element.



- **Issue: To continue the City's commitments to those efforts designed to preserve and maintain the existing housing resources, including affordable housing.**

Housing Element Policy 1. The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.

Housing Element Policy 2. The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition. The Community Development Department staff shall encourage residents to maintain their properties and or/residences in good condition through Code Enforcement and Community outreach and education.

Housing Element Policy 3. The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and to prevent the unnecessary demolition of housing units. The City shall accomplish this by using existing housing program(s) and encouraging reinvestment into the community. In addition, housing rehabilitation, instead of demolition, should be encouraged.

Housing Element Policy 4. The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished. A Housing Relocation Plan must be established prior to any demolition of housing.

Housing Element Policy 5. The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.

Housing Element Policy 6. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.

Housing Element Policy 7. The City of Bell shall minimize displacement in future development activities, while at the same time, promote the expeditious and equitable housing replacement. New residential projects involving displacement must assist in the relocation of displaced residents.

Housing Element Policy 8. The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing. Any agency looking into development with removal of residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.



Housing Element Policy 9. The City of Bell shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.

Housing Element Policy 10. The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.

Housing Element Policy 11. The City of Bell shall continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and non-governmental organizations (NGO's) involved in the provision of emergency, transitional, and supportive housing.

❑ **Issue: To continue the City's commitment in continuing assistance in the development of new housing for all income groups.**

Housing Element Policy 12. The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites.

Housing Element Policy 13. The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).

Housing Element Policy 14. The City of Bell shall encourage the development of new housing for all households including lower-income households. The City shall promote Bell as a friendly place for all income levels through the City's website, media, etc.

Housing Element Policy 15. The City of Bell shall require quality design and sound construction of new rental housing. The Community Development Department shall continue to use current applicable codes in its review of new development or housing rehabilitation.

Housing Element Policy 16. The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment. All new residential developments shall implement all pertinent requirements so as to implement sustainability objectives. These objectives will be addressed during the plan check phase.



Housing Element Policy 17.The City of Bell shall promote sustainable development and the protection of significant environmental resources. The City shall sponsor workshops that provide training related to sustainable and low impact development. The City shall also control over watering of landscaping, and promoting Xeriscape landscape designs. Finally, the City shall encourage solar panel installations, limit lawn watering, and promote drought tolerant landscapes.

- ❑ **Issue: To remain committed to the identification of prospective development sites for a continued variety and diversity of new housing.**

Housing Element Policy 18. The City of Bell shall seek to develop underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.

Housing Element Policy 19. The City of Bell shall establish specific housing goals that address both affordable and market rate housing. These goals will apply to both owner-occupied and rental housing.

Housing Element Policy 19. The City of Bell shall ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the development of affordable housing throughout the City of Bell.

Housing Element Policy 20.The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses. The City shall undertake a comprehensive citywide survey to identify such sites.

Housing Element Policy 21.The City of Bell shall work to ensure that potential sites for residential development, located in those areas that were previously occupied by non-residential land uses, are investigated to determine whether or not previous on-site uses present potential health risks. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.

- ❑ **Issue: To continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing.**

Housing Element Policy 22.The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. The City shall implement a Planning Commission that will make the discretionary approval process more efficient, providing development applications on-line, and will indicate development regulations and the Zoning Code online.

Housing Element Policy 23.The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation. The City shall review the existing



Codes to identify what requires revision. The City shall adopt new standards for both new development and/or rehabilitation as soon as possible.

Housing Element Policy 24. The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the Planning Commission, through the Building and Planning Department's plan reviews, and through Plan Checks.

Housing Element Policy 25. The City of Bell shall explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development. New commercial development located along Gage Avenue, Atlantic Boulevard, and Florence Avenue shall be encouraged to explore mixed-use development that includes residential uses within the development.

❑ **Issue: To underscore the City's commitment to equal housing opportunities for all income levels.**

Housing Element Policy 26. The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.

Housing Element Policy 27. The City of Bell shall vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination. This support will be enhanced through the development of a new program to combat housing discrimination within the City of Bell. Finally, the City's stance on this subject shall be clearly identified on the City's website.

Housing Element Policy 28. The City of Bell shall adopt its own equal housing ordinance that will support the existing Federal and State Fair Housing laws.

Housing Element Policy 29. The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. These programs will be advertised to the public using the City's website and flyers provided at the Planning Counter.

Housing Element Policy 30. The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.



HOUSING PROGRAMS FOR THIS HOUSING ELEMENT

The programs that will be effective in the implementation of the Housing Element policies are described in the sections that follow.

Program 1 Bell Code Enforcement Program.

Under this program, the City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City. The Code Enforcement Program is designed to bring properties up to City Code requirements and to clean up and improve unsightly or unsafe properties. Under this program, City Code Enforcement personnel will continue to refer property owners cited for Code violations to the housing rehabilitation assistance programs as a means to provide financial assistance to qualifying households. The majority of the Code violations in the City were related to property maintenance and outdoor storage. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The code enforcement efforts will be linked with the housing rehabilitation programs in that property owners of substandard units receiving code violation notices will also be informed of rehabilitation programs. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Code Enforcement Division is a component of the Community Development Department. The responsible party is the Community Development Director.
- *Source of Funding:* General Fund and Community Development Block Grant (CDBG).
- *2017-2021 Program Objectives:* The City will maintain the current (2019) staffing levels for the entire planning period. A minimum of ten site inspections will be completed on a weekly basis.
- *Agency Responsible for Implementation:* The Code Enforcement Division of the Community Development Department. Responsible party is the Community Development Director.
- *Implementation Schedule:* The Code Enforcement Division's responsibilities will continue over the 5th Cycle planning period. The City will commit to maintaining the Department's 2019 funding and staffing schedule over the entire 5th Cycle planning period.

Program 2 Emergency Shelter Program.

As required by SB-2, the City will continue to provide for an Emergency Shelter Program. The City will maintain the appropriate zoning to allow the continued operation of the Salvation Army Shelter in the Cheli district. The base zone district and the uses permitted would continue to apply. The parking requirements were significantly lessened for the Bell Oasis Apartments. No specific parking requirements are applicable to the Bell shelter itself. In addition, all future emergency shelter facilities are permitted by right within the Emergency Shelter Overlay Zone, which is a land use designation included in the Land



Use and Sustainability Element. The City will maintain the Emergency Shelter Overlay (ESO) Zone to allow the continued operation and expansion of the Salvation Army Shelter in the Cheli district. Emergency housing uses will continue to be permitted by right within the ESO Zone. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures. The implementation strategy is summarized below:

- *City's Role in Implementation:* The Community Development Department is responsible for the review and, and if required, updating the Zoning Ordinance. The responsible party is the Community Development Director.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of new emergency housing.
- *Agency Responsible for Implementation:* The Community Development Department is the responsible lead agency. The responsible party is the Community Development Director.
- *Implementation Schedule:* City staff will meet with the Bell Salvation Army representatives on a bi-annual basis beginning in the 1st Quarter of 2020.

Program 3 Low Barrier Housing Program

Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

- *City's Role in Implementation:* Community & Economic Development Department. The responsible party is the Community Development Director.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of low barrier housing resources.
- *Agency Responsible for Implementation:* The Community Development Department is the responsible lead agency. The responsible party is the Community Development Director.
- *Implementation Schedule:* Review zoning ordinance and amend if needed, by Spring2021.

Program 4 Equal Housing Program.



The City will continue to refer equal housing-related complaints to the Fair Housing Council of Los Angeles County which acts as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Bell City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information. This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. This program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to Bell residents and will advertise the availability of this program through brochures. Brochures describing the services of Fair Housing are available in the Community Development Department. Further marketing of the services available from Fair Housing will occur through informational pieces in the citywide newsletter and through information provided on the City's official website.

Additionally, the City will work with Los Angeles County to develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions will include:

- Provide dedicated staff that refers housing related complaints to the Fair Housing Council of Los Angeles County
- Work with the Fair Housing Council of Los Angeles County to facilitate public education and outreach by creating informational flyers on fair housing that the City will make available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.
- Provide education to the community on the importance of completing Census questionnaires

This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Community Development Department is responsible for the implementation of this program. The responsible party is the Community Development Director.
- *Source of Funding:* General Fund.



- *2017-2021 Program Objectives:* The Community Development Department will update the information kiosk on an annual basis beginning in the 1st Quarter of 2020. The referral service will be maintained over the entire 5th Cycle planning period.
- *Agency Responsible for Implementation:* The Community Development Department. Responsible party is the Community Development Director.
- *Implementation Schedule:* The program is done on an ongoing basis throughout the planning period. Distribute educational materials every two years. Produce public service announcements two times a year. Create Plan by March 2021 and implement on an ongoing basis.

Program 5 Housing Rehabilitation Program.

Within its scope of services, Bell Community Housing Authority (BCHA) is responsible for the acquisition, maintenance, financing, and day-to-day management of low and moderate income City-owned housing, comprised of two distinct units: apartment rentals and mobile home parks. The City will continue this program which is supported through the CDBG. The City of Bell provides qualified City homeowners assistance with their property maintenance through two federally funded programs: The Housing Rehabilitation Program and the Handyworker Program. The Housing Rehabilitation Program provides grants to low-and moderate-income homeowners. The single-family residential homeowners who qualify can receive a maximum of \$15,000 for eligible improvements and mobile home owners may be granted a maximum of \$8,000. The City's Housing Rehabilitation Program offers homeowners the opportunity to make repairs and improvements. This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Bell Community Housing Authority (BCHA) is responsible for the ongoing implementation of this program.
- *Source of Funding:* Community Development Block Grant (CDBG).
- *2017-2021 Program Objectives:* The BCHA will provide assistance for up to 20 households on an annual basis.
- *Agency Responsible for Implementation:* The Community Services Department. Responsible parties include the Community Development Director and the BCHA Housing Manager.
- *Implementation Schedule:* The program will continue over the 5th Cycle Planning Period.

Program 6 Handy-worker Program.

The City will continue this program which is supported through the Community Development Block Program (CDBG). The Handy-worker Program provides grants to low-and moderate-income homeowners. Those who qualify can receive a maximum of \$1,000. This program enables homeowners to make repairs and improve the value of their property. This program's implementation strategy is summarized below:



- *City's Role in Implementation:* The Bell Community Housing Authority is responsible for the ongoing implementation of this program. The responsible parties are the Community Development Director and the BCHA Division Manager.
- *Source of Funding:* Community Development Block Grant (CDBG).
- *2017-2021 Program Objectives:* The BCHA will provide assistance for up to 20 households on an annual basis.
- *Agency Responsible for Implementation:* The Community Services Department. Responsible party is the Community Development Director.
- *Implementation Schedule:* The program will continue over the 5th Cycle Planning Period.

Program 7 General Plan and Zoning Conformity Program.

The City of Bell will continue to review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Sustainability and Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. The City is currently amending the Zoning Ordinance to ensure the zoning reflects the current State requirements and to ensure that it conforms to the General Plan that was adopted in 2018. The City will also continue to review and update its General Plan as required to ensure the land use designations conform to the State's density requirements. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the ongoing review and implementation of the General Plan.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The Community Development Department will complete its revision to the Zoning Ordinance by the end of the 1st Quarter of 2020. The City will then continue on annual basis for the duration of the 5th Cycle planning period. The findings of this review will be documented in an annual report that will be submitted to the State Office of Planning Research.
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The Community Development Department will review and, and if necessary, revise the Zoning Ordinance during the 1st Quarter of 2020.



Program 8 Review and Removal of Governmental and Nongovernmental Constraints

This program is an existing program that will be continued through the 2013-2021 Planning Period. During the 4th Cycle, the City reduced its plan check fees by 23% to 58% plus its building permit fees by 23%. This program involves the continued comprehensive review of the City's Zoning Ordinance. The review will also include development standards related to building height, setbacks, off-street parking requirements, and Density Bonus requirements for qualified affordable housing. In the event a constraint is identified, the zoning requirements will be revised to ensure that it conforms to the Density Bonus requirements outlined in Government Code Section 65915. This section requires the City to undertake the following:

- The City must adopt an ordinance to implement the requirements of Section 65915 regarding Density Bonuses.
- The City must adopt a procedure to waive or modify development standards which preclude or interfere with the effect of the Density Bonus.
- The Zoning Ordinance revision will eliminate the definition of "family" as part of the current revision.
- The development standards for the residential zones will be reviewed to make sure they do not serve as a constraint to residential development. For example, the current development standards for the R-3 Zone establishes a maximum building height of 30 feet and two stories which is a constraint for new multiple-family development. The City's Zoning Code will be revised to change this standard to 45 feet or three stories.
- The Zoning Ordinance is currently being amended to address single room occupancy (SRO) housing and supportive housing pursuant to State law.

This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The Zoning Ordinance is being updated. Following the updating of the Zoning Ordinance, the Community Development Department will review and, and if necessary, revise the Zoning Ordinance on an annual basis to ensure that no additional housing constraints are associated with the implementation of the Zoning Ordinance.
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.



- *Implementation Schedule:* The City's Zoning Ordinance is being amended and is scheduled for adoption in 2020. Following the adoption, the Zoning Ordinance will be reviewed on an annual basis during the 1st Quarter of 2020.

Program 9 Transitional and Supportive Housing Program.

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living. The City intends to comply with State law regarding the provision of transitional housing. The existing Bell Salvation Army Shelter located in the City includes a transitional housing facility. The City will continue to permit the existing Bell Shelter, which includes a transitional housing facility, to operate. The City will make the following amendment to comply with State Law.

- Transitional housing will only be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements. A primary purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit transitional housing in all of the residential zones by right as a permitted use. Transitional housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- The residential zones are in close proximity to transportation service providers, schools, parks, and other public services and facilities.
- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing.

The State also requires all cities to update their zoning ordinances to provide for supportive housing. Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers.

- Supportive housing must be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.



The State requires that local governments take a proactive role in facilitating the review and approval process. As a result, the City will be required to amend its Zoning Ordinance to permit such housing per State Law..

The implementation elements are outlined below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance to allow for transitional and supportive housing units.
- *Source of Funding:* Community Development Block Grant (CDBG).
- *2017-2021 Program Objectives:* The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance sections related to transitional and supportive housing are updated so that they conform to State Law.
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The program will be implemented during Spring 2021.

Program 10 Accessory (Second) Unit Ordinance Program.

The Second Unit Ordinance permits the construction of second units pursuant to the City's Zoning Code as required in Section 65852.2 of the State of California Government Code. The current Zoning Ordinance provides for an accessory dwelling unit or ADU. The City's Zoning Ordinance was recently Amended in 2018 to ensure the City's ADU Ordinance was in conformance with State law. In 2018, a total of eleven ADU applications were approved. Of this total, a total of eight applications involved the conversion of existing garages to ADUs. In 2019, a total of five ADU applications were received of which four applications involved the conversion of an existing garage to and ADU and one application for the construction of a new ADU. Finally, the Second Unit Ordinance will be advertised on the City's website and printed handouts will be prepared and provided at the Planning Department counter. This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the implementation of this program.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The City of Bell Community Development Department will continue to implement the ADU Ordinance in accordance with State Law.
- *Agency Responsible for Implementation:* The Community Development Department.



Responsible party is the Community Development Director.

- *Implementation Schedule:* The ADU Ordinance will be amended to comply with State Law by Spring 2021.

Program 11 Density Bonus Program.

The City is required under State law to have adopted density bonus regulations in its Zoning Ordinance. This new program provides for the incorporation of density bonuses and other incentives in the City's Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. As indicated previously, the Density Bonus Law (found in California Government Code Sections 65915–65918), is a State mandate. A developer who meets the requirements of the State law is entitled to receive the density bonus and other benefits. In addition to the density bonus, the City is also required to provide one or more "incentives" or "concessions" to each project which qualifies for the density bonus. Cities and counties are required to grant a Density Bonus and other incentives or concessions to housing projects that contain one of the following:

- At least 5% of the housing units are restricted to very low-income residents;
- At least 10% of the housing units are restricted to lower income residents;
- At least 10% of the housing units in a for-sale common interest development are restricted to moderate-income residents;
- The project donates at least one acre of land to the City or County for very low-income units, and the land has the appropriate general plan designation, zoning permits and approvals, and access to public facilities needed for such housing;
- The project is a senior citizen housing development (no affordable units required); and,
- The project is a mobile-home park age-restricted to senior citizens (no affordable units required).

The amount of the Density Bonus is set on a sliding scale, based upon the percentage of affordable units at certain prescribed income levels. In addition to the Density Bonus, the City is also required to provide one or more 'incentives' or "concessions" to each project which qualifies for the Density Bonus (except that market rate senior citizen projects with no affordable units and land donated for very low-income housing do not appear to be entitled to incentives or concessions). A concession or incentive is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed use zoning; or,
- Other regulatory incentives or concessions which actually result in identifiable and financially



sufficient cost reductions.

The number of required incentives or concessions is based on the percentage of affordable units in the project:

- For projects with at least 5% very low-income, 10% lower income, or 10% moderate-income units, one incentive or concession is required;
- For projects with at least 10% very low-income, 20% lower income, or 20% moderate-income units, two incentives or concessions are required; and,
- For projects with at least 15% very low-income, 30% lower income, or 30% moderate-income units, three incentives or concessions are required.

The City is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive is not required in order to achieve the required affordable housing costs or rents, or would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law. Financial incentives, fee waivers, and reductions in dedication requirements may be, but are not required to be, provided by the City.

The City's Zoning Ordinance does not include any provisions related to the granting of Density Bonuses for affordable housing. The first step involves the review and adoption of a new Affordable Housing Density Bonus that conforms to State law. The City will then promote the program by providing brochures describing the program and its benefits and will making them available at the counter and information desk in City Hall. Promotion of this program will be accomplished by verbally communicating information regarding housing bonuses to housing developers as they are assisted by the Planning Department at the public counter or over the telephone. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance related to the application of the density bonus.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The City will advertise this program through handout materials and communication with developers (4th quarter of 2019).
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The program is a new program. The new Affordable Housing Density



Bonus Ordinance will be adopted Spring 2021. The brochure materials and handouts will also be provided during the 1st quarter of 2020.

Program 12 Reasonable Accommodation Housing Program.

The State now requires all cities to maintain a “reasonable accommodation ordinance” to ensure that a city’s zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons. These improvements may include ramps, wider doorways, hand rails, etc. The City of Bell does not have any such constraints though this commitment needs to be established through an amendment to the Zoning Ordinance that addresses reasonable accommodation. This program is a new program that will be implemented during the 4th quarter of 2019. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. The procedures related to the program’s implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance. This program’s implementation strategy is summarized below:

- *City’s Role in Implementation:* The Bell Community Development Department is solely responsible for the review. The Zoning Ordinance amendment will be completed by the 1st Quarter of 2020.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50%. In addition, the Housing Division will publish a brochure that will be provided at the Planning Counter and the Community Center that will advertise this program in the City’s newsletter, website, and Civic Center TVs. The outreach will commence during the 4th quarter of 2019.
- *Agency Responsible for Implementation:* The Community Development Department. Responsible party is the Community Development Director.
- *Implementation Schedule:* The program will be implemented in Spring 2021.

Program 13 Energy Conservation Program.



Under this program, the City will review the City's Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring energy efficiency in new construction. The City of Bell will adopt a "Green City" ordinance in conformance to current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water conserving equipment in any new development. The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- The City will establish an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.
- City of Bell will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- Title 24 of the California Building Code requires phasing out older, less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.

The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:



- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the implementation of this program.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance section related to energy conservation requirements are updated so they conform to State Law. The City will be proactive in advertising energy conservation programs through handout materials that will be available at the public counter through the City's web page and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The program will be implemented during the 1st Quarter of 2020.

Program 14 Single Room Occupancy Housing Program.

The State requires all cities to update their zoning ordinances to provide for SRO housing. A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. A primary purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the C-3R Zone by right as a permitted use. The implementation elements are outlined below:

- *City's Role in Implementation:* The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance to allow for SRO units.
- *Source of Funding:* General Fund (for the rezoning).
- *Agency Responsible for Implementation:* The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.
- *2017-2021 Program Objectives:* The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance section related to SRO housing are updated so they conform to State Law.
- *Implementation Schedule:* The program will be implemented Spring 2021

Program 15 Mobile Home Program.



The Mobile Home Program refers to the Bell Mobile Home Park (4874 Gage Avenue) and the Florence Village Mobile Home Park (5162 Florence Avenue). The City does not rent mobile homes at either location. Mobile home sites are rented on a contractual basis. Mobile homes currently located within both parks were brought on-site by their respective property owners that are owner-occupied. Both parks feature single wide spaces available for rent for \$648 per month. Double wide spaces are also available for rent at \$698 per month. Under this program, the City will ensure the maintenance and preservation through the Zoning Ordinance Amendment which will designate these existing parks with a “Mobile Home Park” Overlay Zone. The implementation strategy is summarized below:

- *City’s Role in Implementation:* The City of Bell Community Housing Authority and the Community Development Department are responsible for the review and, and if required, updating the City of Bell Zoning Ordinance to ensure conformity with the most current regulations governing mobile homes.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The City will ensure that the existing mobile home parks in the City are preserved in the 5th Cycle planning period.
- *Agency Responsible for Implementation:* The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The program will be implemented Spring 2021.

Program 16 Preservation of At-Risk Housing.

There are three affordable housing developments that are Low Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years. The three properties include the following:

- The Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). This development is at *High Risk* for conversion since the HUD database shows that the Section 8 contract expired for that property in June of 2016 however Section 8 vouchers are still being accepted.
- Murray Place has a total of 72 units, 71 of which are Section 8 assisted living units. All Section 8 assisted units on this property consist of one-bedroom. This affordable housing development is reserved for elderly persons and is located at 4324 Florence Avenue. The risk for conversion to market rate is *Low Risk* because more than ten years of restrictions are remaining.
- Villa Florentina is located at 4576 Florence Avenue and is owned by *Chapa Community Housing Assistance Program*. This low income housing project has been in service since 1995 and has a



total of 13 low income units, which is significantly less than other LIH properties. This development has use restrictions in place for the next nine years.

Because the developments are owned and operated by a non-profit organization, they are considered to be potentially at low risk of converting to market rate. Under this program, the City of Bell will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate units. The City of Bell will also assist property owners in maintaining the affordability of these units through grants and other means. Finally, the City will require the timely notification of tenants in the event the owners intend to convert the affordable units to market-rate units. The implementation elements are outlined below:

- *City's Role in Implementation:* The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.
- *Source of Funding:* General Fund.
- *2017-2021 Program Objectives:* The City will ensure that the existing affordable, at risk units are preserved in the 5th Cycle planning period. The City will annually monitor the status of the existing affordable housing units that are at risk of converting to market-rate during the 2014-2021 Housing Element planning period. The City will also monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary and will pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. Finally, the City will actively pursue opportunities for the funding of replacement housing.
- *Agency Responsible for Implementation:* The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.
- *Implementation Schedule:* The program is implemented on an annual basis.

Program 17 Extremely Low-Income, Very Low-Income, and Low-Income Housing Program.

This program targets both “for-profit” and “non-profit” developers so they may play a larger role in the provision of affordable housing in Bell. Their role is especially crucial following the elimination of redevelopment. The City provides land, regulatory incentives, and financial assistance to developers to complete both ownership and rental housing for very low-, low-, and moderate-income households. Under this program, the City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers; and to provide technical assistance and information on available City-owned parcels for lower-income developments to housing providers. The City will continue to provide financial incentives through HOME funds and sale of City-owned parcels, as well as regulatory



incentives, including but not limited to density bonuses and flexible development standards, to private developers to increase the supply of affordable housing.

In addition to promoting new housing for very low-income, low-income, and moderate-income households, the City is committed to identifying strategies that promote housing opportunities for *extremely low income* households. This income group represents those individuals and/or households that have annual incomes of less than 30% of the County median. These individuals are essentially working at minimum wage levels. Individuals in this group are typically forced to live with family members or others (if that is an option) or to share housing (often resulting in overcrowding). Because of the challenges associated with providing housing opportunities for extremely low income households, this subset consists of the implementation elements:

- The City will continue to provide financial incentives through HOME funds.
- The City work with developers of SRO housing to set-aside to set-aside a specified number of housing units in return for density bonus concessions (refer to Program 14).
- The City will prioritize the use of Section 8 vouchers for this income group ().
- The City will aggressively utilize regulatory incentives, including but not limited to density bonus concessions to encourage private developers to increase the supply of affordable housing for extremely low income individuals and/or households.
- The City will encourage the development of Second Units as a means to provide housing for extremely low income individuals or households. The City could use a number of incentives such as waiving fees to encourage the development of such housing.

A third component of this affordable housing program is geared towards those individuals the not only need affordable housing but also have special housing needs related to a developmental disability. The State Department of Developmental Services (DDS) administers developmental disabilities programs through regional centers. The Eastern LA Regions Center serves the City of Bell. This program element consists of the following components:

- The City will encourage the development of Second Units as a means to provide housing for developmentally disabled individuals in need of affordable housing.
- The City will work with the Eastern LA Regions Center to implement an outreach program that informs families in Bell regarding housing and services that are available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.
- The City will work with the Eastern LA Regions Center to identify funding sources that can address the housing needs of developmentally disabled persons.



- The City will also implement the Transitional and Supportive Housing Program (refer to Program 9) that will facilitate the development of such housing in Bell.

Under this program, the City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C and Local Housing Trust Funds. The City shall actively promote the benefits of these programs on the City's website and through the preparation of a handout that will be made available to developers at pre-application meetings. The City will also actively work with the development community to identify ways that ELI and lower income housing may be provided.

The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low-income, very low-income, and low-income households. Another outreach effort will inform the development community and property owners as to development opportunities for SRO developments and second units. The implementation elements are outlined below:

- *City's Role in Implementation:* The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.
- *Source of Funding:* General Fund for staff time and grant applications..
- *2017-2021 Program Objectives:* City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C and Local Housing Trust Funds. The City will conduct an annual seminar to discuss available funding sources to assist in the development of lower income, including extremely low-income housing.
- *Agency Responsible for Implementation:* The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.
- *Implementation Schedule:* The program will be implemented Spring 2021.

Program 18 Rezone Housing Opportunity Program.

The City of Bell will commit to a rezoning program for Site #6 identified as "new housing opportunity sites" to allow for higher density residential multi-family uses by-right to address the City's RHNA shortfall from the 4th Cycle planning period. The intent of this program is to make these sites available for affordable housing development that would accommodate housing for very low and low-income households. The "new housing opportunity sites" will be rezoned to accommodate a minimum of 30 units



per acre. Under this program, the City will rezone the “new housing opportunity site” to facilitate high density residential development and affordable housing *by-right*. In other words, the high density development and affordable housing for this site will not require any discretionary approvals. According to Government Code Section 65583(c)), the following will be applicable:

- All of the units must be permitted by right which is defined consistent with 65583.2(h) and (I), without discretionary actions.
- The minimum density of 30 units per acre will be applicable (refer to Section 65583.2(h)).
- The minimum capacity of 16 units per site will be required.
- 50% of identified shortfall must occur on residential only zoned sites.
- 20% of the units must be affordable to lower income households.
- As part of this program, any development that does not correspond to that envisioned as part of the affordability requirements must be replaced with identical housing types and costs elsewhere in the City. The City must work with property owners and developers to encourage the development of those infill sites reserved for affordable housing development for such housing.

The City will also explore possible density bonus concessions and/or tax credits that could yield even higher densities of affordable housing. The implementation strategy is summarized below:

- *City's Role in Implementation:* The City of Bell Community Development Department is responsible for the implementation of this program.
- *Source of Funding:* General Fund for staff time.
- *2017-2021 Program Objectives:* The City will complete the rezoning of Site #6 by the end of the first quarter of 2020.
- *Agency Responsible for Implementation:* The responsible agency is the City of Bell Community Development Department. The responsible party is the Community Development Director.
- *Implementation Schedule:* The program will be implemented in June 2020.

QUANTIFIED OBJECTIVES

Table 6-28 summarizes the City's quantified *program* objectives new housing development, rehabilitated housing, and conserved/preserved housing for the 2014-2021 planning period by income group. The quantified objectives for both the previous RHNA (pre-2014) and the current RHNA cycle (2014-2021) are listed in Table 6-28. The unmet need for the 4th and 5th Cycles are described in the next section (Section 6.4).



Table 6-28 Summary of Quantified Objectives			
Income Level	New Construction	Rehabilitation	Preservation/ Conservation
Extremely Low Income	10 units	--	--
Very Low Income	10 units	10 units/year	10 units/year
Low Income	15 units	10 units/year	10 units/year
Moderate Income	8 units	--	Mobile home parks preserved
Above Moderate Income	--	--	--
Total	42 units	20 units/year	20 units/year



6.4 PLANNING IMPLEMENTATION FOR HOUSING

INTRODUCTION TO THE RHNA

This section of the City of Bell Housing Element compares the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA), with historic population, housing, and employment growth in the City. The projections were derived from population, housing, and employment figures developed by SCAG as part of the earlier planning process undertaken to develop the RHNA.

The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to income groups. The income categories include *Very low*, *Low*, *Moderate*, and *Above moderate-income* households, and the incomes of the selected income groups are based upon percentages of the median household income for the larger Los Angeles County region. The RHNA housing need for Bell is categorized according to the following income groups:

- ❑ The ***Extremely Low-income*** households are those households whose income does not exceed 30% of the median household income for the greater Los Angeles area.
- ❑ The ***Very-Low-income*** households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area.
- ❑ The ***Low-income*** households earn from 51% to 80% of the median.
- ❑ The ***Moderate-income*** groups earn from 81% to 120% of the median.
- ❑ The ***Above-Moderate*** households earn over 120% of the median income.

The total projected RHNA for Bell during the 5th Cycle (2014 to 2021) planning period is 47 units. Of this total, 11 units were for *very low income* households (including 6 units for extremely low income households and 5 five units were for *very low income* households), 7 units were for *low income* households, 8 units for *moderate income* households, and 21 units for *above moderate* income households. The total projected RHNA for Bell during the 4th Cycle (2006 to 2014) planning period was 47 units. Of this total, 7 units were for *very low income* households, 11 units were for *low income* households, and 18 units for *moderate income* and *above moderate* income households. Table 6-29 illustrates the distribution of the projected housing needs for the five income categories for the 4th and 5th Cycles.



Table 6-29 RHNA and Unmet RHNA Housing Need 4 th and 5 th Cycle							
Income Level	5 th Cycle RHNA			4 th Cycle RHNA			Total Remaining
	RHNA	Provided	Unmet RHNA	RHNA	Provided	Unmet RHNA	Need
ELI & Very Low	11 units	58 units ¹	0 units	7 units	0 units	7 units	7 units
Low	7 units	7 units ¹	0 units	11 units	0 units	11 units	11 units
Moderate	8 units	16 units ²	0 units	18 units	168 units	0 units	0 units
Above Moderate	21 units	59 units	0 units				0 units
Total	47 units	140 units	0 units	47 units	18 units	18 units	18 units
1. These units were provided by the Bell Oasis project that consisted of 65 units. 2. The moderate income units were provided by the ADUs. Source: SCAG RHNA.							

During the current 5th Cycle period a total of 59 market rate units were provided for households with above-moderate incomes. The market-rate units that have been provided during the current planning period include the following:

- ❑ 2 market rate units on a site occupied by a multiple-family use (6721 Otis Avenue);
- ❑ 1 market rate unit on a site occupied by a multiple-family use (6617 Vinevale Avenue);
- ❑ 7 market rate units on a site occupied by 10 units (6522 Walker Avenue);
- ❑ 1 market rate unit on a vacant site (6619 Flora Avenue);
- ❑ 3 market rate units on a site occupied by 3 existing units (6815 1/2 Wilcox Avenue);
- ❑ 14 market rate units in the western vacant portion of the site (4704 Florence Avenue);
- ❑ 7 market rate units on a vacant site (6619 King Avenue);
- ❑ 1 market rate unit constructed in the vacant rear area (7012 Corona Avenue);
- ❑ 3 market rate units on a vacant parcel used for parking (7231 Wilcox Avenue);
- ❑ 3 market rate units located in rear portion of the site (6231 Heliotrope);
- ❑ 5 market rate units in the rear portion of the site used for parking (6319 Vinevale); and,
- ❑ 2 market rate residential units on a site occupied by a single unit (6529 Flora Avenue).

The majority of the above housing developments occurred on properties that were zoned for R-3 development. The developers/property owners in the City sought to develop their properties at the densities that were permitted pursuant to the applicable zoning designation.



City's Zoning Ordinance was recently Amended in 2018 to ensure the City's ADU Ordinance was in conformance with State law. In 2018, a total of 11 ADU applications were approved. Of these 11 ADUs, a total of 8 applications involved the conversion of existing garages to ADUs. In 2019, a total of 5 ADU applications were received of which 4 applications involved the conversion of an existing garage to and ADU and one application for the construction of a new ADU. These 16 ADUs are assumed to address the City's need for *moderate-income* housing. A complete listing of the ADUs, including the corresponding addresses, is provided herein in the appendix.

During the 5th Cycle planning period, 65 units emergency and transitional housing units located in the Bell Salvation Army campus were constructed. The Planning Commission resolution approving the development stated that "the proposed project's use must remain as is proposed over the lifetime of the project." These 65 units were allocated in Table 6-29 to meet the current 5th Cycle need for extremely low, very low, and low income housing for the 5th Cycle planning period.

There is an unmet need for the 4th Cycle that consists of a total of 18 units (7 units for very low housing and 11 units for low income housing). The focus of the identification of available sites will be to identify those opportunities for lower income households.

CITYWIDE BUILD-OUT ESTIMATE

The City of Bell is fully developed and, as a result, any new residential development will consist of infill development within properties that are currently vacant or underutilized. The Land Use Element contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional. The land use designations that permit residential development are identified below:

- ❑ ***Residential, Low-Density.*** This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) *As part of the Housing Element's implementation, the maximum density will be increased to 20 units per acre.*
- ❑ ***Residential, Medium-Density.*** This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments). The maximum development density is 21.78 units per acre. *As part of the Housing Element's implementation, the maximum density will be increased to 30 units per acre.*

Table 6-30 also includes standards for development intensity and population density. For the residential land use categories, *development intensity* is defined according to the maximum number of residential units permitted on an acre of land. The development intensity corresponds to the number of units permitted under the corresponding residential zone districts. As indicated in Table 6-30, the potential build-out is 12,245 units assuming a density of 22 units per acre for the existing Medium Density (R-3) and Commercial-Residential zone districts. As indicated previously, the density standard for the R-3



Zone district will be amended to 30 units per acre in accordance with State law. The potential build-out assuming 20 units per acre for the R-1 zone district and 30 units per acre for the R3 and C3-R zone districts is projected to be 17,525 units.

The corresponding build-out figure would permit between 3,028 and 8,308 units over the existing number of housing units (9,217 units). As indicated previously, the *Land Use and Zoning Conformity Program* calls for the City of Bell to initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. This program will revise the minimum development density requirements so they conform to the State's density requirements (a minimum of 30 units per acre for the high density categories). In addition, the build-out for the *mixed-use* category shown in Table 6-30 assumed that mixed-use assumed that 5% of the total commercially zoned land (approximately 7.5 acres) would be realistically developed. As indicated previously, the corresponding build-out figure is 17,525 when assuming the higher development densities. This translates into an additional 8,308 units over the existing number (9,217 units).

Table 6-30 Land Use Designations and Build-Out			
Land Use Designation	Land Area (in acres)	Development Intensity Used to Calculate Build-out	Potential Resulting Build-out
Existing Zoning (Existing Density Standards)			
Low-Density Residential	65 acres	9 (8.71) units/acre	585 units
Medium-Density Residential	530 acres	22 (21.78) units/acre	11,660 units
Total City	595 acres	--	12,245 units
Future Zoning (After Land Use and Zoning Conformity Program)			
Low-Density Residential	65 acres	20 units/acre	1,300 units
Medium-Density Residential	530 acres	30 units/acre	15,900 units
Mixed Use (C3-R Zones)	7.5 acres	30 units/acre	225 units
Total	1,804 acres	--	17,525 units
Source: City of Bell Draft Land Use Element			

SITES THAT AREA AVAILABLE TO ACCOMMODATE RHNA

As part of the General Plan Update, a Citywide survey was completed to identify potential development sites for new residential development. The geographic areas that were the focus of the search included vacant properties within the R-3, C-3R, and the Emergency Shelter Overlay Zones. Future multiple-family residential development is permitted within these zones. The survey then identified those properties that were underutilized. Underutilization was defined as vacant properties and parcels containing dilapidated structures. A total of ten potential housing infill sites were identified as candidate sites for new residential development. Four of the candidate infill sites are located along the Gage Avenue or Florence Avenue commercial corridors. The zoning for six of the ten sites is C-3R, which will permit mixed-use development with a minimum density of 30 units per acre. Site #8 is zoned R3 which also permits 30 units per acre. Table 6-31 summarizes the characteristics of these infill properties while more



detailed information and maps are provided for each infill site in the Appendix. Table 6-31 also indicates the anticipated affordability of the housing units contemplated for each of the sites.

As indicated below in Table 6-31, the ten infill sites could potentially accommodate 201 new housing units, including 88 above moderate income units and 113 units for lower income households (low, very low, and extremely low). This number exceeds the remaining RHNA need of 18 units for lower income households. The maximum permitted development density of 30 units was used to calculate the number of housing units that could be constructed on the infill sites. The land area shown for each site is given in “net” acres meaning that no dedications would be required and the entire site would be made available to the development. In reality, many newer developments currently being reviewed actually exceed the 30 units per acre when taking into account density bonuses that are being granted.

Table 6-31
Potential Housing Infill Sites

Site No.& Address	Land Use	Zoning/General Plan (Projected Affordability)	Net Area¹	No. of Units
#1. 7116 Otis Ave.	Vacant lot	C-3R and Commercial (Moderate & Above Moderate)	0.33 acres	10 units (30 units/acre)
#2. 4741 Florence Ave.	Paved surface parking lot and liquor store	C-3R and Commercial (Moderate & Above Moderate)	0.41 acres	12 units (30 units/acre)
#3. 4765-4777 Gage Ave.	Vacant site and commercial building	C-3R and Commercial (Moderate & Above Moderate)	0.40 acres	12 units (30 units/acre)
#4. 4460 Gage Ave.	Underutilized commercial property	C-3R and Commercial (Moderate & Above Moderate)	0.48 acres	14 units (30 units/acre)
#5. 3550-3554 Gage Ave.	Paved surface parking area and commercial building	C-3R and Commercial (Moderate and Above Moderate)	0.39 acres	11 units (30 units/acre)
#6. 7020-7030 Atlantic Blvd (City-owned site)	Car Wash and commercial building	C-3 and Commercial (Affordable, Moderate and Above Moderate)	0.54 acres (23,625 sq.ft.)	18 units (30 units/acre).
#7 5133 Florence Ave.	Closed dairy retail use. An application for residential has been submitted.	C-3R (Moderate and Above Moderate)	0.33 acres (14,328 sq. ft.)	10 units (30 units/acre)



#8. 4800 Randolph Ave.	Commercial use is closed and is illegal non-conforming	R-3 (Moderate and Above Moderate)	0.30 acres (13,217 sq. ft.)	9 units (30 units/acre)
#9. 48041 K St. (site is located within the existing Bell Salvation Army Facility)	Area is located between Bell Oasis Apartments (on the east) and transitional Units (on the west). Lot is partially paved and is used as a garden and the pavement is used as a maneuvering area for a truck driving school.	Emergency Shelter Overlay (Extremely Low & Very Low Income)	3.5 acres 152,460 sq. ft.	105 units (30 units/acre)

Table 6-31
Potential Housing Infill Sites (continued)

Site No. & Address	Land Use	Zoning/General Plan (Projected Affordability)	Net Area1.	No. of Units
#10 6629-6633 1/2 Pine Avenue.	The two vacant units are located to the back of the site, west of Pine Avenue.	R-3 (Moderate and Above Moderate)	0.46 acres (19,988 sq. ft)	2 units (30 units/acre)
Total Land Area for Sites #1 through #10			7.14 acres	
Total Moderate & Above Moderate income Units				88 units
Total Very Low & Extremely Low Income Units				<u>113 units</u>
Total Future Units (Sites #1 through #10)				201 units

Site #9 is identified as the candidate location for the City's 4th Cycle un-met RHNA for extremely low income (ELI), very-low income, and low income units. Future development of Site #9 will exceed the State requirements of providing a minimum of 16 units per site and the densities will equal 30 units per acre as indicated in Table 6-31. In addition, 100% of the units for Site #9 will be affordable. There is a potential for up to 105 units within the 3.5-acre site. This site is located adjacent to the Bell Oasis housing development which opened last year for homeless persons. The 3.5 acre site is also owned by the Salvation Army in its entirety. The site is currently an old unused surface parking area. A portion of the property is also being used as a garden for the shelter residents. No existing housing units are located on this potential site for ELI, very low, and low income housing. As a result, no replacement housing will be required. (As indicated elsewhere in this Housing Element, only affordable housing is permitted within this site).

All of the units for Site #9 will be affordable. There is a potential for up to 105 units within the 3.5 acre site. This site is located adjacent to the Bell Oasis housing development which opened last year for homeless persons. The 3.5 acre site is also owned by the Salvation Army in its entirety. The site is currently an old unused surface parking area. A portion of the property is also being used as a garden for the shelter residents. No existing housing units are located on this potential site for ELI, very low, and low income housing. As a result, no replacement housing will be required. (as indicated elsewhere in this Housing element, only affordable housing is permitted within this site).



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APPENDIX HOUSING INFILL SITES

CITY OF BELL HOUSING ELEMENT 2013-2021

CITY OF BELL DEPARTMENT OF COMMUNITY DEVELOPMENT
6330 PINE AVENUE
BELL, CALIFORNIA 90201



APRIL 8, 2020



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A total of ten potential housing infill sites were identified as candidate sites for new residential development. Five of the candidate infill sites are located along the Gage Avenue or Florence Avenue commercial corridors. The zoning for seven of the nine sites is C-3R, which will permit mixed-use development with a minimum density of 30 units per acre. Site #8 is zoned R3 which also permits 30 units per acre. Finally, Site #9 is included in the Emergency Shelter Overlay Zone and is reserved for extremely low and very low income housing units. Table A-1 summarizes the characteristics of these infill sites and also indicates the anticipated affordability of the housing units contemplated for each of the sites.

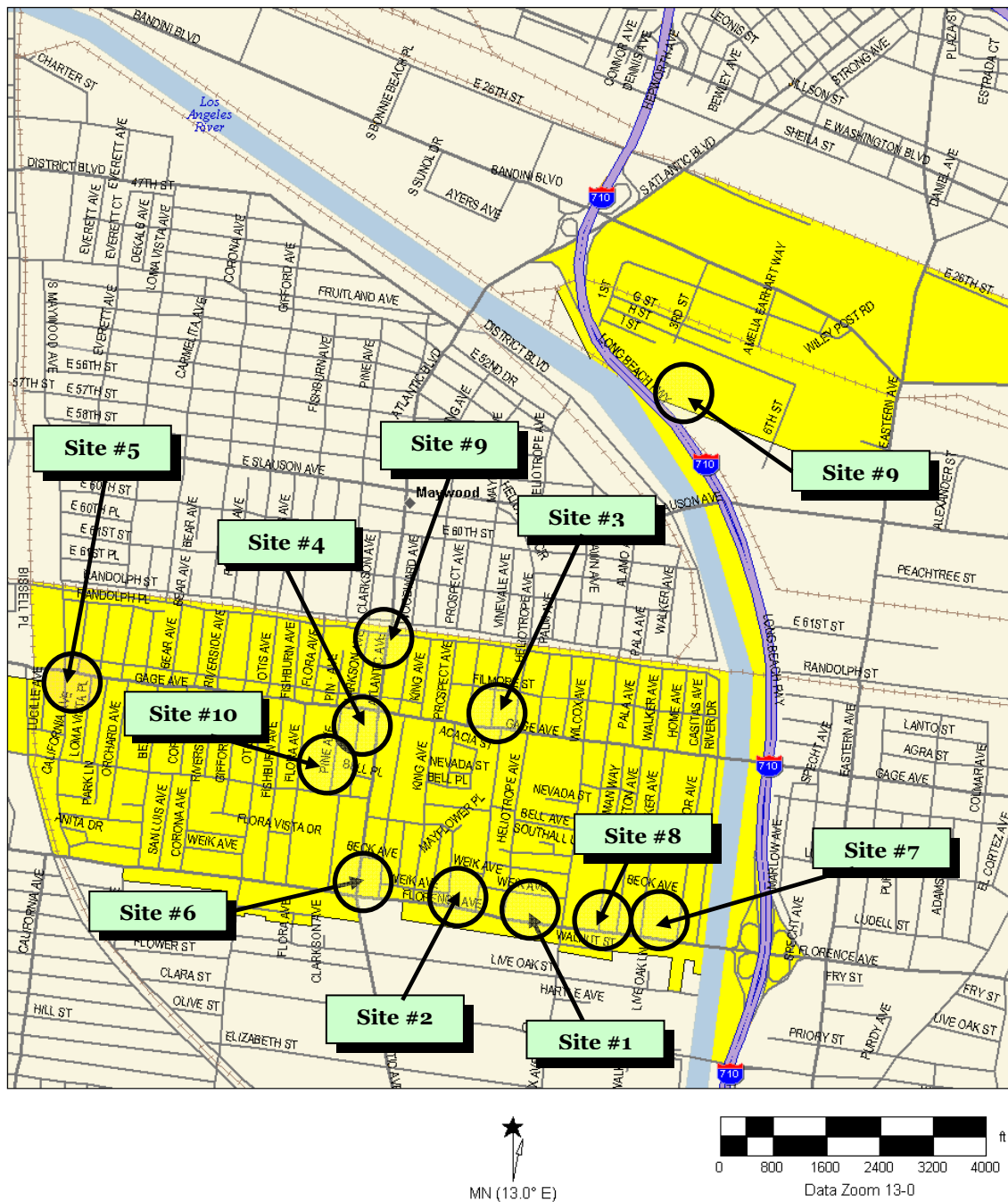
Table A-1 Potential Housing Infill Sites				
Site No.& Address	Land Use	Zoning/General Plan (Projected Affordability)	Net Area¹	No. of Units
#1. 7116 Otis Ave.	Vacant lot	C-3R and Commercial (Moderate & Above Moderate)	0.33 acres	10 units (30 units/acre)
#2. 4741 Florence Ave.	Paved surface parking lot and liquor store	C-3R and Commercial (Moderate & Above Moderate)	0.41 acres	12 units (30 units/acre)
#3. 4765-4777 Gage Ave.	Vacant site and commercial building	C-3R and Commercial (Moderate & Above Moderate)	0.40 acres	12 units (30 units/acre)
#4. 4460 Gage Ave.	Underutilized commercial property	C-3R and Commercial (Moderate & Above Moderate)	0.48 acres	14 units (30 units/acre)
#5. 3550-3554 Gage Ave.	Paved surface parking area and commercial building	C-3R and Commercial (Moderate and Above Moderate)	0.39 acres	11 units (30 units/acre)
#6. 7020-7030 Atlantic Blvd (City-owned site)	Car Wash and commercial building	C-3 and Commercial (Affordable, Moderate and Above Moderate)	0.54 acres (23,625 sq. ft.)	18 units (30 units/acre).
#7 5133 Florence Ave.	Closed dairy retail use. An application for residential has been submitted.	C-3R (Moderate and Above Moderate)	0.33 acres (14,328 sq. ft.)	10 units (30 units/acre)
#8. 4800 Randolph Ave.	Commercial use is closed and is illegal non-conforming	R-3 (Moderate and Above Moderate)	0.30 acres (13,217 sq. ft.)	9 units (30 units/acre)
#9. 48041 K St. (site is located within the existing Bell Salvation Army Facility)	Area is located between Bell Oasis Apartments (on the east) and transitional Units (on the west). Lot is partially paved and is used as a garden and the pavement is used as a maneuvering area for a truck driving school.	Emergency Shelter Overlay (Extremely Low & Very Low Income)	3.5 acres (152,460 sq. ft.)	105 units (30 units/acre)
#10 6629-6633 1/2 Pine Avenue.	The two vacant units are located to the back of the site, west of Pine Avenue.	R-3 (Moderate and Above Moderate)	0.46 acres (19,988 sq. ft)	2 units (30 units/acre)
Total Land Area for Sites #1 through #10			7.14 acres	
Total Moderate & Above Moderate income Units				88 units
Total Very Low & Extremely Low Income Units				<u>113 units</u>
Total Future Units (Sites #1 through #10)				201 units



The total unmet need for the 4th cycle planning period alone is 18 units (11 very low income and 7 low income units) which will be met by Site #6. As indicated above in Table A-1, the ten infill sites could potentially accommodate 201 new housing units, including 88 above moderate income units and 113 units for lower income households (low, very low, and extremely low). This number accommodates the remaining RHNA need of 18 units for lower income households. The minimum permitted development density of 30 units was used to calculate the minimum number of housing units that could be constructed on the infill sites. The land area shown for each site is given in “net” acres meaning that no dedications would be required and the entire site would be made available to the development.

All of the units for Site #9 will be affordable. There is a potential for up to 105 units within the 3.5 acre site. This site is located adjacent to the Bell Oasis housing development which opened last year for homeless persons. The 3.5 acre site is also owned by the Salvation Army in its entirety. The site is currently an old unused surface parking area. A portion of the property is also being used as a garden for the shelter residents. No existing housing units are located on this potential site for ELI, very low, and low income housing. As a result, no replacement housing will be required. (as indicated elsewhere in this Housing element, only affordable housing is permitted within this site).

The sites identified in Table A-1, shown as sites #1 through #10, were not identified in any previous adopted and/or certified housing element as a potential housing opportunity site. The sites, while being improved, are largely underutilized and are occupied by parking lots or development with low floor area ratios. The development feasibility of the nine potential infill sites for new residential development, infrastructure service, and other characteristics are summarized under each site description.

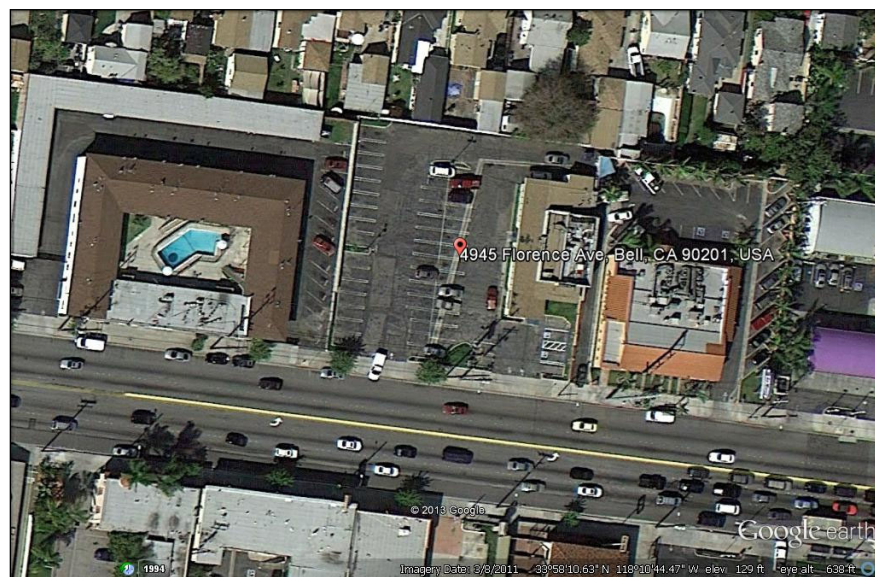
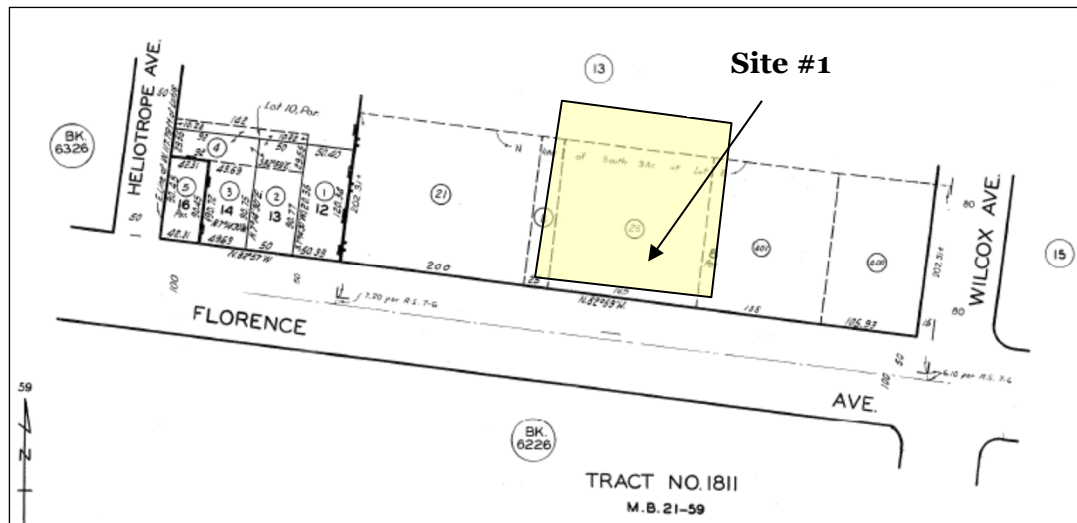


LOCATION OF HOUSING INFILL SITES

SOURCE: BLODGETT BAYLOSIS ASSOCIATES



Site #1



Address: 4945 Florence Avenue. **APN:**6327-014-025.

Site Area: 33,330 sq. ft. (0.77 acres)

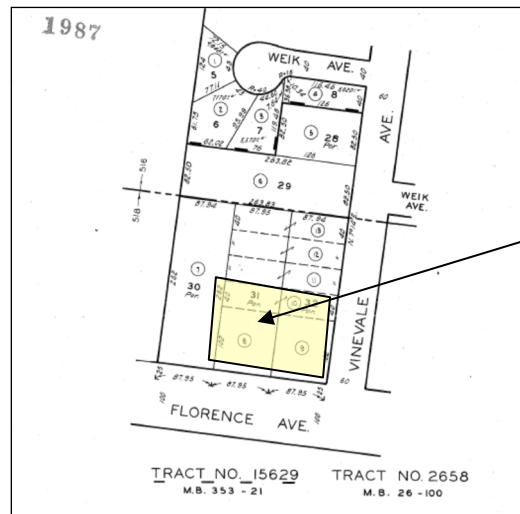
Zoning: C-3R **General Plan:** Commercial **Development Density:** 23 units

Land Use: Paved parking lot and restaurant.

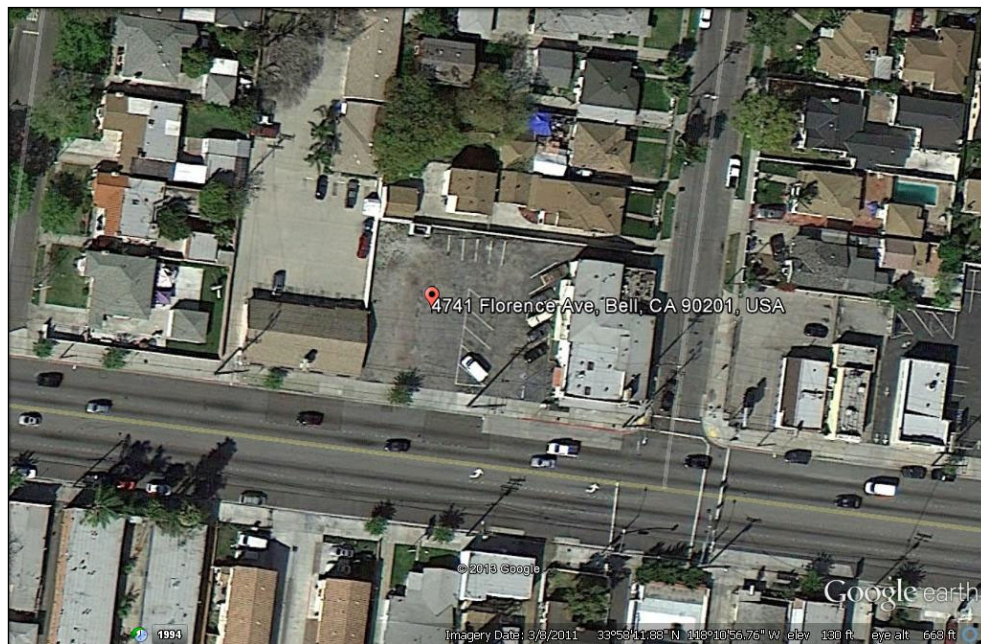
Utilities: Water and sewer lines are in Florence Avenue.



Site #2



Site #2



Address: 4747 Florence Avenue. **APN**6326-020-008 and 6326-020-009.

Site Area:17,748 sq. ft. (0.41 acres)

Zoning: C-3R **General Plan:** Commercial **Development Density:**12 units

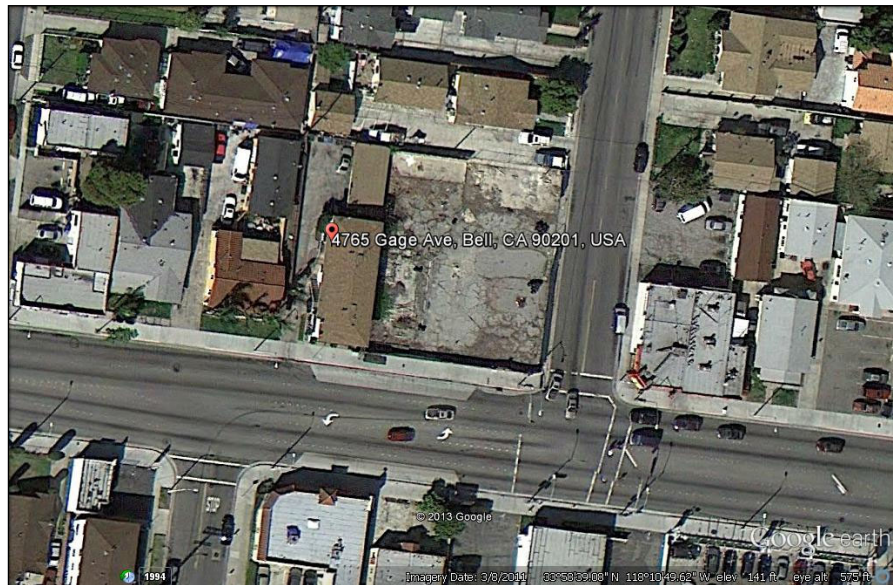
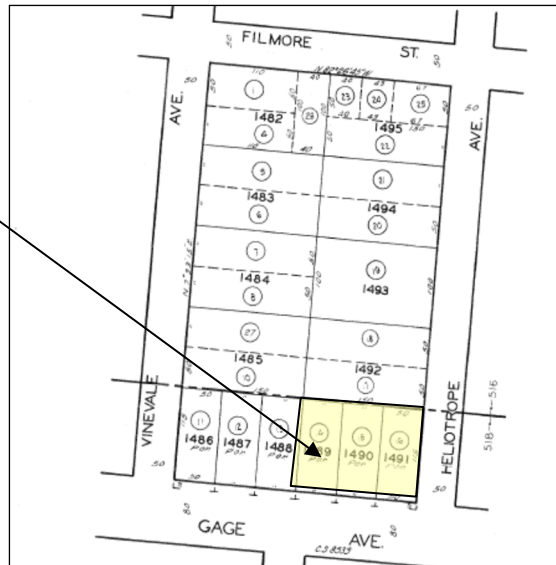
Land Use: Paved parking lot and liquor store.

Utilities: Water and sewer lines are in Florence Avenue.



Site #3

Site #3



Address: 4765, 4773, and 4777 Gage Avenue. **APN:**6316-027-014, 6316-027-015, and 6316-027-016.

Site Area:17,250 sq. ft. (0.40 acres)

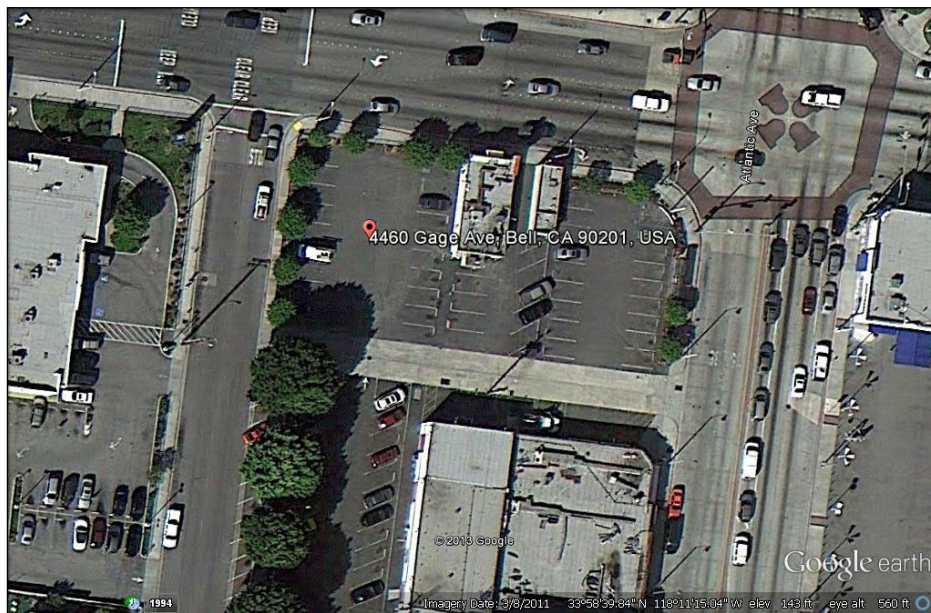
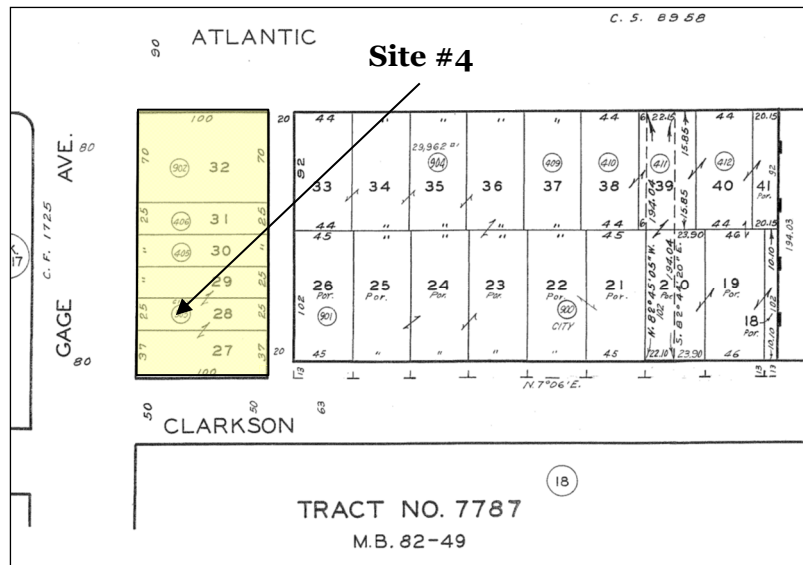
Zoning: C-3R **General Plan:** Commercial **Development Density:**12 units

Land Use: Vacant site and commercial building.

Utilities: Water and sewer lines are in Gage Avenue.



Site #4



Address: 4460 Gage Avenue. **APN:**020-903, 6325-020-405, 6325-020-406, and 6325-020-902.

Site Area:20,700 sq. ft. (0.48 acres)

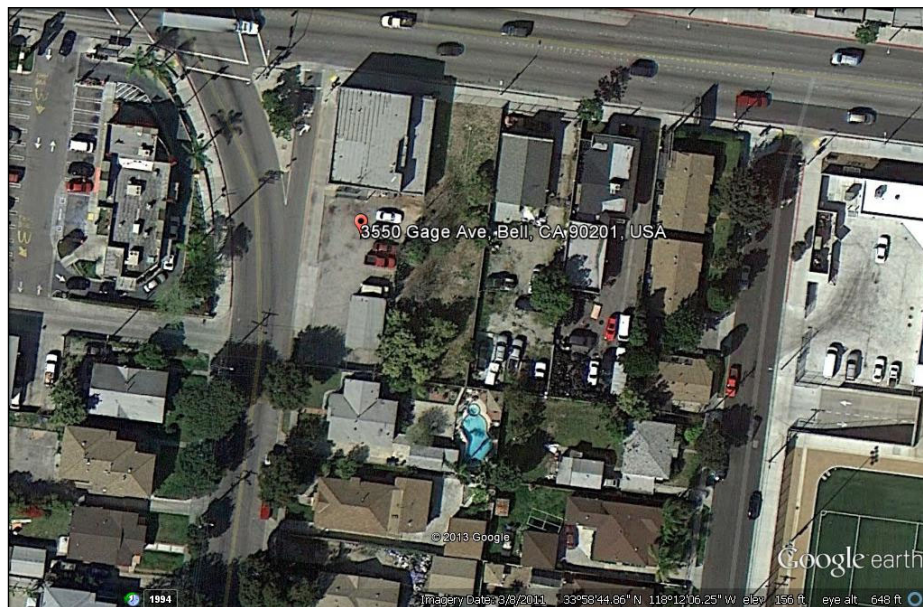
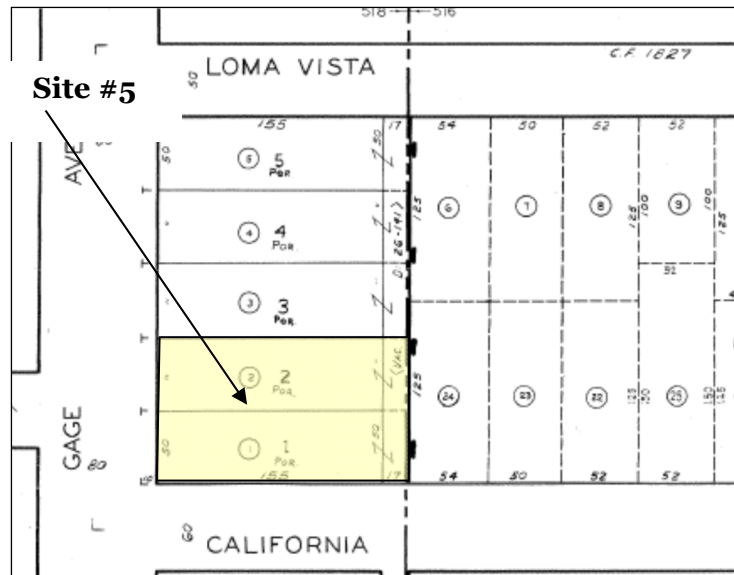
Zoning: C-3R **General Plan:** Commercial **Development Density:**14 units

Land Use: Underutilized commercial property.

Utilities: Water and sewer lines are in Gage Avenue.



Site #5



Address: 3550 and 3554 Gage Avenue. **APN:**6324-010-001 and 6324-010-002.

Site Area:17,200 sq. ft. (0.39 acres)

Zoning: C-3R **General Plan:** Commercial **Development Density:**11 units

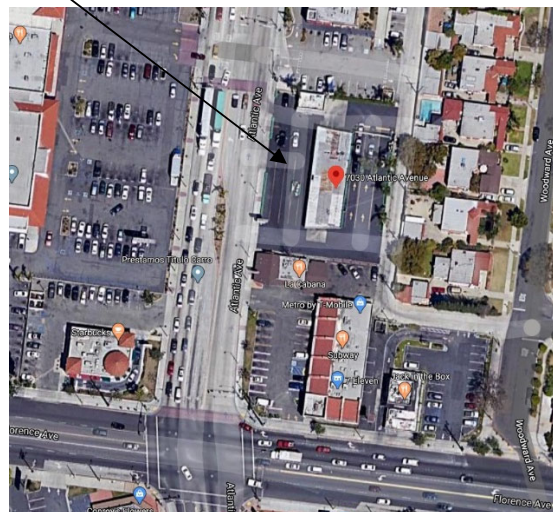
Land Use: Paved parking lot and commercial building.

Utilities: Water and sewer lines are in Gage Avenue.



Site #6

Site #6



Address: 7020-7030 Atlantic Blvd. **APN:**6326-035-901 & 6326-035-902

Site Area:23,625 sq. ft. (0.54 acres)

Zoning: C-3 **General Plan:** Commercial (Atlantic Corridor Plan)

Development Density:18+ units

Land Use: Car wash.

Utilities: Water and sewer lines are in Atlantic Boulevard.

Comments: This site is owned by the City of Bell. This site will be used for the 4th Cycle shortfall (18 units for extremely low, very low, and low-income households).



Site #7



Address: 5133 Florence Ave. **APN:**6327-026-027

Site Area: 14,328 sq. ft. (0.33 acres)

Zoning: C-3R **General Plan:** Mixed Use

Development Density: 10 units

Land Use: Closed Drive Through Dairy.

Utilities: Water and sewer lines are in Florence Avenue.

Comments: Non-conforming use .



Site #8



Address: 4800 Randolph Ave. **APN:** 6316-015-001.

Site Area: 13,217 sq. ft. (0.30 acres)

Zoning: R-3 **General Plan:** Commercial (Mixed Use)

Development Density: 9 units

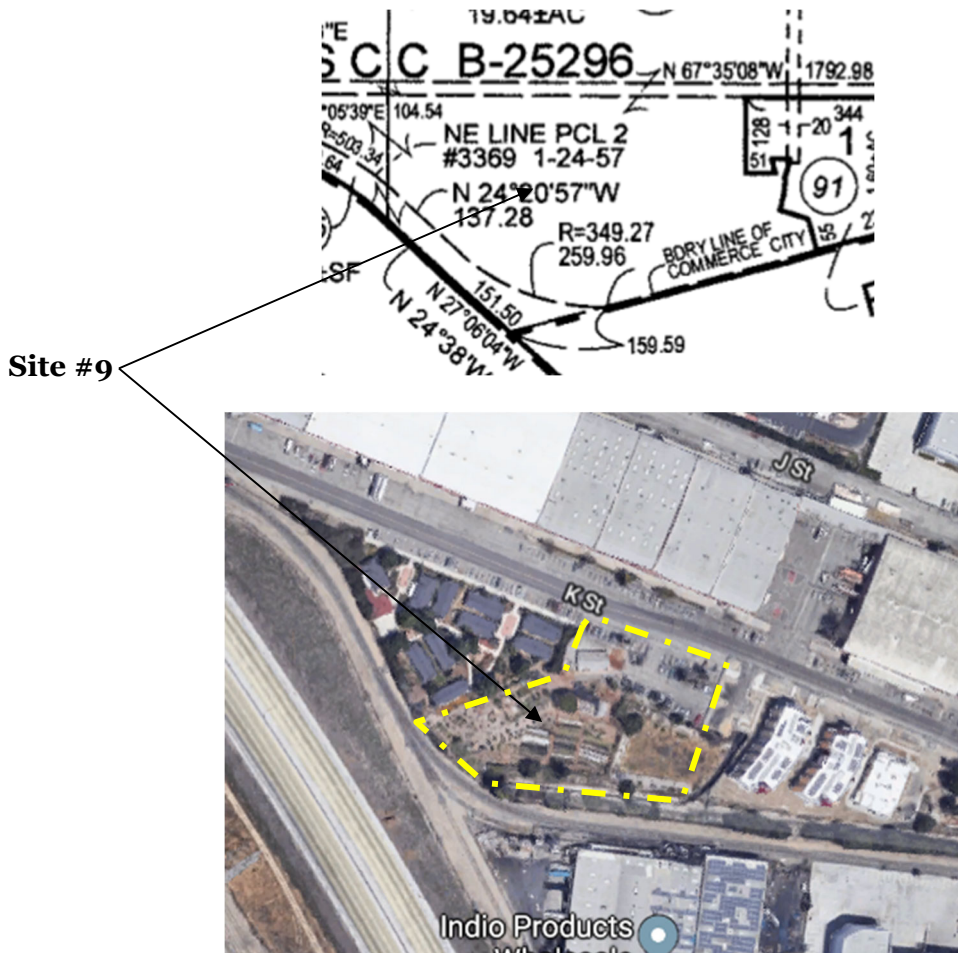
Land Use: Legal non-conforming closed restaurant use.

Utilities: Water and sewer lines are in Randolph Avenue.

Comments: The existing restaurant is closed.



Site #9



Address: 48041 K St. **APN:** part of 6332-956-090

Site Area: 152,460 sq. ft. (3.5 acres)

Zoning: C-3R **General Plan:** Emergency Shelter Overlay

Development Density: 105 units (assumes 30 units/acre)

Land Use: Vacant (paved area and garden)

Utilities: Water and sewer lines are in Mansfield Way.

Comments: This site is part of the area owned by the Bell Salvation Army Shelter. Area is located between Bell Oasis Apartments (on the east) and transitional Units (on the west). This site remains as extremely low, and very low income housing, it just will not be used for the 4th Cycle shortfall.



Site #10



Address: 6629-6633 1/2 Pine Avenue **APN:** 6325-017-900, 6325-017-901, 6325-017-902, 6325-017-903

Site Area: 19,988 sq. ft. (0.45 acres), 13,688 square feet will be available for development

Zoning: R-3 **General Plan:** Commercial (Mixed Use)

Development Density: 9 units, 2 units available

Land Use: Existing vacant units on Commercial (Mixed-Use) property

Utilities: Water and sewer lines on Pine Avenue.

Comments: Owned by the Housing Authority. 6629, 6633 are vacant and 6629 1/2 and 6633 1/2 are occupied. Units A through E will remain, so a total of 13,688 square feet would be available for development.