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## **2021-2029 Housing Element**

Adopted  
February 14, 2022

City of Bell Gardens  
Community Development Department  
7100 Garfield Avenue

Bell Gardens, CA 90201



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# 1. Introduction

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This Introduction provides an overview of the legal framework and contents for the Housing Element.

## 1.1 Statutory Framework

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The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Bell Gardens.

Recognizing the importance of providing adequate housing in all communities, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements required by the State. Article 10.6, Sections 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code set forth the legal requirements of the Housing Element and encourage the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "... an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." The contents of the Element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the State of California is an important goal for the City of Bell Gardens. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

*Section 65583(b)(2) states, "It is recognized that the total housing needs ... may exceed available resources and the*



*community's ability to satisfy this need within the content of the general plan requirements ... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved..."*

This Housing Element (2021-2029) was created in compliance with State General Plan law pertaining to Housing Elements.

## **1.2 Purpose of the Housing Element**

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The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, and fiscal factors and community goals within the General Plan. Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote



preservation, improvement and development of diverse types and costs of housing throughout Bell Gardens.

### **1.3 Organization of the Housing Element**

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The Housing Element is generally organized according to the data and analyses required by State law:

- Chapter 1: Introduction
- Chapter 2: Housing Needs Assessment
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Housing Action Plan

A review of the City’s accomplishments in implementing the previous Housing Element is included as an appendix.

### **1.4 Relationship to Planning Efforts**

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The California Government Code requires that “the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

This Housing Element recommends specific changes to the Land Use Element in order to meet the needs of the community. The City will amend the Land Use Element within three years to implement this recommendation. The City will also be updating the Safety Element pursuant to State law. As individual elements of the General Plan are updated in the future, the City will ensure internal consistency among the various General Plan Elements.



## 1.5 Data Sources

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Various sources of information were used to prepare the Housing Element. The 2018 American Community Survey (ACS)<sup>1</sup> five-year estimates provide the basis for population, household, and demographic characteristics. Several data sources were used to supplement and update the 2018 ACS and 2010 Census as follows:

- Pre-Certified Local Housing Data by the Southern California Association of Governments (SCAG);
- Housing market information, such as home sales, rents, and vacancies, is updated with real estate data;
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

## 1.6 Overview of the City

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The City was incorporated as a general law city in 1961, and at the time of incorporation, the City's population was approximately 27,000. The City of Bell Gardens has a total land area of 1,536 acres, or 2.4 square miles. According to the 2018 ACS five-year estimates, there were 9,877 housing units in the City and a population of 42,449. The demographic and socioeconomic characteristics of the City are described in more detail in Section 2 of this Housing Element Update.

The City of Bell Gardens is located in the southern portion of Los Angeles County, approximately 13 miles southeast of the Los Angeles Civic Center. The City is bounded by the City of Commerce on the north, Downey on the east, South Gate on the south, and the Cities of Bell and Cudahy on the west. The City's corporate boundaries are generally delineated by man-made barriers, including the Southern Pacific Railroad to the north, the Rio Hondo

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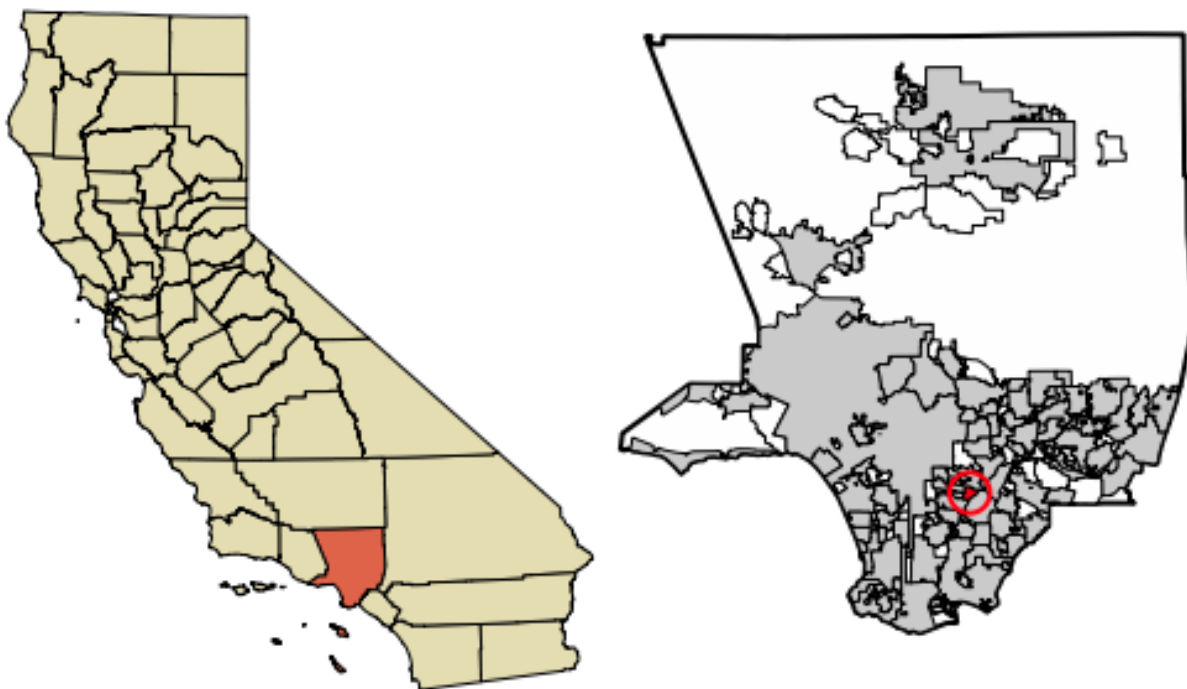
<sup>1</sup> The Census collects detailed household and demographic information through a series of smaller surveys known as the American Community Surveys (ACS). Different data are collected every one, three, or five years and vary depending on the size of the jurisdiction. Results are averages over the survey timeframe. Therefore, multiple ACS datasets are used in this Housing Element, depending on the specific variable in question.



River flood control channel to the east, and the Los Angeles River flood control channel and Interstate 710 to the west.

While the City is built out, efforts to provide adequate and affordable housing continues to be a priority of the City. This Housing Element Update seeks to address the challenges of further providing quality housing for all income levels.

**Figure 1-1: Regional location**



## **1.7 Public Participation**

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California Law requires that local governments make a diligent effort to engage public participation. Throughout the course of the preparation of this Housing Element Update, the City made a diligent effort to involve the public in the Housing Element's development. The City compiled a comprehensive list of key stakeholders, including service providers and potentially interested public agencies.

The City conducted public workshops before the Planning Commission on February 17, 2021 and August 25, 2021. The first meeting in February 2021 was held via a webinar and the second



meeting in August 2021 was held as a teleconference due to pandemic social distance requirements.

The City posted information in English and Spanish inviting the public to the Housing Element Workshops on social media outlets and the City's website. In addition, the City mailed postcards/flyers to local agencies and organizations, inviting their participation in the Housing Element Update process and to the Workshops. These agencies and organizations include housing professionals, housing developers, and service providers that cater to the needs of lower- and moderate-income households and those with special housing needs.

During the February 2021 meeting, a general presentation on Housing Element Update requirements and demographic information regarding the City was given. Comments provided at the meeting included:

- Discussion about potential sites;
- City surplus land opportunities;
- Mixed use site opportunities;
- Accessory Dwelling Units (ADUs); and
- Developer outreach efforts.

In response to these comments, the Housing Element identifies opportunities for mixed use development and includes programs to facilitate mixed use development and ADUs in the community.

The Draft Housing Element was available for public review between August 17 and October 29, 2021. Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for the mandatory review, the City conducted a review of the Draft Housing Element before the Planning Commission at a special meeting on August 25, 2021. The Draft Housing Element was submitted to HCD on September 9, 2021.

During the public comment period for the Draft Housing Element, the City received a comment letter from the Public Counsel (see Appendix A). As a follow-up action, the City met with representatives of the Public Counsel and East Yard Communities to discuss the comments.



In addition, the City has established a Rent Control Ad Hoc Committee to address tenant protection issues. The Committee has met eight times since Summer 2021. The first community workshop was conducted on December 9, 2021 to inform the community of the issues at hand and obtain input on the possible adoption of rent control for the City.

On November 8, 2021 the City received written comments on the Draft Housing Element from HCD. The Revised Draft Housing Element was available for public review from December 16, 2021 to January 14, 2022. The City conducted a public hearing before the Planning Commission on January 14, 2022 and a public hearing before the City Council on February 14, 2022 for the adoption of the Housing Element.

Water services in the City are provided by the Golden State Water Company and sewage treatment services are provided by the Los Angeles County Sanitation District. Pursuant to SB 1087, the City will provide a copy of the adopted Housing Element to its water and sewer service providers.



## 2. Housing Needs Assessment

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This section provides an overview of the key housing needs in Bell Gardens based on demographic, socioeconomic, housing stock, and special need characteristics. These trends and community characteristics are a foundation for developing responsive housing goals, policies, and programs.

### 2.1 Introduction to Community Profile

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An assessment of the community's demographic and housing characteristics is necessary in order to address the specific housing needs of present and future Bell Gardens residents. The community profile serves as a foundation from which future housing objectives and recommendations may be developed. These objectives provide direction for City programs that intend to meet local housing needs and to provide a fair share of regional affordable housing.

In context, this section of the Housing Element Update considers the following:

- *Demographic Characteristics*, including population growth trends in the City, age characteristics, ethnicity, and household characteristics;
- *Economic Characteristics*, describing economic and market factors relevant to the maintenance of existing housing and the need for production of new housing in the City;
- *Neighborhood and Housing Profile*, focusing on trends in residential development, housing unit types, and housing tenure; and,
- *Special Needs*, including a discussion of City residents that have special housing requirements.

### 2.2 Population Characteristics

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Demographic changes, such as rapid population growth or changes in the racial and ethnic composition of a community, may affect a household's access to housing. Factors such as age, cultural preference, household size, occupation, and income influence the type of housing needed and the ability of existing and future



residents to afford housing. Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. The following section describes and analyzes the various population characteristics and trends that affect housing needs in Bell Gardens.

### 2.2.1 Population Growth and Trends

From its roots as a ranch and farming community, Bell Gardens has evolved into a vibrant, family-oriented city. By the 1930s, the Bell Gardens area became an important residential area. Similar to most Southern California cities, Bell Gardens experienced a post-World War II housing boom. The defense plants of the 1940s brought prosperity to the region and Bell Gardens became largely developed with single-family homes, bungalow courts, and strip commercial development along major arterials. The dramatic increase in the City’s population during the 1960s was due both to an increased average household size and a population growth trend that reflected national trends during that period. By 1961, with a population of close to 27,000 persons, the City of Bell Gardens was incorporated. In recent decades, population growth in Bell Gardens has slowed dramatically, since much of the area within the City’s jurisdiction is now fully developed (Table 2-1).

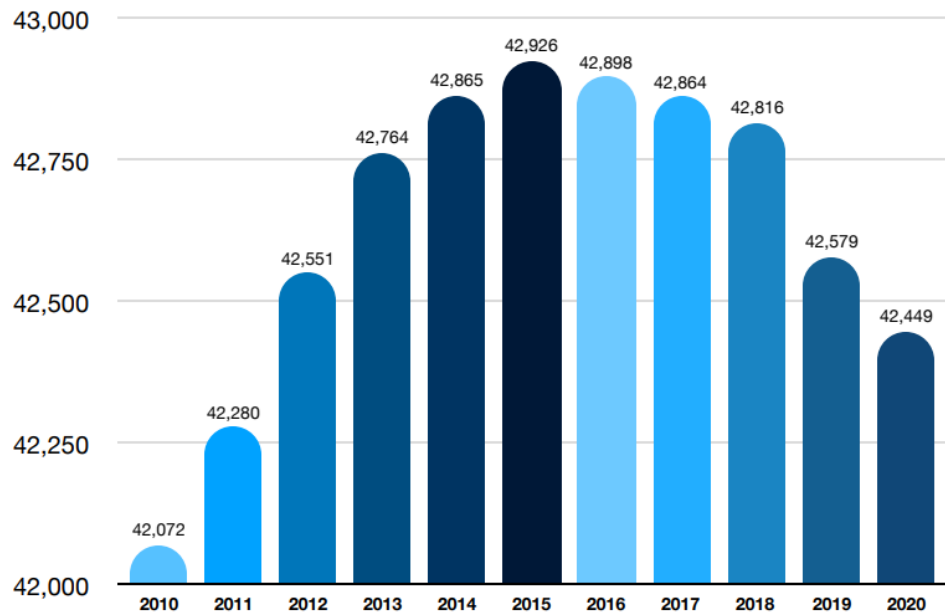
**Table 2-1: Population Trends of Neighboring Jurisdictions (1980-2020)**

Jurisdiction	1980	1990	2000	2010	2020	Percent Change			
						1980-1990	1990-2000	2000-2010	2010-2020
Bell	24,450	34,365	36,664	35,477	36,531	40.6%	6.7%	-3.2%	3.0%
<b>Bell Gardens</b>	<b>34,117</b>	<b>42,315</b>	<b>44,054</b>	<b>42,072</b>	<b>42,449</b>	<b>24.0%</b>	<b>4.1%</b>	<b>-4.5%</b>	<b>0.9%</b>
Huntington Park	46,223	56,065	61,348	58,114	59,515	21.3%	9.4%	-5.3%	2.4%
Maywood	21,810	27,893	28,083	27,395	27,904	27.9%	0.7%	-2.5%	1.9%
South Gate	66,784	86,284	96,375	94,396	97,003	29.2%	11.7%	-2.1%	2.8%
Los Angeles County	7,477,503	8,863,164	9,519,338	9,818,605	10,172,951	18.5%	7.4%	3.1%	3.6%

Sources: California Department of Finance E-5 Report, 2010-2020.  
American Community Survey (ACS) 2018, five-year estimates.



**Figure 2-1: Total Population 2010-2020**



Sources:

1. California Department of Finance E-5 Report, 2010-2020.
2. ACS 2018, five-year estimates

The 2018 American Community Survey (ACS) recorded the City’s population at 42,449 persons, an increase of 0.9% from 2010 to 2021. Los Angeles County as a whole had a population increase of approximately 3.6% during the same time period.

Due to the built-out nature of the City, the population is projected to nominally increase in the future. The Southern California Association of Governments (SCAG) prepared anticipated population projections when developing the Regional Housing Needs Allocation (RHNA) goals. SCAG forecasts a population growth of 1.04% over the next 25 years with an estimated Bell Gardens population of approximately 44,300 in 2045.

### **2.2.2 Race and Ethnicity**

The City of Bell Gardens is a densely populated and culturally diverse community. According to the 2018 ACS, 95.6% of the residents in Bell Gardens are Hispanic. A key aspect of Bell Gardens is its foreign-born population, which comprises 42.9% of the City’s residents. These households often include extended or multi-generational families, and tend to have more modest incomes than



native-born residents. Furthermore, communities with a high proportion of Hispanic households tend to have a larger average household size due to the cultural practice of living with extended family members.

**Table 2-2: Racial/Ethnic Composition (2018)**

	Bell Gardens		Los Angeles County	
	Persons	% of Total	Persons	% of Total
White	1,142	2.6%	2,620,206.92	26.1%
Asian	357	0.8%	1,546,022.47	15.4%
Black	275	0.6%	903,519.63	9.0%
Other	89	0.2%	90,351.96	0.9%
Hispanic	40,778	95.6%	4,879,006.00	48.6%

Source: ACS 2018, five-year estimates

### 2.2.3 Age Characteristics

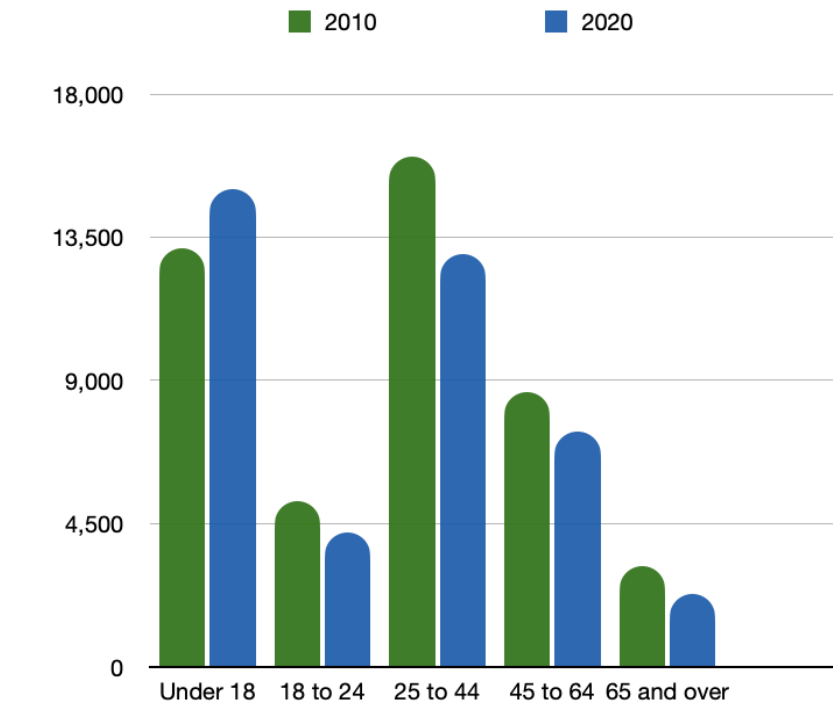
Bell Gardens’ current and future housing needs are determined in part by the age characteristics of residents in the community. Each age group has distinct lifestyles, income levels, and family types that influence housing preferences. As these housing choices evolve as people move through each stage of life, it is important to examine changes in the age structure of Bell Gardens’ residents in order to identify any potential impacts on housing needs. Figure 2-2 shows a decrease of every age demographic, with the exception of children under 18 years of age.

The age distribution of Bell Gardens reflects a community of primarily young families with children. The decrease in family-forming adults along with an increase in children reflects families having more children, which will likely continue to place a strong demand on larger units to accommodate the growing families.

With the aging of the baby boom population, Bell Gardens can expect to see a modest decrease in a demand for senior housing as baby boomers continue aging into their later years, and a continued increase in the number of young families in the community.



**Figure 2-2: Population Changes in Age Distribution (2010-2020)**



Source: ACS 2018, five-year estimates

## 2.3 Economic Characteristics

A variety of economic characteristics influence the need for housing and the ability to afford housing. These characteristics include the jobs available in the community, resident occupations, and incomes earned by different types of households.

### 2.3.1 Economic Trends and Projections

Highly correlated to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 2-3 provides detailed employment information. The most prevalent industry is Manufacturing with 3,198 employees representing 17.7% of the total working individuals. The second most prevalent industry is Retail trade with 2,723 employees representing 15% of working individuals.



**Table 2-3: Resident Employment by Industry (2018)**

Industry Type	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	103	0.6%
Construction	1,365	7.5%
Manufacturing	3,198	17.7%
Wholesale trade	1,138	6.3%
Retail trade	2,723	15.0%
Transportation, Warehousing, and Utilities	1,872	10.3%
Information	288	1.5%
Finance, Insurance, Real Estate, Rental, and Leasing	485	2.6%
Professional, Scientific, Management, and Administration	1,396	7.7%
Educational, Health and Social services	2,346	12.9%
Arts, Entertainment, Recreation, and Services	1,948	10.7%
Other services	1,021	5.6%
Public Administration	180	1.0%

Source: ACS 2018, five-year estimates.

Table 2-4 shows the Bell Gardens’ labor force. According to the State of California Employment Development Department (EDD), the City’s labor force is estimated at approximately 18,500 persons, with 17,600 employed.

**Table 2-4: Labor Force Trends (2015-2020)**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2015	18,200	16,500	1,600	9%
2016	17,800	16,700	1,100	6.1%
2017	18,000	17,000	1,000	5.3%
2018	18,000	17,100	900	5.1%
2019	18,100	17,200	900	5.2%
2020	18,500	17,600	900	4.9%

Source: State of California Employment Development Department (EDD), 2015-2020 January Unemployment rates.

The unemployment rate in Bell Gardens for March 2021 was recorded at 13%, which was higher than the 11.3% unemployment rate for the County of Los Angeles.

The higher unemployment rates are due to the current Covid-19 pandemic. Prior to the pandemic, the unemployment rates for Los Angeles County were approximately 5%. At the height of the pandemic, unemployment rates reached as high as 18% county-wide. It is anticipated that the unemployment rate will continue to decrease as the economy continues to reopen.



Table 2-5 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles Metropolitan Statistical Area. Healthcare and professional service occupations such as Management, Legal, Architecture, and Engineering service occupations are among the highest paying in the region.

**Table 2-5: Mean Salary by Occupation – Los Angeles Region (2020)**

<b>Occupations</b>	<b>Average Salary</b>
Legal	\$137,890
Management	\$140,130
Architecture and Engineering	\$101,910
Healthcare Practitioners and Technical	\$102,480
Computer and Mathematical	\$100,900
Arts, Design, Entertainment, Sports, and Media	\$86,620
Business and Financial Operations	\$85,160
Life, Physical, and Social Science	\$90,480
Education, Training, and Library	\$73,530
Protective Service	\$63,010
Community and Social Service	\$61,880
Construction and Extraction	\$63,600
Installation, Maintenance, and Repair	\$58,610
Sales	\$49,140
Office and Administrative Support	\$47,170
Transportation and Material Moving	\$42,080
Production (Manufacturing)	\$41,780
Healthcare Support	\$34,190
Building, Grounds Cleaning, and Maintenance	\$38,110
Personal Care and Service	\$38,660
Farming, Fishing, and Forestry	\$36,010
Food Preparation and Serving Related	\$32,140
<b>All Occupations</b>	<b>\$63,660</b>

Source: U.S. Bureau of Labor Statistics, *Occupational Employment and Wage Estimates*, 2020.

Table 2-6 identifies major employers in Bell Gardens with 50 or more employees. Not reflected in this listing of large employers are the numerous small business retailers, which comprise nearly one-third of the City’s business establishments.



**Table 2-6: Major Employers in Bell Gardens (2021)**

Rank	Name	Type	Employees
1	The Bicycle Casino LP	Leisure and Hospitality	1,600
2	Briarcrest Nursing Center	Healthcare	250
3	Villa Del Rio Inc.	Healthcare	240
4	First Class Vending Inc.	Vending Services	150
5	Metal Surfaces International LLC	Metal Manufacturer	120
6	Wei-Chuan USA. Inc.	Food Distributor	100
7	Food 4 Less #307	Grocery Store	87
8	Parkhouse Tire Inc.	Tire Installation & Repair	86
9	DCX-CHOL Enterprises Inc.	Manufacturing	70
10	Ross Dress For Less #981	Retail	65
11	Sole Transport L.C.	Fuel Distributer	63
12	Redondo Enterprises LLC (McDonalds)	Fast Food	61
13	Applebee's Neighborhood Grill & Bar	Restaurant	60
14	Parkhouse Tire Inc.	Tire Installation & Repair	52
15	Knighted Ventures LLC	Leisure and Hospitality	50
16	Majesty Partners LLC	Leisure and Hospitality	50
17	Wilcox Machine Company	Machining and Engineering	50

Source: City of Bell Gardens, 2021

In terms of the local retail market, Bell Gardens is recognized as a regional shopping destination because a significant amount of taxable sales are from nonresidents. The Downtown area at Florence Avenue and Eastern Avenue is the City's main commercial attraction, and is widely known throughout the surrounding community as a commercial, entertainment, and social center. The City's economy is dominated by leisure and hospitality, education and health, retail, and manufacturing industries.

The City also encourages mixed-use development to facilitate housing conveniently located to local jobs and job centers. The 1995 General Plan Land Use Map Designation has concentrated areas of mixed-use on parts of Eastern Avenue and parts of Gage Avenue. Mixed-use refers to a combination of commercial and residential uses to provide the community with much needed affordable housing and commercial facilities. It is essential for the City to take into consideration how employment and housing opportunities are interrelated. A balance between housing and jobs can reduce traffic congestion, improve air quality, and provide adequate labor supply for local businesses in Bell Gardens. Bell



Gardens is a desirable place for housing, given the City’s centralized location in Los Angeles County. Bell Gardens residents have direct access to Interstate 710 that connects the Greater Los Angeles area to the Ports of Los Angeles and Long Beach. Various industrial hubs along I-710, including the City’s industrial areas, provide valuable manufacturing jobs to Bell Gardens.

## **2.4 Neighborhood and Housing Profile**

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Neighborhood and housing characteristics define the nature of housing needs in Bell Gardens. This section analyzes housing growth patterns, housing characteristics, tenure and vacancy trends, housing prices, and affordability. These characteristics are important in determining the housing needs for the City of Bell Gardens in order to identify how well the current housing stock meets the needs of current and future residents.

### **2.4.1 Neighborhood Characteristics**

Bell Gardens has over 732.5 acres designated as residential land use, encompassing 59% of the City’s total area. Few residential areas have retained their identity as lower density residential areas, despite historic development practices. The majority of residential neighborhoods zoned high-density residential (R-3) are redeveloped as a mix of single-family, duplex, triplex, and multiple-family developments.

### **2.4.2 Household Characteristics**

The Census defines a household as all persons who occupy a housing unit. Given this definition, single persons living alone, families related through marriage or blood, and unrelated individuals living together all constitute a household. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, residents of single-person households are often seniors or young adults, who tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family



homes. This section details the various household characteristics affecting housing needs. Table 2-7 shows the household growth trends for the City of Bell Gardens since 1990.

**Table 2-7: Household Growth Trends (1990-2018)**

Year	Households	Numerical Change	Percent Change
1990	9,244	--	--
2000	9,466	222	2.4%
2010	9,655	189	2.0%
2018	9,663	8	0.1%

Source: ACS 2018, five-year estimates

### Housing Tenure

A variety of homeownership and rental housing opportunities allow for residents and their children to live in Bell Gardens throughout their lives – as their families grow, as children leave home, and as individuals approach retirement. According to the 2018 American Community Survey (ACS), the City consists of 77.8% renter-occupied units, with the remaining 22.2% owner-occupied.

Although many residents first enter the housing market as renters, many will aspire to establish greater permanency in the community. The demand for homeownership opportunities is strong among first- and second-generation residents. Homeownership can provide financial independence, economic stability, and personal safety. Home investment and pride in ownership also contribute to high quality neighborhoods and stability. Offering both rental and affordable homeownership opportunities for Bell Gardens residents remains a top priority for the City.

**Table 2-8: Change in Housing Stock by Tenure (1990-2018)**

Resident Type	1990		2000		2010		2018	
	#	%	#	%	#	%	#	%
Owner-Occupied	2,082	23%	2,252	24%	2,318	24%	2,146	22%
Renter-Occupied	7,162	77%	7,214	76%	7,337	76%	7,517	78%
<b>Total Households</b>	<b>9,244</b>	<b>100%</b>	<b>9,466</b>	<b>100%</b>	<b>9,655</b>	<b>100%</b>	<b>9,663</b>	<b>100%</b>

Source: ACS 2018, five-year estimates

According to the 2018 ACS, the City had a total of 9,877 housing units, with 9,663 units being occupied by households. Between 2010 and 2018, the number of households in the City increased by



8, or 0.1%. By comparison, the City’s population increased by 0.9% during this time period. However, the composition of the City’s households has not significantly changed in the previous decade. Bell Gardens’ households are still predominantly families, which comprise 89% of households. Nonfamily households, which consist of single or unrelated persons sharing housing, comprise 11% of the City’s households. The residents in the City of Bell Gardens are primarily lower income suburban immigrant families that work in service or skill-based jobs with limited disposable income. Most have a high school education or lower, and some own their homes.

**Housing Vacancy**

An adequate supply of housing is essential to maintaining sufficient choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. Although market forces are beyond the control of any one city, maintaining an optimal balance of housing supply and demand is a desirable goal.

Table 2-9 shows the total number of vacant housing units in the City by tenure. Of the 9,877 total units in the City, 214 units have been identified as vacant. As a household is defined by the 2018 ACS as an occupied housing unit, the City had 9,663 households.

**Table 2-9: Vacant Housing Units by Type (2015-2018)**

Type of Vacancy	Vacant Units
Rental Vacancy	214
Homeowner Vacancy	0
<b>Total</b>	<b>214</b>

Source: ACS 2018, five-year estimates

The building industry assumes that vacancy rates of 2% for ownership housing and 5% for rental housing are optimal and offers a variety of choices for residents. According to the 2018 ACS, the homeowner vacancy rate in Bell Gardens was 0% while the rental vacancy rate was 2.2%, significantly below optimum rates.



## **Household Size**

Bell Gardens continues to have an average household size that is substantially greater than that of the County of Los Angeles as a whole. In 2018, the County had an average of 2.96 persons per household. The City's average household size in 2018 was 4.37 persons. The average household size for owner-occupied housing in Bell Gardens was 4.5, compared to 4.33 persons for renter-occupied housing.

According to the 2018 ACS, approximately 41% of Bell Gardens households have three people or fewer. About 7% of the City's households are single-person households, which is much lower than the County share of 25.6%. About 35% of all households in the City have at least five people or more.

Changes in household type and size significantly affect the need for different types of housing. The increase in family households with children will continue to result in a high demand for larger units that are well suited to accommodate children. Increasing the overall supply of housing may provide opportunities for these family households and help alleviate some of the overcrowding pressures in the City. At the same time, providing more housing opportunities for the aging baby boomers will allow seniors to move out of their oversized homes and into smaller units within their community, increasing the single-family housing stock.

### **2.4.3 Household Income**

Household income is the most crucial factor in evaluating the size and type of housing available for any given household since income leads directly to the ability of households to balance housing costs with other basic necessities. Household income levels are often correlated with certain demographic factors, including race, gender, and household type. While housing choices, such as tenure and location of residences are income-dependent, household size and type affect the proportion of income that can be spent on housing.

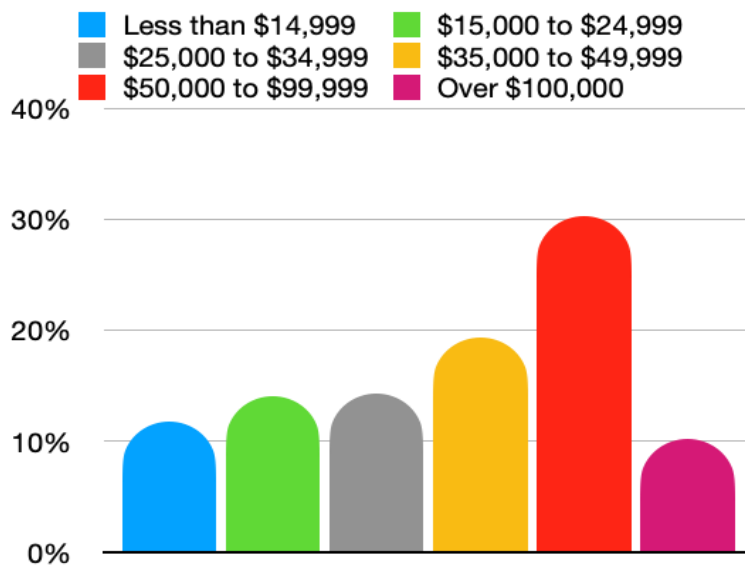
## **Income Distribution**

According to the 2018 ACS, the median household income reported for Bell Gardens residents was \$42,223. However, median household income only provides partial insight into a community's



income profile. As shown in Figure 2-3, a more detailed breakdown of households by income category can provide more information about the proportion of households in Bell Gardens whose limited incomes may lead to a higher incidence of housing problems such as overpayment (paying more than 30% of income on housing) or overcrowding (having more than one person per room). Between 2010 and 2018, about 59% of households earned less than \$50,000. About 30% of households earned between \$50,000 and \$100,000.

**Figure 2-3: Households by Income, Percentage of Population**



Source: ACS 2018, five-year estimates

For planning and funding purposes, the California Department of Housing and Community Development (HCD) uses five income categories to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. These terms are used throughout this Housing Element Update. For purposes of the Housing Element Update, the HCD utilizes the following income groups described as a percentage of Area Median Income (AMI):

- Extremely Low            0-30% AMI
- Very Low                 31-50% AMI
- Low                         51-80% AMI
- Moderate                 81-120% AMI
- Above Moderate         120%+ AMI



**Table 2-10: Income Distribution**

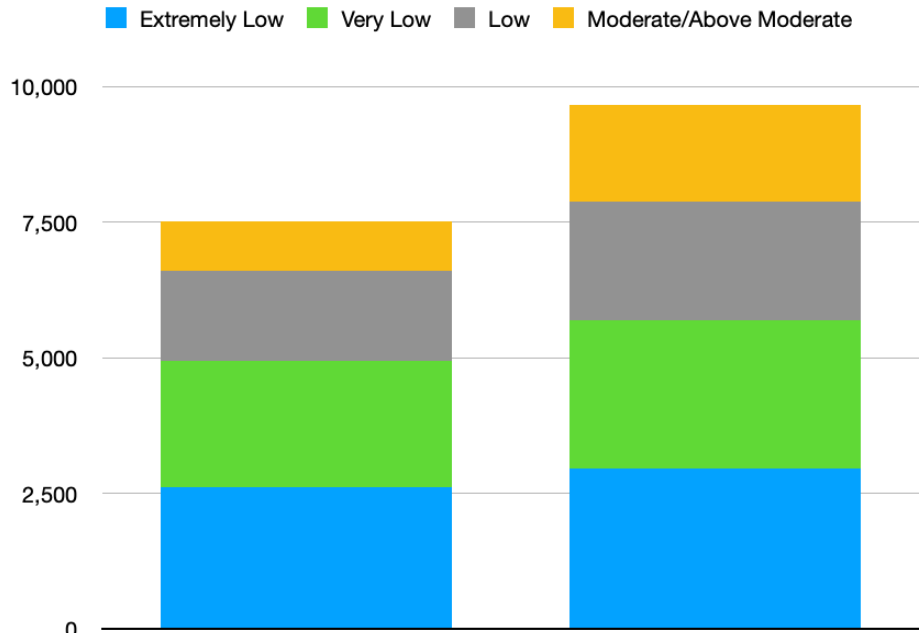
Income Category	Percent of Median Family Income (AMI)	2020 Income Limits (4-person household)	Bell Gardens	Los Angeles County
Very Low	0 % to 50% AMI	\$56,300	36%	26%
Low	51% to 80% AMI	\$90,100	27%	15%
Moderate	81% to 120% AMI	\$92,750	19%	16%
Above Moderate	121% + AMI	>\$92,751	19%	43%

Sources:

1. California Department of Housing and Community Development (HCD), 2020 income limits
2. Southern California Association of Governments (SCAG) income distribution

As shown in Figure 2-4, renter-households in Bell Gardens were relatively evenly distributed among the lower income groups. However, owner- households had proportionally more households toward the moderate and above moderate income levels.

**Figure 2-4: Income Distribution by Tenure**



Income Group	Renter	Owner
Moderate/Above Moderate	920	1,769
Low	1,650	2,204
Very Low	2,340	2,729
Extremely Low	2,605	2,955

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017



On average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners, and thus face greater financial obstacles in securing decent, affordable housing. According to 2013-2017 CHAS data, 59% of renter-households experienced at least one housing problem compared to only 12% of owner-households. CHAS data also found that large renter-households experienced the greatest rate of housing problems (91%). CHAS defines housing problems as below:

- 1) Paying over 30 percent of their income on housing cost;
- 2) Inadequate housing (i.e., lacking a complete kitchen or plumbing facilities); or
- 3) Overcrowding (i.e., occupied by more than one person per room, excluding kitchens and bathrooms).

### **Cost Burden**

Cost burden refers to a household that pays more than 30% of gross income for housing costs. Moderate cost burden refers to payments between 30% to 50% of gross income; severe cost burden refers to payments exceeding 50%. The extent of cost burden in Bell Gardens is presented in Table 2-11.

As shown in Table 2-11, renter-occupied households are more likely to experience cost burden (76% compared to 54% of owner-occupied households). In addition, 28% of total households in the City are experiencing a severe housing cost burden (spending more than 50% of their income on housing).

Approximately 30% of the City's total households fall within the extremely low income category. Overall, 91% of the total households within this category have experienced a problem with cost burden. Renter-occupied households are more likely to experience any housing problem (76%) than owner-occupied households (54%). Overall, 58% of the total households experience a housing cost burden greater than 30%, while 28% experience the same issue greater than 50%.



**Table 2-11: Cost Burden in Bell Gardens**

Income Category	Total Owners		Total Renters		Total Households	
	Households	%	Households	%	Households	%
<b>Extremely Low Income (&lt; 30% AMI)</b>	<b>350</b>	<b>100%</b>	<b>2,605</b>	<b>100%</b>	<b>2,955</b>	<b>100%</b>
% with any housing problems	270	77%	2,435	93%	2,705	91%
% Cost burden than 30%	265	75%	2,415	92%	2,680	90%
% Cost burden greater than 50%	190	54%	1,960	75%	2,150	72%
<b>Very Low Household Income (30-50% AMI)</b>	<b>389</b>	<b>100%</b>	<b>2,340</b>	<b>100%</b>	<b>2,729</b>	<b>100%</b>
% with any housing problems	245	62%	2,105	89%	2,350	86%
% Cost burden than 30%	203	52%	1,845	78%	2,048	75%
% Cost burden greater than 50%	135	34%	390	16%	525	19%
<b>Low Household Income (50-80% AMI)</b>	<b>554</b>	<b>100%</b>	<b>1,650</b>	<b>100%</b>	<b>2,204</b>	<b>100%</b>
% with any housing problems	304	54%	895	54%	1,199	54%
% Cost burden than 30%	266	48%	435	26%	701	31%
% Cost burden greater than 50%	104	18%	15	0.0%	119	5%
<b>Total Households</b>	<b>2,142</b>	<b>100%</b>	<b>7,515</b>	<b>100%</b>	<b>9,657</b>	<b>100%</b>
% with any housing problems	1,178	54%	5,714	76%	6,892	71%
% Cost burden than 30%	892	41%	4,715	62%	5,607	58%
% Cost burden greater than 50%	429	20%	2,365	31%	2,794	28%

Note: The CHAS data is based on sample data collected through the American Community Survey (ACS) and therefore, the household numbers deviate from the 2019 Census.

Source: CHAS, 2013-2017

## 2.4.4 Housing Supply

### Housing Production and Growth

Bell Gardens has experienced minimal housing growth since 2000. According to the 2014-2018 ACS, the City has a housing stock of 9,984 units, representing a 2% increase from 2000. Overall, housing growth in nearby jurisdictions has also been limited.

**Table 2-12: Housing Unit Growth (2000-2018)**

	2000	2018	Percent Change
Bell	9,215	9,298	0.9%
<b>Bell Gardens</b>	<b>9,788</b>	<b>9,984</b>	2.0%
Huntington Park	15,335	15,228	-0.7%
Maywood	6,701	6,768	1.0%
South Gate	24,269	24,540	1.1%
Los Angeles County	3,270,909	3,590,574	9.8%

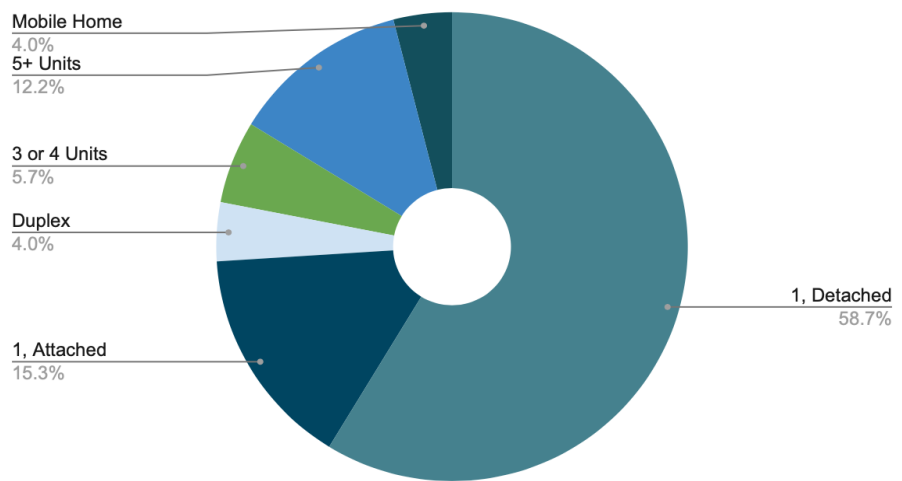
Source: ACS 2018, five-year estimates



## Housing Unit Type and Size

Multiple-family units make up only 22% of the City’s housing stock. The vast majority of the City’s housing consists of single-family units (74%). Mobile homes make up the remaining 4% of housing in Bell Gardens. The variety of housing unit types produces a diverse residential neighborhood in the City. Given that 76% of the City’s occupied units were renter-occupied, it can be inferred that a significant portion of the City’s single-family homes are being used as rentals.

**Figure 2-5: Units in Structure (2018)**



**Table 2-13: Units in Structure**

<b>Total Housing Units</b>	<b>9,984</b>
1, Detached	5,863
1, Attached	1,525
Duplex	404
3 or 4 Units	569
5+ Units	1,223
Mobile Home	400
Boat, RV, Van, etc.	0

Source: ACS 2018, five-year estimates

As the population increased and housing needs became more varied, the City’s housing stock began to diversify. There has been an increase in the construction of additional housing units on lots developed with existing single-family residences. It is important to note that most residential properties in Bell Gardens have multiple



single-family units on one lot. Typically, an average Bell Gardens lot (approximately 50 feet wide and 150 feet deep) contains two to four single-family detached units, depending on the density allowances permitted.

### **Housing Age and Condition**

The Community Development Department (CDD) considers housing units in compliance with the City's building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows.

Often, a structure's age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain quality.

According to the 2018 ACS, 80% of the units in the City were built before 1979. Housing built before 1979 could potentially have lead-based paint in addition to the rehabilitation needs of a typical unit more than 40 years of age.

According to the City's Building and Safety Division, there were 343 housing rehabilitation cases opened from 2013-2020 related to housing stock conditions. As of November 2020, the City's Building Official estimates that 20% of homes are in need of substantial rehabilitation. Homeowners must continue to invest in updating and expanding their homes in order to maintain and preserve the City's older housing stock.



## Overcrowding

Overcrowding is defined as a housing unit occupied by more than one person per room (including bedrooms, living and dining rooms, but excluding kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Typically, this housing problem occurs when there are not enough adequately sized units within a community. High housing costs force individuals to share housing units or families to reside in smaller units. Overcrowding tends to accelerate the deterioration of housing. Maintaining reasonable levels of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Table 2-14 identifies all overcrowded households in Bell Gardens by tenure. According to the 2018 ACS, there is an extremely high level of overcrowding in the City with 29% of occupied housing units with more than one person per room. Renter-occupied units in the City were much more likely to be overcrowded. About 22% of the City's owner-occupied units were overcrowded compared to 31% of renter-occupied units. In 2018, the number of persons per household in the City of Bell Gardens was approximately 4.33.

**Table 2-14: Overcrowded Households by Tenure (2018)**

Occupants Per Room	Owner		Renter		Total	
	Units	% of Total	Units	% of Total	Units	% of Total
0.5 or less	503	24%	1,285	17%	1,788	18%
0.51 to 1.00	1,131	54%	4,021	52%	5,152	52%
<b>Not Crowded</b>	<b>1,634</b>	<b>78%</b>	<b>5,306</b>	<b>69%</b>	<b>6,940</b>	<b>71%</b>
1.01 to 1.50	376	18%	1,753	23%	2,129	22%
1.51 to 2.00	27	1%	532	7%	559	6%
2.01 or more	19	1%	135	2%	154	2%
<b>Overcrowded</b>	<b>463</b>	<b>22%</b>	<b>2,420</b>	<b>31%</b>	<b>2,883</b>	<b>29%</b>

Source: ACS 2018, five-year estimates



## 2.4.5 Housing Prices and Affordability

Affordability is determined by comparing the cost of housing to the income of local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Bell Gardens and examines the overall affordability of housing within the City.

### Housing Prices and Rents

As in other areas of the Los Angeles Basin, housing costs are quite high, though relative to surrounding communities (Bell, Commerce, Cudahy, and South Gate) the overall cost for housing in Bell Gardens is comparable. Even with a return to real estate for smaller-size dwelling units, it can be seen that the cost of ownership housing in the City excludes a large proportion of the population from the ownership housing market. According to SCAG’s pre-certified local housing data, between 2000 and 2018 median home sale prices in the City increased 177%, jumping from \$145,000 to approximately \$400,000. The peak of the housing market was in 2007 when Bell Gardens median home price was \$452,500. The market fell from 2007 to 2013 during a recession and has steadily recovered since 2013.

A search on Zillow.com identified the typical home value in Bell Gardens (as of April 2021) was \$539,799. Table 2-15 shows median home prices for the City and surrounding jurisdictions. Between April 2020 and April 2021, there was a 7.7% incline in the City’s median home sale price. This increase is slightly below that of nearby cities and the County.

**Table 2-15: Median Home Sale Prices (April 2020-2021)**

	2020	2021	% Change
Bell	\$476,465	\$528,232	9.8%
<b>Bell Gardens</b>	<b>\$498,215</b>	<b>\$539,779</b>	<b>7.7%</b>
Commerce	\$494,000	\$532,293	7.7%
Downey	\$609,424	\$671,172	9.2%
South Gate	\$484,610	\$539,655	10.2%
Los Angeles County	\$669,477	\$748,020	10.5%

Source: Zillow.com



While some vacant property is available for new residential development, the majority of the new residential construction will occur on land that is presently developed. The demolition, removal, and cleanup of these existing properties contribute to the cost of development.

The Los Angeles County Development Authority (LACDA) rental search tool was used to sample rental properties available in the City of Bell Gardens (Table 2-16). On average, three-bedroom condominiums were available at a cost of \$2,675 per month. Two-bedroom apartments were available at a cost of \$1,175 to \$1,800 per month, while one-bedroom apartments were available at a cost of \$932 to \$979 per month.

**Table 2-16: Market Rents and HUD Fair Market Rents (2021)**

Location	Beds/Baths	Monthly Rent	HUD Fair Market Rents (100%)
5736 Cecilia St	3/2.5	\$2,400	\$2,735
5734-5736 Fostoria St.	3/2.5	\$2,950	
8136 Wilcox Ave	2/1.0	\$1,750	\$2,058
6540 Jaboneria Rd	2/1.0	\$1,800	
6728 Clara St.	2/1.0	\$1,175	
6728 Clara St.	1/1.0	\$979	\$1,605
5720 Clara Street	1/1.0	\$932	

Source: LACDA, Rental Housing Search Tool, 2021

Comparing the average rental prices to the Fair Market Rent (FMR) set for the County of Los Angeles (Table 2-16) indicates that the average costs of rental units in Bell Gardens sit below the FMR estimates for the County. According to the 2018 ACS, the median contract rent for the City of Bell Gardens was \$1,190 per month.

### **Housing Affordability**

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing



assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The estimated maximum affordable home and rental prices for residents in Los Angeles County are shown in Table 2-17. This maximum represents the amount that a household at the upper end of each income category can pay for housing each month without incurring a cost burden. This amount can be compared to current housing asking prices (Table 2-15) and market rental rates (Table 2-16) to approximate what types of housing opportunities a household in Bell Gardens can afford.

### **Extremely Low Income Households**

Extremely low income households earn 30% or less of the County AMI. Extremely low income households cannot afford market-rate rental or ownership housing in Bell Gardens without assuming a substantial cost burden.

### **Very Low Income Households**

Very low income households earn between 31% and 50% of the County AMI. Given the cost of housing in Bell Gardens, very low income households could not afford to rent or purchase a home in the City.

### **Low Income Households**

Low income households earn between 51% and 80% of the County AMI. Most low income households in Bell Gardens would be able to find adequately sized affordable apartment units in the City (Table 2-16).

### **Moderate Income Households**

Moderate income households earn between 81% and 120% of the County AMI. Moderate income households in Bell Gardens would find it challenging to be able to purchase a home in the City. Appropriately sized market-rate rental housing is generally affordable to households in this income group.



**Table 2-17: Affordable Housing Costs (2020)**

Annual Income		Affordable Monthly Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Rent	Purchase
<b>Extremely Low Income (30% of MFI)</b>								
1-Person	\$23,700	\$442	\$593	\$151	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$510	\$676	\$166	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$571	\$761	\$190	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$622	\$845	\$223	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$650	\$914	\$264	\$264	\$320	\$650	\$86,953
<b>Very Low Income (50% of MFI)</b>								
1-Person	\$39,450	\$836	\$986	\$151	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$960	\$1,126	\$166	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,077	\$1,268	\$190	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,185	\$1,408	\$223	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,257	\$1,521	\$264	\$264	\$532	\$1,257	\$191,020
<b>Low Income (80% of MFI)</b>								
1-Person	\$63,100	\$1,427	\$1,578	\$151	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,637	\$1,803	\$166	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$1,837	\$2,028	\$190	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,030	\$2,253	\$223	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,170	\$2,434	\$264	\$264	\$852	\$2,170	\$347,334
<b>Moderate Income (120% of MFI)</b>								
1-Person	\$64,900	\$1,472	\$1,623	\$151	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,689	\$1,855	\$166	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$1,897	\$2,088	\$190	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,096	\$2,319	\$223	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,240	\$2,504	\$264	\$264	\$876	\$2,240	\$359,325

Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance (2020).



## 2.4.6 Publicly Assisted Housing

### Inventory of Publicly Assisted Rental Housing

The City of Bell Gardens has a number of publicly assisted rental housing affordable to lower and moderate income households. Table 18 provides a summary listing of affordable projects in the City. Overall, five projects in the City include affordable units. Specifically, 221 units are set aside as housing for lower and moderate income households.

**Table 2-18: Inventory of Publicly Assisted Affordable Rental Housing**

Project Name	Tenant Type	Ownership	Funding Source	Applicable Units	Potential Conversion Date
Westminster Court	Senior	Non-Profit	Section 8 subsidy contract	74 units 0br – 18 1br – 56	July 2027
Park View Terrace	Senior	Non-profit	Tax Credit, Bond, HOME, City of Industry, Bell Gardens CDC	71 units 1br – 65 2br – 6	January 2063
Terra Bella	Senior	Non-profit	Tax Credit, Bell Gardens CDC	65 units 1br -64 2br -1	March 2076
Specht Avenue	Family	City-Owned	Bell Gardens CDC, CDBG	8 units	February 2046
Emil Avenue	Family	City-Owned	Bell Gardens CDC	3 units	January 2046

### Preservation of At-Risk Housing

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multi-family rental units that are eligible to convert to market-rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Therefore, this at-risk housing analysis covers the period from October 15, 2021 through October 15, 2031.

### At-Risk Housing

Within the 2021-2031 “at-risk” housing analysis period, only one of the City’s affordable housing projects, Westminster Court, is considered at risk of being converted to market rate because the property maintains only a short-term Section 8 rental assistance contract; however, contract renewal is a fairly automatic procedure. Furthermore, the project is nonprofit owned, making



conversion to market-rate housing unlikely. Nonetheless, consistent with Housing Element law, this project is considered at risk of conversion to market-rate housing due to the potential for expiration of subsidy contracts.

### **Preservation Options**

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include:

- 1) Transfer of units to non-profit ownership;
- 2) Rental assistance; and
- 3) Purchase of affordability covenants.

In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk project could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Bell Gardens to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

**Transfer of Ownership:** Typically, transferring ownership of an affordable housing project from for-profit to nonprofit ownership can ensure long-term affordability of the project. Because the at-risk project, Westminster Court, is already owned by a nonprofit, a transfer of ownership is not necessary or appropriate.

**Rental Assistance:** Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table 2-19 estimates the rent subsidies required to preserve the affordability of the 74 at-risk units. Based on the estimates and assumptions shown in Table 2-19, approximately \$548,568 in rent subsidies would be required annually.



**Table 2-19: Rental Subsidies Required**

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Yearly Subsidy
Very Low Income (50% AMI)							
Studio	18	\$1,369	1	\$39,450	\$836	\$533	\$115,128
1-BR	56	\$1,605	2	\$45,050	\$960	\$645	\$433,440
Total	74	---	---	---	---	---	\$548,568

Notes:

1. Fair Market Rents (FMR) FY 2021 are determined by HUD.
2. Los Angeles County Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

**Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner’s part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

**Construction of Replacement Units:** The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, availability of infrastructure, and type of construction.

Assuming an average development cost of approximately \$162,292 per unit for multi-family rental housing, replacement of the 74 at-risk units would require approximately \$12,009,600 excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.



**Table 2-20: Estimated New Construction Costs**

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	18	450	9,720	\$2,332,800
1-BR	56	600	40,320	\$9,676,800
<b>Total</b>	<b>74</b>		<b>50,040</b>	<b>\$12,009,600</b>
Average Per Unit Cost:				\$162,292

Notes:

1. (C) = (A) x (B) x 1.20 (i.e., 20% inflation to account for hallways and other common areas)
2. (D) = (C) x \$192 (per square foot construction costs) x 1.25 (i.e., 25% inflation to account for parking and landscaping costs)
3. \$192 per square foot estimate was based on UC Riverside, School of Business February 2020 Economy White Paper Series, Demystifying the High Cost of Multifamily Housing Construction in Southern California.

**Cost Comparisons**

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost of constructing 74 housing units to replace the currently at-risk units is the highest cost option, with an estimated total cost of approximately \$12 million, excluding land costs, fees, and other overhead costs and profits.

**Resources for Preservation**

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element Update in the “Housing Resources” section.



## 2.5 Neighborhood and Housing Profile

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Bell Gardens may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include seniors, persons with disabilities, homeless people, single parents, large households, military personnel, and farm workers (Table 2-21). Some of these groups overlap, for example many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

**Table 2-21: Special Needs Groups in Bell Gardens**

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	1,962	--	--	--	--	20.3%
Senior Headed Households	500	268	54%	232	46%	5.2%
Seniors Living Alone	343	97	28%	246	72%	3.5%
Persons with Disabilities	3,033	--	--	--	--	7.2%
Large Households	5,684	1,256	22%	4,428	78%	59%
Single-Parent Households	3,655	--	--	--	--	38%
Female Headed Households with Children	2,549	--	--	--	--	26%
People Living in Poverty	8,652	--	--	--	--	27%
Farmworkers	103	--	--	--	--	0.3%
Homeless	83	--	--	--	--	0.2%

Sources: 2018 ACS, five-year estimates

### 2.5.1 Senior Households

Senior-headed households often have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Of the 9,663 households in the City, approximately 21% (2,087 households) include elderly persons over 65 years of age. The number of households containing elderly persons as a head of



household was 1,962, representing approximately 20% of all households.

Generally, people aged 65 years and older have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes;
- **Income:** People aged 65 and over are usually retired and living on a limited income;
- **Healthcare:** Seniors are more likely to have high healthcare costs;
- **Transportation:** Many of the elderly rely on public transportation, especially those with disabilities.

According to the 2018 ACS, 35% of Bell Gardens’ senior population was listed as having one or more disabilities. Furthermore, about 16% of the City’s senior population had incomes below the poverty level between 2015 and 2018. In 2018, about 55% of the City’s senior-headed households were renters and 45% owned their homes (Table 2-22).

**Table 2-22: Senior Households by Tenure**

Age Group	Owners		Renters		Total Households
	Households	%	Households	%	
65-74 Years Old	323	38%	526	62%	849
75-84 Years Old	189	58%	136	42%	325
85+ Years Old	49	50%	48	49%	97
<b>Total</b>	<b>561</b>	<b>45%</b>	<b>710</b>	<b>55%</b>	<b>1,271</b>

Source: ACS 2018, five-year estimates

### **Resources**

Bell Gardens is home to Westminster Court, a 74-unit affordable apartment complex with Section 8 contracts for independent senior living. In addition, Park View Terrace Senior Housing Complex was constructed in 2007 to provide 72 units of affordable housing for ambulatory seniors.

The Terra Bella development is a 65-unit affordable senior housing complex. All 19 ground-floor units have been designed as wheelchair accessible. Amenities include a 2,000-square-foot



resident community center, a community garden, and laundry facilities.

## **2.5.2 Persons with Disabilities**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher healthcare costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

A significant proportion of Bell Gardens' population includes residents with physical, sensory, mental, or other disabilities who may require special living arrangements and services designated to meet their needs. For example, persons with physical and/or sensory disabilities often require barrier-free housing, which allows for freedom of movement to and within the unit itself. Disabilities can also include hearing, vision, cognitive, ambulatory, self-care, independent living, and other conditions.

The 2018 ACS reported that 3,033 persons in the City suffered from one or more disabilities. Table 2-23 summarizes the types of disabilities that Bell Gardens residents suffer from. Housing modifications and services are often critical in assisting individuals to maintain independence and dignity. Accessibility modifications, proximity to services and transit, and group housing represent some of the accommodations that are important in serving this group. In addition, some residents suffer from disabilities that require living in supportive or institutional settings.

The special housing needs of disabled persons include accessible housing units in close proximity to public services and commercial centers with special design features that alleviate the disabilities. State and federal laws require that a portion of all rental apartments containing five or more units are made accessible to disabled persons. The City applies standard conditions of approval to residential development projects that reflect that mandate.



**Table 2-23: Types of Disabilities by Age Group**

Age of Person and Type of Disability	Number
Total Disabilities Tallied	3,033
Total Disabilities Tallied for People 5 to 17 Years:	438
Hearing Difficulty	68
Vision Difficulty	25
Total Disabilities Tallied for People 18 to 64 Years:	1,539
Hearing Difficulty	269
Vision Difficulty	327
Cognitive Difficulty	502
Ambulatory Difficulty	820
Self-Care Difficulty	398
Independent Living Difficulty	659
Total Disabilities Tallied for People 65 Years and Over:	1,056
Hearing Difficulty	423
Vision Difficulty	160
Cognitive Difficulty	411
Ambulatory Difficulty	696
Self-Care Difficulty	469
Independent Living Difficulty	657

Source: ACS 2018, five-year estimates

### **Developmental Disability**

State law requires that the Housing Element Update discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
  - a) Self-care;
  - b) Receptive and expressive language;
  - c) Learning;
  - d) Mobility;
  - e) Self-direction;
  - f) Capacity for independent living; or
  - g) Economic self- sufficiency; and



- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services; individualized supports; or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the State's Department of Developmental Services, Bell Gardens residents with developmental disabilities were being assisted at the South Central Los Angeles Regional Center. The South Central Los Angeles Regional Center serves the health districts of Compton, San Antonio, South, Southeast and Southwest within the County of Los Angeles. Annually they serve approximately 16,000 individuals. Service records indicate that as of December 2020, 1,177 persons with developmental disabilities from ZIP Code 90201 (which encompasses Bell, Cudahy, and Bell Gardens) were served at the Regional Center. About 60% of these residents were children under the age of 18 and 93% were living at home with parents or guardians.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Some housing units are not easily adaptable to accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in new



multi-family housing developments is especially important to provide the widest range of choices for the disabled.

### **Resources**

Bell Gardens has undertaken a variety of programs in response to the housing needs of people with disabilities, including the assurance that developers of senior housing give special attention to the mobility limitations of seniors.

The City's Building and Safety Division provides ongoing assistance to complete rehabilitation work for single-family properties and public facilities to install necessary accommodations, including ramps and railings to meet handicapped accessibility. In addition, the City's Public Works Department has received grant funding in the past to construct improvements to curbs and gutters to include wheelchair ramps for increased accessibility for disabled residents along major corridors throughout the community.

### **2.5.3 Large Households**

By definition according to The California Department of Housing and Community Development (HCD), the term "large household" refers to a household containing five or more persons. They often require larger dwelling units that may not be available at costs the larger household can afford. The increase in the number of household members does not proportionally increase the earning power of the household. Large households would need large but inexpensive housing units in the City. Finding rental housing with higher than average bedroom counts is a typical problem for large households, particularly renters with lower income levels.

Bell Gardens is a family-oriented community which translates to a higher than average household size. According to the 2018 ACS, the average household size in the City was 4.33 persons. By contrast, the average household size in Los Angeles County was 2.96 persons. Table 2-24 shows household size by tenure. Approximately 3,443 households in Bell Gardens were considered large households with five or more persons, making up 36% of total households in the City.



**Table 2-24: Household Size by Tenure**

Household Size	Owners		Renters		Total	
	Households	% of Owners	Households	% of Renters	Households	% of Total
1-4 Persons	1,321	62%	4,899	65%	6,220	64%
5+ Persons	825	38%	2,618	35%	3,443	36%
<b>Total</b>	<b>2,146</b>	<b>100%</b>	<b>7,517</b>	<b>100%</b>	<b>9,663</b>	<b>100%</b>

Source: ACS 2018, five-year estimates

### Resources

Lower and moderate income large households can benefit from various affordable housing programs offered by the City and County. In addition, the City encourages the development of housing that includes larger size units (with three or more bedrooms).

#### **2.5.4 Single-Parent Households**

It is important to recognize the needs that bear special concern to single-parent families, particularly female-headed families with children, as they often require special consideration and assistance because of their greater need for affordable housing and accessible day care, healthcare, and other supportive services. Housing opportunities can be improved through policies that call for the provision of affordable childcare, and for the location of family housing sites close to transportation, recreational facilities, healthcare, and supportive services.

According to the 2018 ACS, an estimated 45% of the City’s households were headed by single parents (Table 2-25) – the large majority of which were headed by females (76 percent). Furthermore, approximately 35 percent of the total households in Bell Gardens (3,398 households) were female-headed households with children. The average single-parent household spends 12-25 percent of annual income for childcare, leaving less income available to pay for housing. According to the 2018 ACS, 43.8 percent of female-headed single-parent households in Bell Gardens had incomes below the poverty level.



**Table 2-25: Single-Parent Households**

	<b>Total Households</b>	<b>Single-Parent Households</b>	<b>Percent Total Households</b>	<b>Female-Headed Households with Children</b>	<b>% Single-Parent Households</b>
Bell Gardens	9,663	4,430	45.8%	3,398	76.7%
Los Angeles County	3,306,109	721,972	22.0%	496,573	68.8%

Source: ACS 2018, five-year estimates.

### **Resources**

Bell Gardens offers supportive services through the Recreation and Community Services Department (e.g., youth services and recreational programs) for lower and moderate income households in Bell Gardens. The Bell Shelter, located in the City of Bell adjacent to Bell Gardens, provides transitional housing for women with dependent children. The focus of the shelter’s services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living.

### **2.5.5 Homeless**

According to the U.S. Department of Housing and Urban Development (HUD), a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

Numerous factors contribute to homelessness—difficulties in obtaining employment, mental illness, family problems, and substance abuse, to name a few. Homeless individuals also have needs for medical care, job training, childcare assistance, mental healthcare, substance abuse treatment, English language education, and other services.



The Los Angeles Homeless Services Authority's (LAHSA's) 2020 Greater Los Angeles Homeless Count identifies 63,706 persons that are homeless in the County on a given day. An estimated 83 unsheltered homeless persons were counted in Bell Gardens:

- 51% were on the street
- 15% were in makeshift shelters
- 15% were in RV/campers
- 19% were in vans and cars

### **Resources**

The primary agency that deals with the issue of homelessness in the City is the Bell Gardens Police Department. Occasionally, transients are encountered who often can reference a permanent address. The Police Department acts as a referral resource to shelters in the area and sometimes transports those persons without a permanent address to sub-regional facilities.

Although no homeless shelters are located within the City of Bell Gardens, various facilities located in Los Angeles County are available to provide shelter for homeless individuals and families. These shelter facilities include: Long Beach Rescue Mission, Long Beach Salvation Army, Bell Shelter Salvation Army, Catholic Charities/Homeless Programs, Mental Health Association/Los Angeles County, and East Rancho Dominguez Community Services.

Bell Gardens is home to Human Services Association, a community-based agency providing a wide range of social services to residents of southeast Los Angeles County. The agency provides family programs and senior services ranging from child abuse and domestic violence prevention and intervention, to food distribution and care assistance.

The City also actively participates in the Gateway Cities Council of Governments (COG) Initiative to Reduce Homelessness to collaborate in developing a plan to advance individuals from homelessness to a stabilized and productive life.



## 2.5.6 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2018 ACS, 103 residents were employed in the agricultural, forestry, and fishing industries, representing less than 1% of the residents in 2018 and zero were farmworkers. According to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers. Only 22 farms in Los Angeles County hired migrant farmworkers. An estimated 395 migrant workers worked in the County. Given that Bell Gardens has no farming activities, it is not likely there are any migrant farmworkers in the City.

### Resources

Because farmworkers make up such a minute proportion of the City's population, no specific programs are necessary.



## **3. Housing Constraints**

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This section provides discussion about the various factors that can directly and indirectly restrict housing opportunities in the City.

### **3.1 Introduction to Housing Constraints**

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The provision of adequate and affordable housing for all residents is an important goal of the City. There are, however, various interrelated factors, both public and private that restrict housing opportunities and influence the production and rehabilitation of housing. Many of these factors, particularly in the private and market sectors, are beyond the ability of local government to control. However, certain other factors can be influenced by strong local housing program efforts.

Housing Element Law, Government Code Section 65583(a), requires an analysis of potential and actual governmental constraints. These constraints include land use controls, building codes and their enforcement, site improvements, and/or any fees related to the maintenance, development, or improvement of housing for all income levels. Moreover, the analysis must also include an analysis of nongovernmental constraints that negatively impact or hinder the development of housing. The extent to which these factors affect the supply and affordability of housing in the City is discussed in the proceeding paragraphs.

### **3.2 State and Federal Regulations**

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#### **3.2.1 State and Prevailing Wage Requirements**

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines “public works” to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could



effectively reduce the number of affordable units that can be achieved with public subsidies. However, state law does allow a number of exceptions for single-family homes and for projects intended to support affordable housing, such as the construction or expansion of emergency shelters or construction of some types of affordable housing units.

### **3.2.2 Environmental Protection**

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Bell Gardens residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

## **3.3 Environmental and Infrastructure Constraints**

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Environmental and infrastructural constraints can limit or affect the type and density of housing development in a particular city. This can include natural resources or lack of sufficient infrastructure capacity. Adequate infrastructure and public services are essential in providing future residential development.

### **3.3.1 Infrastructure**

Bell Gardens is a dense and urban community with very limited vacant land. The majority of the City's infrastructure systems is in place and was installed in the 1940s and 1960s when major transitional urbanization development of the City occurred. Future development will generally occur within infill areas. The undersized mains in many areas of the City have been an issue in the past, causing a major constraint for the future development of housing. At one point, fire flows were too low to meet current and future development. Since it is too expensive for an individual developer of one or two lots serviced by the system to upgrade the entire



system, other measures have been undertaken by the City to address much needed infrastructure upgrades. A number of infrastructure Master Plans relating to water and sewer provide a strategy to address much needed upgrades of these systems. In addition, the Fire Department requires a Water Flow test be conducted prior to the issuance of permits for any new development.

### **Water**

One privately owned utility company, Golden State Water Company (GSWC), provides water service to the City. Presently, the City has one well and one connection with an imported water supply system of the Metropolitan Water District of Southern California (MWD). Service area is defined in the City's Water Master Plan as generally including the multi-residential area from Darwell Avenue westerly to the West City Boundary at the 710 (Long Beach) Freeway and north of the first alley north of Gage Avenue to the City northerly boundary at Randolph Street and the residential/industrial areas from Toler Avenue easterly to the City easterly boundary at the Rio Hondo River Channel and north of Florence Place to the City northerly boundary at Gage Avenue.

The groundwater supply pumped by Water Well No. 1 is chlorinated by use of liquid chlorine at the Well Plant located in Bell Gardens Park. The MWD water supply is pre-treated by that agency at several of its Treatment Plants located outside of the City. The City evaluates water system needs on an annual basis through the City's Capital Improvements Program (CIP) annual budget process.

The most critical elements include wastewater and water distribution lines. In general, the water infrastructure will be adequate to supply water for domestic use. As to the issue of capacity for fire protection, an increase in capacity to meet peak demand and installation of additional fire hydrants will be required in all areas of proposed new developments. The cost of providing water infrastructure improvements to individual projects is borne by every developer and is not considered a barrier for housing, since the City is built out and fees are charged on a fair share basis. The water supply test is streamlined for affordable housing projects.



## Sewer

The City owns and operates the local sewer collection system managing smaller repairs, while Los Angeles County Department of Public Works (LACDPW), handles the bigger repairs and emergencies through a maintenance contract. Connection to sewers is not anticipated to be a barrier to housing since sewer capacity currently exists. Therefore, the cost of sewer connection is established on a site-by-site basis for laterals only. A developer would not be charged with expanding capacity citywide since such capacity already exists. Finally, the City does not currently have a citywide developer fee for sewer expansion. Sewage treatment services are provided by Los Angeles County Sanitation District.

### **3.3.2 Flood Hazards**

The entire City has been identified by the Federal Emergency Management Agency (FEMA) as being located in Zone X, or in an area with a minimal potential for flooding. Therefore, flood hazard is not a constraint to development in the City.

### **3.3.3 Noise and Air Quality**

Noise and emissions generated by traffic on freeways and industrial uses result in irritation and possible health hazards to nearby residents. State noise guidelines recommend that residences be located in areas where the outdoor ambient noise levels are not greater than 65 decibels. Many homes in the City are exposed to levels greater than this. The sound walls along the freeway near the residential neighborhoods greatly reduce the traffic noise, but they do not eliminate the noise entirely. Other residential areas exposed to noise are located along heavily traveled roadways such as Eastern Avenue, Florence Avenue, Garfield Avenue, and Gage Avenue. Much of the traffic on these and other roads include heavy trucks traveling to the industrial areas within Bell Gardens and in the neighboring cities.

### **3.3.4 Soils Contamination**

During the demolition phase of a proposed development, the discovery of asbestos-containing materials (ACMs) and lead particulates may occur due to the age of the structures in the City. ACMs may include floor tiles, plumbing insulation, and wall



insulation. Lead particulates may be associated with flakes of paint (i.e., older paints typically contained limited amounts of lead). The nature and extent of these materials will be determined during the inspection of the structures that will be demolished. The sites identified as available sites for development to meet the City's share of housing needs are not contaminated

### **3.3.5 Earthquakes**

Potential significant environmental constraints are also imposed by active earthquake fault zones within the City, including the Puente Hills Fault and Elysian Park Fault. The City requires engineering reports to establish appropriate design standards and mitigation measures taken to alleviate these hazards. However, the necessity of these reports is offset by the need for public safety and welfare, and thus the City does not consider the reports a constraint to housing development.

### **3.3.6 Farmland**

None of the parcels identified in the residential sites inventory are covered by a Williamson Act.

## **3.4 Zoning for a Variety of Housing Types**

### **3.4.1 Land Use Policy**

Bell Gardens regulates the type, location, density, and scale of development through the General Plan and Zoning Code. For the most part, the regulations set forth in the Zoning Code are designed to preserve the character and integrity of existing neighborhoods while promoting smart growth that protects the health and safety of residents. The Land Use Element was last revised in 1995 and indicates the location and extent of permitted land uses and development within the City. One of the more significant constraints to the development of substantial numbers of new housing units is related to the availability of land to accommodate such development. The City has been fully developed since its incorporation in 1961. Very little undeveloped land remains and is limited to scattered vacant lots.

The City has a total land area of 1,536 acres, with 1,210 acres available for development (the difference of 326 acres is devoted



to streets, public rights-of-way, and easements). Of the total land area available for development, 701 acres, or 58%, is designated as residential. Table 3-1 itemizes the land area devoted to the various land use designations that comprise the City of Bell Gardens General Plan. The distribution of the City’s land uses by General Plan designation and zoning district is shown on Figure 3-1 and Figure 3-2, respectively.

**Table 3-1: General Plan Land Use Designations**

Land Use Designation (Zone District)	Land Use Description	Density Standard	Area (acres)	% of Land Area
<b><i>Residential</i></b>				
Low-Density Residential (R-1)	Single-family residential	8.7 du/acre	19.7	1.6%
Medium-Density Residential (R-2)	Single- and multi-family	9-15 du/acre	35.2	2.9%
High-Density Residential (R-3)	Single- and multi-family	20-30 du/acre	558.2	46.1%
Mixed-Use (M-U)	Commercial and residential	20-30 du/acre	88.1	7.3%
<b>Subtotal Residential</b>			<b>701.2</b>	<b>58.0%</b>
<b><i>Other</i></b>				
General Commercial	Range of commercial uses	FAR 4.0	60.8	5.0%
Regional Commercial	High intensity commercial	FAR 5.0	61.3	5.1%
Industrial	Light industrial	FAR 2.0	157.8	13.0%
Public/Institutional	Public facilities	N/A	89.1	7.4%
Open Space/Parks	Conservation purpose	N/A	139.6	11.5%
<b>Total</b>			<b>1,209.8</b>	<b>100.0%</b>

Source: City of Bell Gardens Land Use Element, 1995



Figure 3-1: General Plan Land Use Map

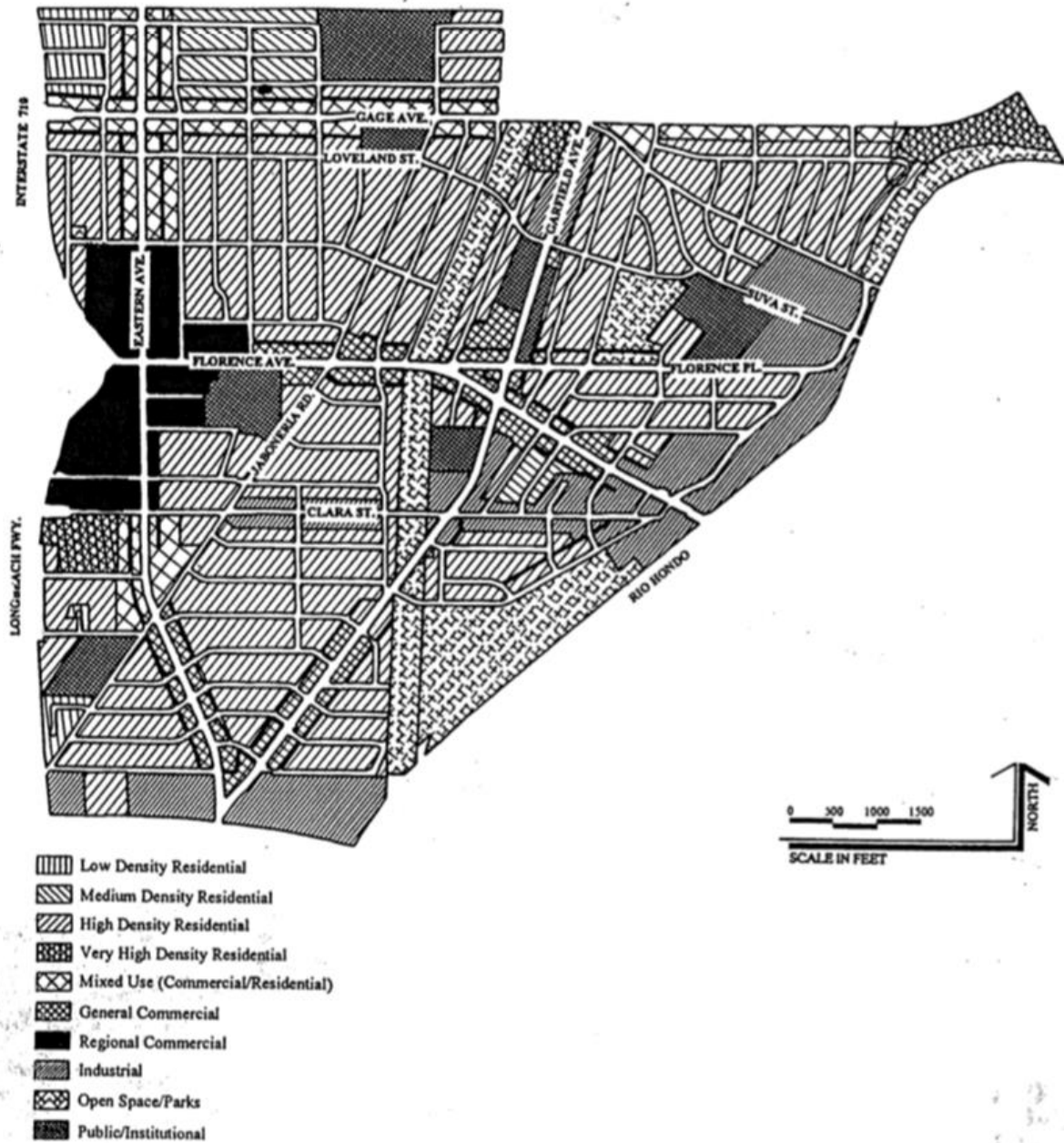




Figure 3-2: Bell Gardens Zoning Map



### 3.4.2 Provisions for a Variety of Housing Types



A city may facilitate the development of a variety of housing types through the General Plan and Zoning. Conversely, a city may intentionally or unintentionally limit the development of certain housing types. This Section of the City of Bell Gardens Housing Element Update evaluates the various types of housing that are permitted within the City. The majority of the City (58%) is designated for residential development, as indicated in Table 3-1. The General Plan and Zoning Code were developed so that there would be a one-to-one correlation between the respective land use designations.

State Housing Element Law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing of all income levels, including multi-family rentals, manufactured homes, mobile homes, Accessory Dwelling Units (ADUs), and Junior Accessory Dwelling Units (JADUs). Table 3-2 summarizes the different housing types and the specific residential zones in which they are permitted.

**Table 3-2: Housing Types by Residential District**

Housing Type	Residential Zone Districts			
	R-1	R-2	R-3	MU
Dwelling, One-Family	Permitted	Permitted	Permitted	Permitted
Accessory Dwelling Unit	Permitted	Permitted	Permitted	Not Permitted
Junior Accessory Dwelling Unit	Permitted	Not Permitted	Not Permitted	Not Permitted
Dwellings, Two-Family	Not Permitted	Permitted	Permitted	Permitted
Dwellings, Multi-Family	Not Permitted	Not Permitted	Permitted	Permitted
Mixed-Use	Not Permitted	Not Permitted	Not Permitted	Permitted
Manufactured Housing	Permitted	Permitted	Permitted	Permitted
Residential Care Facilities				--
6 Persons	Permitted	Permitted	Permitted	--
7-15 persons	Not Permitted	Not Permitted	Conditional	Conditional
Transitional Housing	Permitted	Permitted	Permitted	Permitted
Supportive House	Permitted	Permitted	Permitted	Permitted

Source: Bell Gardens Zoning Code, 2021



The four residential land use categories are outlined in the 1995 General Plan and include the following:

- **Low Density Residential (R-1).** This land use designation consists of single-family detached homes on a parcel. The maximum permitted development density for this land use designation is 8.7 units per acre. A total of 19.7 acres of land in the northwestern corner of the City are so designated.
- **Medium Density Residential (R-2).** This land use designation consists of both single- and multiple-family residences on a parcel. The maximum permitted development density for this land use designation is between 9 to 15 units per acre. A total of 35 acres of land in the City are designated as Medium Density Residential, generally located in the northwest corner of the City adjacent to the R-1 zone.
- **High Density Residential (R-3).** Development in this land use designation is characterized by single-family attached and multiple-family residential uses. The maximum permitted development density for this land use designation is 20 to 30 units per acre. A total of 558.2 acres of land in the City, representing approximately 45% of the City's total land area, are so designated.
- **Mixed-Use Residential (MU).** The mixed-use designation allows for the development of commercial and residential uses on a single parcel with residential development densities ranging from 20 to 30 dwelling units per acre. Mixed-use development may involve the construction of infill residential units above or to the rear of a ground floor commercial unit on street frontages.

However, the City has not amended the Zoning Code to implement the Mixed Use Residential Designation. The City recently received its and first MU project application that utilizes the R-3 development standards for the residential component. This Housing Element includes a program for the City to clarify the development standards for the MU Overlay.



### **Single-Family Dwellings**

A “single-family dwelling’ is generally defined as a building designated for one family. Single-family dwellings are permitted in all residential zones.

### **Accessory Dwelling Units**

An “Accessory Dwelling Unit (ADU)” is defined by the Zoning Code as a residential unit consistent with Government Code Section 65852.2. The City’s last amendment to the Accessory Dwelling Unit Ordinance occurred in 2017; however, subsequent amendments by the State to Government Code Section 65852.2 will require the City to amend the Zoning Code to ensure compliance with the recent State approvals.

### **Junior Accessory Dwelling Units**

A “Junior Accessory Dwelling Unit (JADU)” is defined by the Zoning Code as a residential unit consistent with Government Code Section 65852.2. The City’s last amendment to the Accessory Dwelling Unit Ordinance occurred in 2017; however, subsequent amendments by the State to Government Code Section 65852.2 will require the City to amend the Zoning Code to ensure compliance with the new State law.

### **Duplex Units**

The Zoning Code defines a two-family dwelling, or a “duplex,” as two detached or attached units on one parcel. Duplex units are permitted in the R-2 and R-3 residential zones.

### **Multiple-Family Dwelling Units**

Housing for three or more dwelling units is typically considered multiple-family. Multi-family housing is permitted in the R-2, R-3, and MU zones.

### **Mixed-Use**

In 1995, the General Plan Update included the classification of a land use, referred to as “Mixed-Use”, that allows a combination of commercial and residential uses. The intent of this land use designation is to have these uses work in tandem to supply the



community with much needed lower-income housing and commercial facilities. This designation is concentrated on parts of Eastern Avenue and parts of Gage Avenue. Residential densities for mixed-use correspond to the High Density Residential designations and a guideline of a 4.0 floor area ratio (FAR) is used for the commercial development component.

These designated areas provide an opportunity for the City to both address legal non-conforming residential uses and promote the goals set forth in SB 375: Redesigning Communities to Reduce Greenhouse Gases. However, given the City's market conditions – the City is steadily recovering from the recession and just received its first mixed development proposal recently.

### **Manufactured Housing/Mobile Home Parks**

The City makes an effort to accommodate a variety of housing for different types of households and incomes. Currently there are a total of 338 mobile home units in the City. This represents a total of 3.5% of the total housing stock, which for a city that is only 2.4 square miles in size is a substantial amount of its housing stock. These mobile home units have severely deteriorated over time and a majority of these units are overcrowded. As a result, more than half of these units have illegal additions that are in violation of the code and standards of the California Department of Housing and Community Development.

Mobile Home Parks are permitted in the R-3, C-3, C-4, and C-M zones, with the approval of a Conditional Use Permit. Section 9.20.125 of the City's Zoning Code outlines additional regulations that apply to mobile homes. Mobile Home Parks are regulated by the State and several were established prior to the City's current land use regulations and as a result, a Conditional Use Permit was not obtained.

### **Residential Care Facilities**

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by law. A State-authorized, certified or authorized family care home, foster home, or group



home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Bell Gardens Zoning Code was updated in 2013 to address the provision of residential care facilities, which is defined as a family care home, foster home, or group home facility authorized, certified, or licensed by the State to serve disabled persons. A residential care facility with six or fewer persons is permitted in the R-1, R-2, and R-3 zones, pursuant to the Lanterman Act. Residential care facilities that serve seven to 15 persons are conditionally permitted in the R-3 and MU zones. Conditions for approval are similar to residential uses in the same zones. Residential care facilities of seven or more people are not currently permitted in the R-1 or R-2 zones. The Housing Plan includes a program action to address this potential constraint.

For aged person homes, there are two classifications that are also allowed in the City. The first includes homes for aged persons, or foster family, for four aged persons or less which are permitted by right in the R-3 zone and a site plan review is required for the use in the R-1 and R-2 zones. The second is defined as homes for aged persons (i.e., small group care) for a maximum of seven to fifteen persons which requires a conditional use permit in all of the residential zones and in the C-3, C-4, and C-M zones for this approval; however the use is permitted by right in the MU and C-S zones. Conditions for approval will be similar to similar uses in the same zones.

### **Farm Employee Housing**

The City of Bell Gardens is a fully urbanized community with no agricultural land uses. As discussed previously, the USDA Census on agricultural population estimates there were 413 farms in Los Angeles County and 3,266 farmworkers. Only 22 farms in Los Angeles County hired migrant farmworkers. An estimated 395 migrant workers worked in the County. Given that Bell Gardens has no farming activities, it is not likely there are any migrant farmworkers in the City. The Census only identifies less than one percent, or 103 residents, of the working population as employed in farming, fishing, or forestry occupations. These occupations typically include those who work in plant nurseries or in



landscaping. Given the City's urbanized character, the City has no need for farmworker housing.

### **Employee Housing**

The Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address employee housing.

### **Emergency Shelters**

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. The City of Bell Gardens' Zoning Code defines "emergency shelters" as a residential facility, other than a residential care facility, operated by a provider which provides temporary accommodations to persons or families for a time period not to exceed six months per calendar year and which offers accommodations on a first-come, first-served basis.

No emergency shelters for the homeless are currently located within the City of Bell Gardens; however, in 2013 and 2015, the City amended its Zoning Code to permit emergency shelters within the Light Manufacturing (M-1) zoning district. This zone is the most appropriate zone for emergency shelters since it allows similar uses, including Mobile Home Parks as well as business and professional office uses. Properties zoned M-1 are primarily located along transportation corridors and services. The City's General Plan designates approximately 157.8 acres for Industrial Use, which encompasses the M-1 zoned properties. Properties zoned M-1 are predominantly located along Garfield Avenue, Clara Street, Shull Street, Florence Avenue, Scout Avenue, Suva Street, and Foster Bridge Boulevard.

Public transit routes along Garfield Avenue, Gage Avenue, Eastern Avenue, Florence Avenue, Florence Place, and Foster Bridge Boulevard are all located in close proximity to the M-1 properties in the City. Properties located in the M-1 zoning district are predominantly developed with active industrial uses; however, some vacant and underutilized properties exist offering adequate capacity for at least one emergency shelter, as required by State



law. Located in these areas are also service-oriented uses such as the Gardens Medical Center and Bell Gardens Baptist Church.

In 2015, the City amended the Zoning Code to address emergency shelters and established development standards to regulate the following aspects of these shelters:

1. **Location Requirements:** An emergency shelter shall not be located any closer than 300 feet to another emergency shelter or within 600 feet of a public park or school.
2. **Maximum Number of Beds:** The maximum number of beds for an emergency shelter shall be 20 beds plus a residential unit for a full-time on-site manager. Maximum occupancy at any one time shall be 20 residents plus a minimum of one on-site manager. The cumulative total number of beds on a City wide basis shall not exceed 200.
3. **On-Site Facilities:** Each emergency shelter shall provide central laundry and cooking facilities, a minimum of one toilet per 6 beds per gender, a minimum of one shower per 6 beds per gender, and private toilets and showers for family shelter facilities. Resident storage areas shall be provided. At least one of the following specific support services shall be provided:
  - a. Recreation room
  - b. Counseling center
  - c. Child care
  - d. Referral services
  - e. Other similar supportive services geared to the homeless
4. **Lighting:** Security lighting shall be provided. A plan for security lighting shall be submitted for review and approval by the Police Department and be installed and fully operational prior to occupancy of the facility.
5. **Waiting Areas:** Intake and waiting areas, of a size adequate to accommodate queuing at peak hours, shall be located within the building. Queuing in the public right-of-way or a parking lot is prohibited.
6. **Management and Operations:**
  - a. On-site security personnel and an on-site manager shall be present at the facility during all hours of operation.
  - b. Outdoor activities are prohibited.



- c. Shelter hours of operation shall be 8:00 a.m. to 9:00 p.m. Resident check-in is permitted between the hours of 4:00 p.m. and 8:00 p.m.
- d. Resident stays are limited to a maximum of six months per resident within a 12 month time period.
- e. Loitering shall be prohibited.
- f. Consumption of alcohol on the premises shall be prohibited.
- g. Areas for storage or parking of bicycles, shopping carts, wagons, and other similar items shall be provided and not be visible from the public right-of-way.
- h. A written management and operations plan shall be submitted for review to the Director of Community Development

The City's separation requirement for emergency shelters is not consistent with State law, which allows a maximum of 300 feet from another shelter only. No other separation requirement is permitted under State law. The City will amend the Zoning Code to comply with State law.

The State's adoption of AB 139 and AB 101 will require the City to amend the Zoning Code to address the new laws regarding emergency shelters and low-barrier navigation centers. AB 139 requires the City to base the needs for emergency shelter on the:

- Most recent homeless point-in-time count conducted before the start of the planning period;
- Number of beds available on a year-round and seasonal basis;
- Number of shelter beds that go unused on an average monthly basis within a one-year period; and
- percentage of those in emergency shelters that move to permanent housing solutions.

AB 139 also requires that parking for emergency shelters be based on staffing level only. The City will amend the Zoning Code to comply with State law requirements on emergency shelters.

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health



services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

### **Low Barrier Navigation Centers (LBNC)**

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026. The City will amend the Zoning Code to address the provision of LBNC.

### **Transitional Housing**

Under Housing Element law, supportive housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2). Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing.

In August 2013, the Bell Gardens Zoning Code was amended to address the provision of transitional housing. For transitional housing facilities that operate as housing developments, meeting the Health and Safety Code definition, such uses are permitted by right where housing is permitted and in the MU zone.

### **Supportive Housing**

Under Housing Element law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his/her health status, and maximizing his/her ability to live and, when possible, work in the community (Government Code 65582(f)).



Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (Government Code 65582(g)).

The Bell Gardens Zoning Code was amended in August 2013 to address the provision of supportive housing. For supportive housing facilities that operate as housing developments, meeting the Government Code definition, such uses are permitted by right where housing is permitted.

However, additional amendments to the City's Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within ½ mile from transit, is not subject to minimum parking requirements.

### **Single-Room Occupancy (SRO) Housing**

The Bell Gardens Zoning Code was amended in August 2013 to conditionally permit SRO housing in the MU zone. Conditions for approval are similar to similar uses in the same zone. In amending the Zoning Code to address SRO housing as a conditionally permitted use, the City adopted special development standards for SROs, which include the following:

1. **Location Requirements:** An SRO cannot be located any closer than 300 feet from another SRO and no closer than 300 feet from a residential use, public park, or school.
2. **On-Site Facilities:** Each unit shall have a sink with a garbage disposal and counter surface, a toilet, and may include individual showers. Each floor shall have kitchen facilities to include a stove, refrigerator, a microwave oven, and counters. If individual showers are not provided, shared shower facilities shall be provided at a ratio of 1 per 5 units.



3. **Storage Area:** A minimum of 50 cubic feet of secured storage area per unit shall be provided within the building.
4. **Security Lighting:** Security lighting shall be provided on the building and in parking lot areas. A plan for security lighting shall be submitted for review and approval by the Police Department and be installed and fully operational prior to occupancy of the facility.
5. **Management and Operations:**
  - On-site security personnel and an on-site manager shall be present at the facility during all hours of operation.
  - Loitering is prohibited.
  - A management plan shall be submitted for review and approval by the Director of Community Development prior to occupancy and shall address provisions for staff training, neighborhood outreach, security, screening of residents, training programs for residents, and loitering control.

### **3.4.3 Housing for Persons with Disabilities**

The City conducted an analysis of the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

#### **Zoning and Land Use**

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The Bell Gardens Zoning Code was amended in August 2013 to specifically address the provision of residential care facilities in compliance with the Lanterman Act. Residential care facilities that are for seven to 15 persons are conditionally permitted in the MU and R-3 zones.

The Land Use Element and Zoning Code provide for the development of multiple-family housing in the R-3 and MU zones. Regular multiple-family housing for persons with special needs,



such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones.

### **Definition of Family**

In the Bell Gardens Zoning Code, “family” is defined as an individual or two or more persons living together as a bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitment to each other, as distinguished from a group occupying a boardinghouse, lodging house, club, dormitory, fraternity, sorority, hotel, motel, retirement complex, or rehabilitation facility. Because this definition accommodates unrelated individuals living together as a bona fide housekeeping unit, it is inclusive and complies with State and federal laws.

### **Building Codes**

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family developments are subject to the following building standards for persons with disabilities:

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

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City’s Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division as a part of the building permit submittal.



## **Reasonable Accommodation**

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoyment of a dwelling.

Circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in August 2013 for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in Bell Gardens.

A request for reasonable accommodation may be made by a disabled person, his or her authorized representative, or a developer or provider of housing for disabled persons. A request for reasonable accommodation may include a request for a modification or exception to the rules, standards and practices for the siting and/or development of housing or housing related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice.

Request for reasonable accommodation is determined by the Director of Community Development within 30 days based on the following findings:

1. The requested reasonable accommodation is requested by or on the behalf of one or more disabled persons protected under the fair housing laws and entitled to a reasonable accommodation;
2. The requested reasonable accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a dwelling;
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city;



4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including but not limited to the general plan, zoning code and building code;
5. The requested reasonable accommodation would not under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial damage to the property of others; and
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

### **Conclusion**

The City updated the Zoning Code to provide a formal process for providing reasonable accommodation to persons with disabilities, and to address the provision of residential care facilities, transitional housing, supportive housing, and single-room-occupancy housing. No additional constraints to housing for persons with disabilities are identified.

### **3.4.4 Density Bonus**

In 2013, the City adopted an Affordable Housing Density Bonus and Incentives ordinance consistent with State law at that time, to provide density bonuses and development incentives to all developers who propose an eligible project. The incentives are on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Specifically, the ordinance requires the provision of certain incentives for residential development projects that set aside a certain portion of total units to be affordable to lower and moderate income households.

However, the State Density Bonus law has been amended several times in recent years. AB 1763 made a number of changes to density bonus requirements for affordable projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20% of total units in a project that qualifies for a density bonus to be for moderate income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height



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

### 3.5 Development Standards and Procedures

#### 3.5.1 Development Standards

Residential development standards delineate density allowances limiting the number and type of housing units that may be constructed on a particular parcel of land. Table 3-3 summarizes the development standards that are applicable to the residential zones.

**Table 3-3: Development Standards by Residential Zone District**

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
<b>Lot Standards</b>				
Minimum Lot Area	5,000 sf	5,000 sf (6,000 feet for corner lots)	5,000 sf (6,000 feet for corner lots)	15,000 sf
Width	50 feet (+ 10 feet for corner lot)	60 feet (+ 10 feet for corner lot)	60 feet (+ 10 feet for corner lot)	50 feet (+ 5 feet for every 1,000 sq. ft. of lot area up to 100 feet max & 5 feet more for corner lots < 70 feet in width)
Depth	80 feet	100 feet	100 feet	100 feet
<b>Setbacks</b>				
Front	20 feet	20 feet	15 feet	15 feet for a residential use and 5 feet for a commercial use



**Table 3-3: Development Standards by Residential Zone District**

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
Side	5 feet	5 feet	5 feet	5 feet for a residential use and none for a commercial use
Street Side	10 feet	10 feet	10 feet	10 feet
Rear	10 feet	10 feet	10 feet	10 feet
<b>Density</b>				
Units per Lot	1 du	3 units max. Under 5,000 sf: 1 du Over 5,000 sf: 1 du/2,500 sf	Under 5,000 sf: 1 du max. 5,000 - 14,999 sf: Apartment: 1 du/2,500 sf Condo: 1 du/2,000 sf 15,000 - 43,560 sf: Apartment: 1 du/2,000 sf Condo: 1 du/1,625 sf 43,560 sf and over: Apartment: 1 du/1,750 sf Condo: 1 du/1,400 sf	30 units per acre (with a FAR of 4.0)
Lot Coverage %	45%	45%	45%	90%
Minimum Dwelling Unit Size	1,000 sf for primary and 600 sf for second unit, but no more than 50% of primary unit living area and max of 1,000 sf	1,000 sf for first and 800 sf for additional units	Studio: 550 sf 1-bedroom: 750 sf 2-bedroom: 850 sf 3-bedroom: 1,000 sf (+150 sf per additional bedroom)	
<b>Distance between Buildings on the Same Lot</b>				
Primary to Primary	10 feet	10 feet	10 feet	Based on California Building Code
	6 feet	6 feet	6 feet	Based on California Building Code
	6 feet	6 feet	6 feet	Based on California Building Code
<b>Height</b>				
Primary Structure	35 feet or 2 stories (whichever is less)	35 feet or 2 stories (whichever is less)	35 feet or 2 stories (whichever is less)	60 feet or 4 stories

Source: Bell Gardens Zoning Code, 2021



### Parking Standards

Pursuant to the Zoning Code, two parking spaces are required per dwelling unit for projects with three dwelling units or fewer, one of which is to be in a garage or carport and the second one can be uncovered. Four or more dwelling units require the same parking ratio with the exception of also requiring one guest/visitor parking space for every two dwelling units. Table 3-4 outlines general parking requirements for the various housing types. Although the Zoning Code does not specifically have reduced parking requirements for affordable housing projects, incentives in the form of reduced number of parking spaces have been granted in the past. With the adoption of the density bonus Zoning Code amendment, provisions are available for the granting of reduced parking requirements for eligible affordable housing projects.

**Table 3-4: Residential Parking Requirements**

Use	Off-Street Parking Requirements
One-, Two-, and Three-Family Dwelling Units	Two parking spaces per dwelling unit, one of which shall be in a garage or carport. For each room in a dwelling unit which is rented, one additional parking space. This space may be in a garage or uncovered. Carports may be provided as additional, unrequired parking.
Apartment Houses or Four or More Dwelling Units	Two parking spaces for each dwelling unit, one in a garage and one additional uncovered parking. In addition, one space for each two dwelling unit for visitor parking. Visitors' parking spaces shall be distributed throughout the project at convenient locations.
Condominium or Townhome Development	Two parking spaces for each dwelling unit in a garage and one additional uncovered parking space for each two dwelling units for visitor parking. Visitors' parking spaces shall be distributed throughout the project at convenient locations.
Mobile Home Park	One parking space on each trailer site and in addition thereto, one parking space for each two trailer sites for guest parking. Said guest parking shall be conveniently located within the Mobile Home Park.

Source: City of Bell Gardens Zoning Code, 2021

As shown later in Table 4-2: Approved and Pipeline Projects, projects in the R3 and M-U designations average about 22 units per acre. The City's parking standards may be considered a potential constraint. Some of the potential issues include:

- Requirement to provide additional parking space per rented room may not be an implementable requirement



- Guest parking requirement may be higher compared to other jurisdictions in the region
- Same parking requirements regardless of unit size

The City will assess its parking requirements and other development standards and make appropriate adjustments in order to facilitate residential development.

### **3.5.2 Building Codes and Enforcement**

#### **California Building Code**

In 2019, the City adopted the 2019 California Building Code along with amendments by the County of Los Angeles. This includes but is not limited to the plumbing, electrical, and mechanical codes. These codes are necessary to protect public health, safety, and welfare and include minimum building requirements for such issues as insulation, foundation, and light fixtures that reduce energy consumption. The enforcement of the California Building Code by the City's Building Inspectors does not add significantly to the cost of housing.

#### **Code Enforcement**

The City's building codes and enforcement activities are not typically considered a constraint to housing production but they can influence the cost of housing. These codes are necessary regulations that protect the public's health, safety, and welfare. The Code Enforcement program consists of two Code Enforcement Officers. The Code Enforcement officers enforce property maintenance and the Bell Gardens Zoning Code.

The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated. Since 2013, 343 housing rehabilitation cases have been opened by Code Enforcement to address the deteriorating housing stock in the City. It is estimated that 20 percent of the houses in the City are in need of substantial rehabilitation.



In addition, the Code Enforcement program also includes nuisance abatement and an abandoned vehicle abatement program designed to clean up unsightly and unsafe properties. The Code Enforcement Officers work with Community Development staff to educate residents and provide referrals to the City's housing programs in cases where the property owner/tenant might benefit from the available housing improvement programs. The Code Enforcement activities are funded by the City's General Fund and CDBG funds.

### **3.5.3 Planning and Impact Fees**

The City has developed a number of developer fees in order to recover the cost of permit processing and to cover the costs of providing public services to the new developments. The planning fees for processing development cases in Bell Gardens are among the lowest in surrounding communities. The City does not derive full compensation for staff hours through filing fees. This policy, whereby fees do not reflect the actual costs of performing services, results in the reduction of front-end expense to developers.

The City does not retain an in-house engineering department. Building services such as plan checks are contracted through an engineering firm. Permit issuance and inspections are handled by the Building and Safety Division of the Community Development Department, consisting of a Building Services Supervisor, a Building Inspector, and a permit issuance Clerk. Fees charged to the developer for plan check cover the costs of the City's contractual expenses.

The planning fees charged in the City of Bell Gardens include the following:



**Table 3-5: Fee Schedule for Residential Development**

Type of Fee	Fee
Site Plan Review Type 1	\$25
Site Plan Review Type 2	\$50
Site Plan Review Type 3	\$200
Conditional Use Permit	\$450
Conditional Use Permit (ABC)	\$900
Variance	\$450
General Plan Amendment	\$750
Zone Change	\$750
Tentative Tract Map	\$750 plus engineer fees
Tentative Parcel Map	\$500 plus engineer fees
Lot Line Adjustment/Lot Merger by Certificate of Compliance	\$500 plus engineer fees not to exceed \$5,000.00
School Fees	\$2.97/Sq. ft.
Sewer Connection Fee	\$2,550*

Source: City of Bell Gardens, 2021

\*Single-Family Home only; lower connection fees apply for condos, multi-unit residential, and Mobile Home Parks

For a typical single-family unit, where only an administrative approval is required, the planning fee is minimal – \$50 for site plan review. For projects with five or more units, planning fees total \$425 for site plan review, environmental review, and Los Angeles County Clerk fee. If a subdivision map is required, then the added fees for Tentative Tract Map (up to \$8,500) and Tentative Parcel Map (up to \$5,000) are required, but these fees are shared among the number of units in the project.

State law authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction. The current school district fee is \$2.97 per square foot. At that rate, a 501 square-foot addition to a house results in a school district impact fee of \$1,487.97. This fee will influence the overall construction cost, especially in a case of a low income family wishing to add on to their house to relieve overcrowded conditions. Additions of 500 square feet or less are not subject to this fee. However, the school fees are imposed by State legislation and are beyond the control of the City. The City does not charge any other development impact fees.

To incentivize the development of additional housing units and limit the constraints to create new units, the state mandated through recent amendments of the ADU law that the permitting of



an ADU that is less than 750 square feet is exempt from impact fees. However, ADUs over 750 square feet are required to pay school impact and sanitation fees.

The City currently does not charge any impact fees. Overall planning fees charged by the City are limited and do not constrain housing development.

### **3.5.4 On- and Off-Site Improvements**

The City of Bell Gardens is built out and fully developed with its primary infrastructure including streets, water, and sewer in place. As part of our planning review, the City can require on- and off-site improvements as part of the conditions of approval required for new construction. These improvements typically include landscape and irrigation, sidewalk and driveway approach improvements, installation of new streetlights, and utility under-grounding. Very rarely are these improvements considered to be a constraint to development. In the case that they are considered to be a burden, the City works with developers to provide comparable options that can minimize cost while retaining the integrity of neighborhood character or quality of the living environment.

Typical improvements are required to ensure that new and existing buildings on a lot where new buildings are proposed for construction are compatible with one another and with buildings surrounding the lot on which new construction is proposed. Any exterior building features on the same lot that are in disrepair shall be repaired. Any existing fences and walls on a property in disrepair shall be repaired or replaced.

Exterior Building Features:

- All exterior building walls on a lot shall be painted the same or complementary colors.
- Windows and doors on new construction shall be of consistent style, material, and color.
- All window and door trims, fascia boards, and similar trim features shall be of the same or complementary material, style, and color.
- Roofs of new buildings shall be the same material, color, and style as roofs on existing buildings on the lot. If a roof



of an existing building to remain on the lot is in disrepair, it shall be repaired or replaced with the same material, color, and style as the roof on the proposed new building.

#### Exterior Site Features:

- New fences and walls shall be of a consistent design, material, and color.
- All driveways, walkways, etc., shall be free of gouges, ruts, and/or gaps in the paved surface area and shall be maintained in good working order to not constitute a safety hazard to the public.

For example, a recent project was required to provide the following:

- The existing sidewalk, curb, gutter, and pavement along the front of the property shall be reconstructed in accordance with City standards and subject to permits and approval by the Public Works Department.
- The applicant shall be responsible for the cost involved in the repair and/or replacement of any public improvements to be completed, including but not limited to any damages caused as a result of the proposed Project to any portions of the public right of way. Repairs and replacement of public improvements shall be completed in accordance with approved City standards and shall be subject to review and approval by the Public Works Department.
- All designated landscaping areas, including but not limited to parkway areas shall be fully planted.

### **3.5.5 Processing and Permit Procedures**

The processing time needed to obtain development permits and required approval is often a contributor to the high cost of housing. This is not the case in the City of Bell Gardens. The City's policy is to discourage any backlog of cases and, as a result, City staff processes cases as soon as legally feasible. In 1978, the State of California passed a bill through the Assembly (AB 884) that helped reduce government delays by limiting processing time and



requiring agencies to specify the information required to complete an acceptable application. The City of Bell Gardens has fully implemented the provisions of AB 884. However, the City has not yet established procedures for processing affordable projects that meet SB 35 requirements.

Projects requiring discretionary approval are governed by two separate decision-making bodies: Planning Commission and City Council. Depending on the type of entitlement application and the proposed use, both of these groups may review a project.

The plan check review for new construction averages two to three weeks, which is considerably less than most surrounding cities. Other pertinent reviews and permits are issued for engineering, drainage, grading, public works, electrical, and other aspects of new developments. Table 3-6 and Table 3-7 summarize the City's review process and timeframe for various types of housing development.

Typical findings for Site Plan Review are:

- That every use, development of land and application of development standards shall take place in compliance with all applicable provisions of this title.
- That every use, development of land, and application of development standards shall be considered on the basis of the suitability of this site for the particular use or development intended.
- That the total development, including the application of prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, and prevent adverse effects on neighboring property and shall be in general accord with all elements of the general plan.
- That every use, development of land and application of development standards shall be considered on the basis of suitable and functional development design, but it is not intended that such approval be interpreted to require a particular style or type of architecture.



The City will evaluate its development standards to ensure compliance with SB 330 requirement for objective development standards.

**Table 3-6: Processing Time by Development Type**

<i>Project Type</i>	<i>Reviewing Body</i>	<i>Public Hearing Required</i>	<i>Appeal Body (if any)</i>	<i>Estimated Total Processing Time</i>
Single-Family Subdivision	PC	Yes	CC	90 days includes a 15 day appeal period otherwise 60 days
Multiple-Family (SPR Type I & II)	Administrative	No	PC	30 days
Multiple-Family	PC	Type III - No, Discussion Item Only  Subdivision - Yes	CC	90 days includes a 15 day appeal period otherwise 60 days
Mixed-Use (CUP)	PC	Yes	CC	60 days

Source: City of Bell Gardens, 2021

**Table 3-7: Processing Time by Process/Permit**

<i>Process/Application</i>	<i>Time</i>
Conditional Use Permit	PC Public Hearing – 60 days
Design Review	Administrative Review & Approval – 30 days
General Plan Amendment	PC/CC Public Hearing – 90 days
Environmental Impact Reports	9 to 12 months involving certification of EIR by the CC
Plan Check/Building Permits	Approximately 3 weeks for 1st plan check corrections
Variance	PC Public Hearing – 60 days
Zone Change	PC/CC Public Hearing – 90 days

Source: City of Bell Gardens, 2021

The development of a new single-family dwelling unit triggers a Type II Site Plan Review that is processed administratively. The typical review period from submittal to approval is approximately four weeks, depending on how fast the project architect is able to resubmit plans.

The average review time for a residential development project is approximately three months from first submittal for Planning, Building and Safety approval, and Fire Department clearance. Overall, the City can process residential development in an efficient manner and, therefore, the City’s processing procedures do not constrain residential development.



### ***Environmental Review***

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Bell Gardens are either Categorical Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorical Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

### ***Transparency in Development Process***

To increase transparency and certainty in the development application process as required by law, the City posts planning and development regulations and resources online:

- General Plan: <https://www.bellgardens.org/government/city-departments/community-development/planning/general-plan>
- Planning Forms: <https://www.bellgardens.org/government/city-departments/community-development/planning>
- Zoning Code: <https://www.bellgardens.org/services/city-services/municipal-code>

### **3.5.6 Other Local Ordinances**

The City of Bell Gardens has not adopted other housing ordinances such as inclusionary housing requirements or regulations on short-term rental housing.



## 3.6 Market Constraints

Market factors may hinder the development, improvement, and maintenance of housing. Examples of typical constraints include availability of financing, price of land, and cost of construction.

### 3.6.1 Availability of Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City’s residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in Bell Gardens.

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 342 households applied for mortgage loans for homes in Bell Gardens in 2017 (Table 3-8). Of the applications for conventional purchase loans, 64.7% were approved, and 17.6% were denied. An additional 11.8% were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was slightly higher at 65.5%. Less than half (47.7%) of refinance applications were approved. The denial rate was greatest for home improvement loans (27.3%). Overall, these rates are fairly consistent with countywide rates.

**Table 3-8: Disposition of Home Loan Applications ( 2017)**

Loan Type	Total Applicants	Approved	Denied	Other
Government-Backed Purchase	55	65.45%	23.63%	9.09%
Conventional Purchase	17	64.70%	17.64%	11.76%
Refinance	237	47.67%	24.05%	25.73%
Home Improvement	33	54.54%	27.27%	12.12%
<b>Total</b>	<b>342</b>	<b>52.04%</b>	<b>23.97%</b>	<b>21.05%</b>

Notes:

1. “Appr. Not Accepted” are those applications approved by the lenders but not accepted by the applicants.
2. “Other” includes files closed for incompleteness, and applications withdrawn.



3. Due to an FFIEC change in the format of reporting, more recent data was not yet available through lendingpatterns at the writing of this report.

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), Home Mortgage Disclosure Act (HMDA), 2017

### **3.6.2 Price of Land**

Land costs include all costs associated with obtaining governmental approval from purchasing the land to any development improvements proposed. Very high land costs may make housing development more expensive and hinder development. Land costs typically account for a large share of the total housing production costs. High sales prices can make it more difficult for developers to ensure their project is feasible and often pass on the costs to future renters or owners through rents or sale prices. In April 2021, there was one vacant residential site for sale in the City according to Zillow.com. The cost per square foot for the property was \$63.69.

There are very few vacant parcels for sale in Bell Gardens. A survey of Zillow conducted on November 18, 2021 found one listing for vacant land at 2870 & 2860 Beverly Drive just outside of the City. The lots are a combined 1.1 acres listed at \$2,685,000 with the capacity for two single-family units. However, with just one lot available for sale, the price information may not be representative. No other lots were listed for sale at the time.

An increase in demand increases the value of land. Residential vacancy rates and the location of the City within the Los Angeles Basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Bell Gardens is becoming an increasingly convenient area in which to live.



### **3.6.3 Cost of Construction**

Construction factors, such as the type of construction, materials, finishing details, square footage, and structural configuration can have an impact on the overall cost of construction. The California Construction Cost Index<sup>2</sup> is developed based upon Building Cost Index (BCI) cost indices average as produced by Engineering News Record (ENR) to track the cost of construction. The Index identifies an average increase in construction cost of 3.1% year over year since 2015. Naturally, as the demand for housing increased since the recession, the cost of construction increased. In addition, the pandemic has caused a shortage of building material supplies further increasing costs.

According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from \$184,125 in 2011 to \$296,625 in 2019. The NAHB construction cost survey indicated the average size of single-family homes has decreased from 2,802 square feet in 2015 to 2,594 square feet in 2019. In 2019, total construction cost of a home accounted for 61.1 percent of the total sales price.

Though construction costs comprise a large portion of the total development cost of a project, these costs are not atypical in Bell Gardens, compared to the County and therefore would not constitute an actual constraint on housing production in the City.

### **3.6.4 Timing and Density**

Market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction. In Bell Gardens, the average time between project approval and request for building permit is typically six months.

As described in the Housing Opportunities and Resources section of this Housing Element, projects have been developed at a range of densities based on project size and housing type. Smaller lots tend to yield lower densities. Table 4-2 shows recent mixed-use and multi-family residential projects that were approved in Bell Gardens. The City will encourage lot consolidation in order to allow

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<sup>2</sup> Source: [DGS California Construction Cost Index CCCI](#)



for larger projects with improved site designs and amenities, as well as the ability to achieve higher densities and more efficient use of land.

## **4 Housing Opportunities and Resources**

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Resources that are available for the development, rehabilitation, and preservation of housing in the City of Bell Gardens are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

### **4.1 Future Housing Needs**

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State law requires each community to play a role in meeting the region's housing needs. As such, the Southern California Association of Governments (SCAG) has allocated the City Bell Gardens housing production goals for the 6<sup>th</sup> cycle Housing Element update. This section demonstrates that Bell Gardens has adequate existing residential site capacity to accommodate its share of regional housing needs during the planning period.

#### **4.1.1 Regional Housing Needs Allocation (RHNA) Requirement**

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. SCAG, as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA developed and adopted by SCAG covers the growth projection and planning period from June 30, 2021 through October 15, 2029. Bell Gardens must identify adequate land with



appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, Bell Gardens share of regional future housing needs is a total of 503 new units. This allocation is distributed into four income categories, as depicted in Table 32. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

**Table 4-1: 2021-2029 6<sup>th</sup> Cycle RHNA Allocation**

Income Category	# of Units	% of Units
Extremely Low (30% AMI) <sup>1</sup>	50	9.9%
Very Low (50% AMI)	50	9.9%
Low (80% AMI)	29	5.8%
Moderate (120% AMI)	72	14.3%
Above Moderate (>120% AMI)	302	60.0%
<b>Total Units</b>	<b>503</b>	<b>100.0%</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Adopted 3/4/2021, approved by HCD on 3/22/21.  
 AMI = Area Median Income.

Note: \* The City has a RHNA allocation of 99 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low.

#### 4.1.2 Approved and Pipeline Projects

The 6<sup>th</sup> cycle RHNA projection period began on June 30, 2021. Therefore, housing units to be permitted after this date can be credited toward the RHNA. As of June 2021, 82 units have been entitled, approved, or in the pipeline. Apartments and ADUs are assumed to be affordable to moderate income households based on the analysis of market rents in Section 2 (see Table 2-16: Market Rents and HUD Fair Market Rents (2021) and Table 2-17: Affordable Housing Costs (2020)). In part, due to the low rents in the City, rental multi-family housing construction in the City has been limited. All projects can be constructed within the eight-year planning period of this Housing Element. Specifically, one of the projects was under construction as of October 2021.



**Table 4-2: Approved and Pipeline Projects**

Project	Zoning	Existing Use	Acres	Density	Type of Units	No. of Units	Income/ Affordability	Status
5953 Florence Ave	C4	Vacant parking lot	0.27	14.8	Condos	4	4 Above Mod	Approved
8000 Bell Gardens	R3	Vacant lot	2.17	22.1	Condos	48	48 Above Mod	Entitled
6430 Foster Bridge Blvd	R3	Parking lot	0.33	12.1	Condos	4	4 Above Mod	Under Construction
6231 & 6301 Eastern Avenue	MU	Chiropract or office, single-family home, & vacant commercial building	0.68	23.5	Condos and Retail	16	16 Above Mod	Application Submitted
6515 Florence Place	R3	Single-family home	0.16	31.3	3 homes and 2 ADUs	5	3 Above Mod 2 Mod	Plan Checks
APN 6330-017-052	R3	Vacant lot	0.30	16.7	Apts.	5	5 Mod	Application Submitted
Total						82	75 Above Mod 7 Mod	

### 4.1.3 Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community, increasing from just two permitted units in 2018, five permitted units in 2019, and five units permitted in 2020 (with another nine units approved). In 2021, the City has seen a significant increase in ADU submittals and have approved over 30 units to date (as of June 2021) with more anticipated. Based on this trend, the City anticipates permitting 60 ADUs in 2021.

The City is updating its Accessory Dwelling Unit (ADU) Ordinance to comply with recent changes in State law. The Planning Commission conducted a public hearing regarding the ADU Ordinance October 20, 2021. The City Council hearing was held on November 8, 2021 to adopt the ordinance. The new ADU ordinance is anticipated to take effect in January 2022. This Housing Element also includes a program to facilitate the development ADUs. For the purpose of RHNA credits, the City assumes five ADUs annually for a total of 40 ADUs over the eight-year planning period of the Housing Element.



Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the affordability distribution for ADUs as shown in Table 4-3.

**Table 4-3: Projection of ADU Activities**

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income (30% AMI)	6	15%
Very-Low Income (31-50% AMI)	1	2%
Low Income (51-80% AMI)	17	43%
Moderate Income (81-120% AMI)	2	6%
Above Moderate Income (>120% AMI)	14	34%
<b>TOTAL</b>	<b>40</b>	<b>100%</b>

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2021

#### 4.1.4 Remaining RHNA

Based on entitled/approved and pipeline projects, as well as the projected ADUs, the City has met a portion of its 6<sup>th</sup> cycle RHNA already, with a remaining RHNA of 251 units, primarily in the above moderate income level.

**Table 4-4: Credits toward RHNA**

Income Category	RHNA	Approved/ Entitled/ Pipeline	ADUs	Remaining RHNA
Extremely Low (30% AMI) <sup>1</sup>	50	0	6	44
Very Low (50% AMI)	50	0	1	49
Low (80% AMI)	29	0	17	12
Moderate (120% AMI)	72	55	2	15
Above Moderate (>120% AMI)	302	27	14	251
<b>Total Units</b>	<b>503</b>	<b>82</b>	<b>40</b>	<b>381</b>



## **4.1.5 Available Land for Housing**

### **Affordability and Density**

State law establishes specific criteria for feasible sites to accommodate lower income RHNA. For a community with over 25,000 population, the default density is 30 units per acre and the site must be at least 0.5 acre. In Bell Gardens, the R-3 and Mixed Use (MU) zoning districts meet this default density requirement. The entitled townhome project at 8000 Bell Gardens yielded slightly above 22 units per acre, whereas another pipeline project in R-3 zone – 6515 Florence Place – reached the maximum density. Two other recently built projects also reached similar densities. The 12-unit project at 7601 Eastern Avenue was constructed at a density of 21 units per acre and the 109-unit project at 5600 Shull Street reached 25.2 units per acre. While other pipeline R-3 projects in Table 4-2 are proposing at lower intensity, that is primarily due to developers’ choice and product type rather than feasibility based on the City’s development standards. The City’s first mixed use project achieved 23.5 units plus 3,000 square feet of commercial use. Therefore, this achieved density of 22 units per acre is used to estimate future development potential on R-3 and MU properties. Furthermore, the mixed use project involves lot consolidation of three different existing uses. With limited vacant land remaining in the City, future residential development is anticipated to occur as recycling of similar existing uses.

For this sites inventory, only sites at or larger than 0.5 acre in size are used to meet the lower income RHNA. Detailed parcel-level data is available in the Appendix.

### **Sites Previously Identified in 5<sup>th</sup> Cycle Housing Element**

The City of Bell Gardens has identified a neighborhood on the west side of the City as a good candidate for affordable and market-rate housing opportunities. The Gotham Street neighborhood is generally bounded by Bell Gardens Avenue on the west, Clara Street on the north, Eastern Avenue on the east, and Gotham Street on the south, and includes deep lots (more than 300 feet deep) that could be redeveloped for efficient housing with appropriate open space and sufficient parking. Currently, many of the properties are densely populated but underutilized from a land use perspective. There are also several vacant properties within this neighborhood that present excellent opportunities for housing



development. Facilitating residential development in this neighborhood through recycling of underutilized properties and/or construction on vacant properties also has the potential to alleviate overcrowding issues. The City has identified the following two vacant properties within the Gotham Street neighborhood (Table 4-5).

**Table 4-5: Gotham Street Neighborhood – Vacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
5500 Quinn St. 6227-026-001	High Density Multiple Res.	R-3	Vacant	0.18	4	Above Moderate
6030 Gage Ave. 6330-017-052	High Density Multiple Res.	R-3	Vacant	0.26	6	Above Moderate

**Sites Not Previously Identified in 5<sup>th</sup> Cycle Housing Element**

Additional opportunities are available in the City’s R-3 and MU Overlay. One R-3 property on Fostoria Street that was recently available on sale. The property is only developed with an old single-family home and some warehousing use.

Significant opportunities exist in the City’s MU Overlay (see Figure 3-1). The areas along Eastern Avenue (between Randolph Street and Lubec Street), Gage Avenue (between Long Beach Freeway and Darwell Avenue), and Eastern (between Clara Street and Quinn Street) are developed with antiquated commercial and manufacturing uses with occasional, nonconforming residential homes interspersed throughout these corridors. Typical uses include auto-related, restaurants, and retail with large surface parking lots. Many homes appear to be used for commercial/office uses. However, as a conservative estimate, unless commercial signs are displayed or the assessor data explicitly indicates the homes are used for nonresidential uses, these homes are included as existing residential units and therefore resulting in a lower net increase in units.

With the limited residential land available for development, high demand for housing, and the stagnant commercial real estate market, the City has not seen significant commercial development in recent years. As demonstrated by the City’s first mixed use project, and other pipeline projects that are requesting a zone change from commercial to residential, uses such as parking lots, old office and retail uses, and nonconforming residential uses are being recycled into residential uses. Specifically, the mixed use



project is recycling existing structures built in 1950s, with an existing FAR of less than 0.20. Another project at 5953 Florence Avenue, approved for four condominium units, is a parking lot located between old commercial uses.

The Mixed Use Overlay allows 30 units per acre with an FAR of 4.0 and up to four stories. Existing development in the overlay area was developed during the 1950s and 1960s. Current FAR rarely exceeds 0.25 and most properties have not undergone any significant improvements since they were built. Most properties have deferred maintenance or are blighted. Several properties identified in the inventory have delinquent tax status and multiple properties are boarded up and vandalized. The age of these structures combined with the low improvement to land ratio, indicate deferred maintenance/lack of significant tenant improvements. Otherwise, reassessment would have occurred to result in a higher improvement to land ratio.

Low existing FAR (averaging 0.29 across all identified parcels with a median value of only 0.26) compared to the allowable 4.0 would indicate a development of 8 to 16 times the size of existing structures on site would be possible with redevelopment. Only three properties identified had an existing FAR that exceeds 0.50. While these three properties show FARs over 1.0, the assessor data show inconsistent information as the uses are identified as parking and outdoor storage only. Furthermore, existing uses are primarily single-story development, while the MU designation allows 60 feet and four stories. Therefore, net yield ratios would make redevelopment financially attractive as the market demand for housing continues to outpace the demand for commercial or light industrial uses.

The City's General Plan designates 88 acres of commercial uses as Mixed Use. The majority of these 88 acres are strip commercial and auto-related uses of similar characteristics as those identified in the sites inventory. However, the sites inventory includes only 11.95 acres of the MU land, or less than 15 percent of all MU land.

The City has not yet amended the Zoning Code to implement the Mixed Use designation but utilizes the R-3 standards for the recent project application. Based on density, the MU sites (20-30 units per acre) can also facilitate lower income housing. However, for the purpose of identifying sites for all RHNA income groups, the MU



sites are assigned to the moderate and above moderate income RHNA categories.

Pursuant to BGMC section 9.12.030 Residential, multi-family and condominiums are permitted in the M-U (Mixed Use Residential/ Commercial) zoning designation through approval of a Conditional Use Permit. Residential and commercial uses may exist in conjunction with one another or individually. The proposal of a residential multi-family project with or without a commercial use in a mixed-use zone will require approval from the Planning Commission through the public hearing process. The development standards for a residential multi-family project in a M-U zoning designation are set forth in BGMC section 9.12.040, Table 9.21B. As previously mentioned, the proposal of a residential condominium project with or without a commercial use in a mixed-use zone will require a conditional use permit. However, for a subdivision, a tentative tract map will also be required. Therefore, a residential condominium project in the M-U zoning designation will require recommendation from the Planning Commission for approval to the City Council. The development standards for a residential condominium project in a M-U zoning designation are set forth in BGMC section 9.20.140.

**Table 4-6: R-3 and MU Overlay – Nonvacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>R-3 Site</u> 5629 Fostoria St. 6227-030-026	High Density Multiple Res.	R-3	Single-family home and warehousing; site was recently on sale	0.42	9	9 Above Moderate
<u>MU Site #A</u> 6328003047 6328003052 6328003049 6328003048 6328003050 6328003051	MU	CM	Antiquated commercial uses with significant surface parking  Average ILR – 0.23 Average Year Built – 1952 Average FAR – 0.32	0.34 0.34 0.17 0.17 0.17 0.17	30	10 Moderate 20 Above Moderate
<u>MU Site #B</u> 6330014032 6330014033 6330014035	MU	CM	Old retail stores and services (e.g., laundromat and dry cleaner) with large surface parking, donut shop, barbershop, etc.  Average ILR – 0.57 Average Year Built – 1960 Average FAR – 0.30	0.70 0.07 0.17	18	10 Moderate 8 Above Moderate



**Table 4-6: R-3 and MU Overlay – Nonvacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>MU Site #C</u> 6328002067 6328002068 6328002066 6328002069 6328002065 6328002075 6328002074 6328002070 6328002072	MU	CM	Antiquated commercial uses with significant surface parking  Average ILR – 0.64 Average Year Built – 1958 Average FAR – 0.31	0.13 0.13 0.13 0.13 0.12 0.35 0.38 0.14 0.36	39	10 Moderate 29 Above Moderate
<u>MU Site #D</u> 6328003035 6328003034 6328003036	MU	CM	Mostly auto-related uses such as repair and equipment rental  Average ILR – 0.86 Average Year Built – 1968 Average FAR – 0.48	0.16 0.32 0.21	16	16 Above Moderate
<u>MU Site #E</u> 6328004045 6328004046 6328004048 6328004047 6328004049	MU	CM	Mostly auto-related uses and corner market (liquor store)  Average ILR – 1.06 Average Year Built – 1962 Average FAR – 0.30	0.26 0.25 0.21 0.25 0.05	17	17 Above Moderate
<u>MU Site #F</u> 6330015024 6330015025 6330015026 6330015023 6330015050 6330015051	MU	CM	A variety of old retail (such as liquor store and corner market), auto, and restaurant uses (one is closed).  Average ILR – 0.99 Average Year Built – 1953 Average FAR – 0.22	0.25 0.18 0.12 0.25 0.26 0.27	31	10 Moderate 19 Above Moderate
<u>MU Site #G</u> 6227018002 6227019008 6227018003 6227018005 6227019007 6227018004 6227018006 6227019020 6227018001 6227019019	MU	CM	A variety of old commercial uses, such as auto-related, laundromat, corner market, and services  Average ILR – 0.84 Average Year Built – 1949 Average FAR – 0.32	0.15 0.12 0.15 0.06 0.12 0.08 0.20 0.29 0.15 0.33	33	9 Moderate 24 Above Moderate



**Table 4-6: R-3 and MU Overlay – Nonvacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>MU Site #H</u> 6227016026 6227016005 6227016004 6227016003 6227016002	MU	CM	Two small restaurants with large surface parking  Average ILR – 0.34 Average Year Built – 1956 Average FAR – 0.14	0.33 0.12 0.12 0.12 0.12	19	19 Above Moderate
<u>MU Site #I</u> 6328003053 6328003040 6328003041 6328003042 6328003043	MU	CM	A mix of auto-related, office, and laundromat uses, and a small Christian ministries  Average ILR – 0.61 Average Year Built – 1954 Average FAR – 0.30	0.39 0.17 0.17 0.34 0.14	27	27 Above Moderate
<u>MU Site #J</u> 6328004027 6328004028 6328004029 6328004030 6328004031	MU	CM	A mix of old industrial and auto-related uses, with two dilapidated homes  Average ILR – 1.17 Average Year Built – 1952 Average FAR – 0.19	0.15 0.13 0.27 0.26 0.26	18	18 Above Moderate

ILR = Improvement to Land Ratio; FAR = Floor Area Ratio

### **Affordable Housing Development at 5600-5636 Shull Street**

Pursuant to the requirements of the Surplus Land Act, which was approved by the Governor of California on October 9, 2019 and became effective on January 1, 2020, the City noticed and offered for sale the 4.2-acre site formerly known as the Berk Oil Site for the potential development of affordable housing. Staff is currently working on the draft Purchase and Sale Agreement and Development Agreement to commence escrow and approve the submittal of the land use entitlement applications. The applications will consist of a General Plan Amendment and a zone change from industrial to residential and a Conditional Use Permit, and a Site Plan Review application for the development of 80 very low-to-moderate income rental units and 18 moderate income for-sale units.

The for-sale component is situated on approximately 55,550 square feet of the site and planned as 18 detached townhomes. Currently, the townhomes are targeted to first-time home buyers. The plan is to arrange buyers to work with designated counseling



agencies to facilitate loans and pursue additional first-time home buyer funds such as WISH and IDEA from AHP.

The rental housing affordable component of is comprised of 80 units situated over a total of five two-story walk-up buildings. The land area of the affordable rental component spans approximately 117,758 square feet of the Shull Street site. The unit mix contains 34 one-bedroom units; 34 two-bedrooms units, and 12 three-bedrooms units. Target sizes are 525 square feet for one-bedrooms; 752 square feet for two-bedroom units; and 910 square feet for three-bedroom units.

Rental amenities will include a community room, a children’s play area of, a mail room, a manager’s office, laundry room, and bicycle kitchen. The affordable rental housing apartments will have an approximate area of 60,800 square feet. There will be 1.25 surface level parking spaces per unit or 100 parking spaces.

The City obtained an EPA grant a few years ago to clean up the site from contaminants left from the oil company. Although the clean-up has been completed to allow non-residential development, additional clean-up is needed for residential construction. The Department of Toxic Substances Control is working with the environmental clean-up consultant to complete the clean-up for residential purposes. The developer is required to complete this work before actual development can commence.

It is estimated a majority of the remediation will be complete in 12 to 18 months. Project completion is anticipated with remediation and project construction within 30 to 40 months, well within the timeframe of the Housing Element planning period.

### **Additional Sites Identified for Rezoning**

The City also identified two properties for rezoning properties that are appropriate for rezoning for residential uses. Rezone Site #1 is comprised of two parcels and virtually vacant with a small 600-square-foot boarded up home on a 2.8-acre lot. Rezone Site #2 is comprised of five parcels, totaling 5.36 acres. Four of the five parcels are vacant (3.96 acres). The remaining parcel is used for light manufacturing with an existing FAR of about 0.10.



**Table 4-7: Sites Identified for Rezoning**

Address/ APN	Current GP/Zoning	Proposed Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>Rezone Site #1</u> 6262 Gage Ave. 6330-018-075	C-3 and R-3	R-3	Mostly vacant site with split zoning; site has a boarded up home	2.80	62	Lower
<u>Rezone Site #2</u> 6358-019-005 (Vacant – No Address)  6863 Florence Pl 6358-019-006 (Vacant)  6814 Suva St 6358-019-026 (Small building)  6358-019-027 (Vacant – No Address)  6845 Florence Pl 6348-019-028 (Vacant)	M-1	R-3	This site is comprised of three parcels, two of which are vacant. One parcel has a 6,545-square-foot building on a 1.4-acre lot (or an existing FAR of only 0.11). The building was constructed in 1979	5.36	118	Lower

**Summary of RHNA Strategies**

All the sites identified in the sites inventory meet the default density of 30 units per acre. However, most sites are located in the MU Overlay where the City is only beginning to see interest in redevelopment. Given that these sites may be more challenging for lower income development, the City has also identified two sites for rezone into R-3 residential uses. With the candidate sites for rezone, the City is able to fully meet its RHNA with an overall buffer of about 20 percent. Furthermore, the City will be fulfilling more than 98 percent of its lower income RHNA on the vacant sites (127 units of the 129 lower income units can be fulfilled on vacant sites).



**Table 4-8: Summary of RHNA Strategies**

	Lower	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>129</b>	<b>72</b>	<b>302</b>	<b>503</b>
Entitled/Approved/Pipeline Projects	0	7	75	82
ADUs	24	2	14	40
5 <sup>th</sup> Cycle Reuse Sites - Gotham Street Vacant Sites	0	0	10	10
6 <sup>th</sup> Cycle New Sites	0	49	206	255
<i>R-3 Site</i>	0	0	9	9
<i>Mixed Use Sites</i>	0	49	197	246
5600-5636 Shull Street	40	58	0	98
Additional Rezone Sites	180	0	0	180
<b>Total Capacity</b>	<b>244</b>	<b>116</b>	<b>305</b>	<b>665</b>
Surplus/(Shortfall)	115	44	3	162

#### **4.1.6 Availability of Infrastructure and Services**

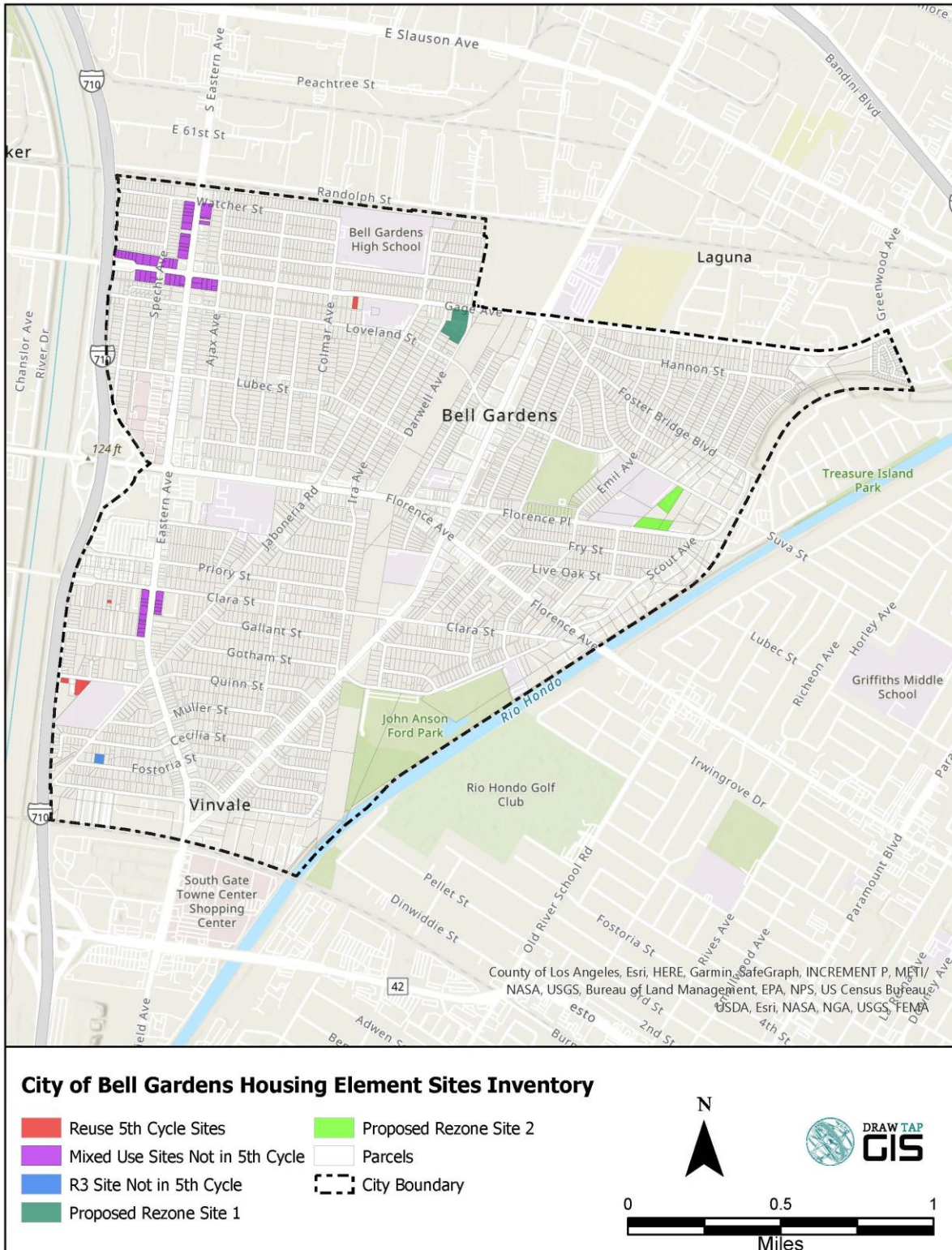
The sites identified above are an infill sites within fully developed neighborhoods. Existing infrastructure and services are available to serve residential development on the sites, as envisioned by the General Plan. Some infrastructure may be aging and require replacement or improvements. However, such improvements are not unique constraints that may impede residential development.

#### **4.1.7 Availability of Water Supply and Sewage Capacity**

Existing water delivery and wastewater collection infrastructure is available to all properties identified above and the City has adequate water supply and wastewater treatment capacity to accommodate the required 2021-2029 RHNA units.



Figure 4-1: Sites Inventory for RHNA





## **4.2 Financial Resources**

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The costs associated with the maintenance, preservation, and development of affordable housing, especially for the lowest income households, have continued to increase in recent years. With income rising at a much slower pace than development costs, the level of required subsidies deepens.

### **4.2.1 CalHome Grant**

The City received a \$3.45 million CalHome Grant from the California Department of Housing and Community Development (HCD) in 2020 and again a \$4.65 million Cal Home Grant in 2021 for first-time homebuyer mortgage assistance and owner-occupied home rehabilitation.

### **4.2.2 Community Development Block Grants (CDBG)**

The federally funded Community Development Block Grants (CDBG) is one of the most important resources for housing and community development activities. CDBG funds can be used for a variety of activities, including housing rehabilitation, supportive services, and public facilities and infrastructure improvements.

The City of Bell Gardens participates in the CDBG program through the County of Los Angeles. With a population less than 50,000, Bell Gardens is not eligible to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). However, through Los Angeles County, the City receives an annual CDBG allocation of approximately \$650,000. The City uses CDBG funds to make public improvements, provide a variety of supportive services, and perform housing code enforcement activities.

### **4.2.3 Low Income Housing Tax Credits (LIHTC)**

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40



percent affordable to those at 60 percent of AMI. The tax credit is typically sold to large investors at a syndication value. Park View Terrace in Bell Gardens was developed in part with LIHTC.

### **8.2.5 SB2 and LEAP Grant Funds**

In 2017, Governor Brown signed a \$15 billion housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year the state administered Planning Grants known as SB2 Grants, and the following year a second grant program, Local Early Action Planning, or LEAP grants, was made available to cities. Bell Gardens applied for and obtained funding for both of these grant opportunities.

#### ***SB 2 Grant***

On October 14, 2019, the City of Bell Gardens applied for \$160,000 in SB2 grant funding for the completion of three projects. The projects include the following:

- Project 1 – Update to the Housing Element for the Next Cycle due in 2021.
- Project 2 - General Plan Annual Report and New Sustainability Element.

Projects under the SB2 Grant must be completed prior to September 2023.

#### ***LEAP Grant***

On June 30, 2020, the City of Bell Gardens applied for \$150,000 in LEAP grant funding. These funds in combination with SB2 Grant funding provide the means to complete the Housing Element and one of the other remaining six elements that make up the General Plan.

Projects under the LEAP Grant must be completed prior to December 31, 2023.



## 8.2.6 Home Ownership Program (HOP)

**Home Ownership Program HOP** - HOP is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. Designed to meet the needs of low-income families, HOP provides loans of up to 20 percent of the purchase price for down payment and closing costs assistance, not to exceed \$75,000. Each loan is a second Trust Deed loan, provided at 0 percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities participating in the Community Development Block Grant (CDBG) Urban County Program.

## 8.3 Administrative Capacity

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Affordable housing developers have access to a range of funding resources for the construction and acquisition/rehabilitation of affordable housing, including the preservation of existing affordable housing at risk of converting to market-rate housing.

### 8.3.1 Nonprofit Housing Developers

The City of Bell Gardens partners with a number of nonprofit housing developers to provide affordable housing opportunities. These organizations can assist the City in the construction, acquisition/ rehabilitation, and preservation of affordable housing, including housing that is at risk of converting to market rate:

- **Nehemiah West:** The City partnered with Nehemiah West in the development of Viñas Las Campanas, a 126-condominium project for low and moderate income households.
- **Habitat for Humanity:** The City has partnered with Habitat for Humanity to provide four owner occupied affordable housing units for very low income families using redevelopment funds.
- **UDI Development:** The City partnered with UDI Development Company to provide the development of 14



detached residential dwelling units. This in-fill housing development provided home ownership opportunities to low and moderate income households in the City.

- **Vista Del Rio, LLC:** The City partnered with Telacu Affordable Housing, Inc., Breamar Urban Ventures and The Lee Group, Inc to develop the Vista Del Rio project. This development provided 53 single-family residential housing units located at 6343 Greenwood Avenue. Of the 53 units constructed, 27 units were deed restricted for low and moderate income first time home buyers in the City.
- **Clara Vista Homes:** The City partnered with Mayan Development, Inc. to provide the development of single-family residential dwelling units. This in-fill housing development provides home ownership opportunities for low and moderate income households in the City.
- **National CORE** (includes the former Southern California Housing Development Corporation): The City partnered with National CORE to develop the 72-unit Park View Terrace Senior Apartments with Low Income Housing Tax Credits (LIHTC) and redevelopment funds.
- **Abode Communities:** The City partnered with Abode Communities, formerly the Los Angeles Community Design Center, and developed a 65-unit affordable senior apartment project, Terra Bella Senior Apartments. This project provides service-enhanced affordable housing for lower income households.

### **8.3.2 Other Public Agencies**

In addition to the nonprofit developers identified above, the Los Angeles County Community Development Authority (LACDA) administrative capacity to the City of Bell Gardens. LACDA administers the Mortgage Credit Certificates (MCC), CDBG, and the Housing Choice Vouchers for the City.



## 8.4 Opportunities for Energy Conservation

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Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

### 8.4.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally, requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

### 8.6.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP).



LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

### 8.6.3 Southern California Edison (SCE) and Southern California Gas Company Energy Efficiency Programs

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Rolling Hills Estates including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer’s guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE’s energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company’s Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

#### LEED® for Existing Buildings

<b>Total Possible Points**</b>	<b>110*</b>
Sustainable Sites	26
Water Efficiency	14
Energy & Atmosphere	35
Materials & Resources	10
Indoor Environmental Quality	15
Innovation in Operations	6
Regional Priority	4

\* Out of a possible 100 points + 10 bonus points  
 \*\* Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

### 8.6.4 Building and Site Design Conservation

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

In the State of California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at state-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions



have taken this certification as an opportunity to further promote a green building program.

### **LEED Certification**

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

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

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

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

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

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

### **Glazing**

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct



sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

### **Landscaping**

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

### **Building Design**

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

### **Cooling/Heating Systems**

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house



fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

### **Weatherization Techniques**

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

### **Efficient Use of Appliances**

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

### **Efficient Use of Lighting**

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

### **Load Management**

The time and day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation.



Therefore, reduction use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.



## 9 Housing Plan

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Previous sections of the Housing Element established the housing needs, constraints, opportunities and resources in the City of Bell Gardens. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Bell Gardens' identified housing needs:

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in Bell Gardens. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, Zoning Code changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

### 9.1 Housing Goals and Policies

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#### 9.1.1 Conserve and Improve the Condition of the Existing Affordable Housing Stock.

Housing and neighborhood conservation are important to maintaining and improving quality of life. While the majority of housing in Bell Gardens is in fair condition, some units show signs of deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is



maintained. The policies listed below address the issue of housing and neighborhood conservation.

### **Goal 1: Housing Preservation**

Provide and preserve decent housing within a satisfying living environment for households of all socioeconomic backgrounds.

#### **Policies**

- 1.1: Promote the rehabilitation of substandard housing units including single-family, multi-family, and mobile homes.
- 1.2: Encourage the maintenance and repair of existing owner-occupied and rental housing units to prevent deterioration.
- 1.3: Provide and maintain a high level of public facilities and services in all areas of the City.
- 1.4: Investigate and pursue programs and funding sources available to assist in the improvement of residential properties.
- 1.5: Encourage private and public investments to alleviate neighborhood deterioration.

### **9.1.2 Assist in the Development of Housing for those with Limited Incomes or Special Needs.**

Providing affordable and accessible housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

### **Goal 2: Affordable and Special Needs Housing Opportunities**

Promote and encourage the provision of decent and affordable housing for all socioeconomic segments of Bell Gardens residents.



## **Policies**

- 2.1: Encourage new housing construction for homeownership in a mixture of price ranges and housing types.
- 2.2: Continue to pursue and utilize federal and state assistance for the provision of affordable housing, including extremely low income households and those with special needs.

### **9.1.3 Identify Adequate Residential Sites**

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes, and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Bell Gardens General Plan and Zoning Code establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development.

#### **Goal 3: Identification of Adequate Sites**

Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure to accommodate the City's share of the regional housing need.

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## **Policies**

- 3.1: Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.
- 3.2: Continue to pursue federal and state funds designed to facilitate land acquisition.



- 3.3: Encourage the recycling of underutilized residential and mixed use parcels where such recycling is consistent with established land use plans.
- 3.4: Ensure that all residential areas are provided with adequate public facilities and services.
- 3.5: Promote mixed-use development and accessory dwelling units (ADUs) to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.
- 3.6 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.

#### **9.1.4 Address and Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing.**

Market factors and government regulations can significantly impact the production and affordability of housing. Although market conditions are often beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements to encourage housing production.

#### **Goal 4: Removal of Governmental Constraints**

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Continue to explore and implement strategies designed to remove unnecessary governmental constraints to the maintenance, improvement and development of housing.

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#### **Policies**

- 4.1: Periodically review the City's regulations, ordinances, fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.
- 4.2: Maintain lower fees for qualifying projects to encourage construction of affordable housing.



- 4.3: Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.
- 4.4: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- 4.5: Support infill development at suitable locations and provide, where appropriate, incentives to facilitate their development.

### **9.1.5 Affirmatively Furthering Fair Housing**

The City seeks to expand the range of housing opportunities provided in Bell Gardens, including housing for seniors on fixed incomes, lower and moderate income residents (including extremely low income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents whether through mediating disputes, investigating bona fide complaints of discrimination, or through the provision of education services. The provision of fair housing services is an important tool to ensure fair and equal access to housing. Implementation of place-based strategies to address equal access to resources is also a theme of the affirmatively furthering fair housing goal. The following policies are designed to continue implementation of applicable fair housing laws.

#### **Goal 5: Affirmatively Furthering Fair Housing**

Ensure that all residents have equal housing opportunities, regardless of their special characteristics as protected under State and Federal fair housing laws.

#### **Policies**

- 5.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.



- 5.2: Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals and families, and the disabled.
- 5.3: Encourage the provision of housing to meet the needs of families of all sizes.
- 5.4: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.
- 5.5: Provide increased outreach and education for the broader community of residents, residential property owners and operators, regarding fair housing practices and requirements, especially through non-traditional media.
- 5.6: Promote increased enforcement of fair housing laws.

## 9.2 Housing Programs and Implementation Measures

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The goals and policies outlined in the prior section address Bell Gardens' identified housing needs and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2021-2029) planning period. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation and Improvement
- Housing Assistance
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

This section describes the programs that Bell Gardens will implement to address these areas. The housing programs described as follows contain existing, modified, and new programs needed to address the housing needs identified in Sections 2 through 4. Below is a summary of each program, the eight-year



quantified objective, the proposed funding source, and the agency responsible for implementing the program.

### **5.2.1 Preserve and Improve Existing Housing**

Conserving and improving the housing stock is an important goal for the City of Bell Gardens. Approximately 80 percent of housing units in Bell Gardens were constructed prior to 1990 and are therefore more likely to have rehabilitation needs than newer housing units. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. Programs to monitor, preserve, and improve the existing supply of affordable housing can also help accomplish the City's goal to build stronger and more vibrant residential neighborhoods

#### **Program 1: Code Enforcement and Community Preservation Activities**

The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated.

The Code Enforcement program is divided into two separate programs:

- Property Maintenance Program – This program focuses on nuisance abatement and the City's landscaping codes.
- Housing Rehabilitation Code Enforcement Program – This program focuses on housing conditions and building/housing code corrections.

The Code Enforcement Officers work with Community Development staff to educate residents and provide referrals to the City's housing programs in cases where the property owner/tenant might benefit from the available housing improvement programs.

**Responsible Agency:** Community Development



**Financing:** CDBG and General Fund  
**Actions and Timeframe:**

- To encourage the conservation and maintenance of existing units in compliance with building code, zoning and environmental standards, on an annual basis the City will provide public educational information on their social media sites about property maintenance requirements. Information on common code violations will be provided at the public counter, on the City’s website, and periodically in the City newsletter.
- Ongoing implementation and annual monitoring throughout the planning period.

**Qualified Objectives:** One annual educational campaign about maintenance requirements on social media. Address substandard housing conditions for five units annually.

**Program 2: Preservation of Affordable Housing**

One project, the 74-unit Westminster Court senior housing, is considered at risk of converting to market-rate housing due to the potential expiration of its Section 8 contract. The City will work to preserve the affordability of the project.

**Responsible Agency:** LACDA and Community Development  
**Financing:** HUD  
**Actions and Timeframe:**

- Monitor the status of Westminster Court by maintaining contact with the property owner and operator. Contact property owner by 2024 (three years before potential conversion) to gain understanding of the owner’s intent.
- If owner intends to opt out of affordable housing, research State and federal funds available for preservation of at-risk housing and support funding application by the property owner to maintain affordability.
- Outreach to interested affordable housing providers to preserve and maintain affordability of the units at risk.
- In the event of conversion to market-rate housing, ensure the property owner provides proper notifications to tenants. New State law requires noticing tenants at least three years before the intent to opt out of affordable housing, with



follow-up noticing one-year and six-month prior to conversion.

- Educate tenants on resources available for assistance.

**Qualified Objectives:** Work to preserve all 74 affordable units at Westminster Court.

### **5.2.2 Assist in the Provision of Affordable Housing**

The City seeks to assist the real estate market provide decent housing and a suitable living environment for all Bell Gardens residents. The following programs provide assistance to developers of new affordable housing development or expand housing choices for income qualified residents of Bell Gardens.

#### **Program 3: Housing Choice Vouchers (Section 8)**

The Los Angeles County Development Authority (LACDA) administers the Section 8 Program on behalf of the City of Bell Gardens. The Section 8 Program extends rental subsidies to very low income households (50% AMI), including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost.

**Responsible Agency:** LACDA

**Financing:** HUD Section 8 allocation

**Actions and Timeframe:**

- Continue to promote the Housing Choice Voucher to residents and property owners through dissemination of brochures and public counters, providing information on the City's website, and referring residents and property owners to LACDA.
- Add LACDA programs to the City's Affordable Housing Opportunity webpage by the end of 2021.
- By 2022, work with LACDA and its fair housing contractor to promote acceptance of Housing Choice Vouchers through outreach and education to renters and rental property managers. Specifically, California legislature passed SB 329



in 2019, which redefines source of income as “lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937.” SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.

- By 2022, include Source of Income protection materials from LACDA’s fair housing service contractor in ADU application/ promotion materials.

**Qualified Objectives:** Annually promote the use of Housing Choice Vouchers by providing informational materials to rental property managers.

**Program 4: Affordable Housing Development**

Lower income (including those with extremely low income) and special needs populations have more difficulty obtaining affordable housing. Special needs groups include the elderly, disabled (including developmentally disabled), large households, female-headed households, and homeless. To encourage and facilitate affordable housing development in Bell Gardens, the City will provide the following incentives to private developers, along with information regarding the availability of funding, through federal and state housing assistance:

- Provide technical assistance to developers regarding City R-3 zoning and Mixed Use Overlay, and density bonus incentives.
- Encourage the use of density bonus to facilitate affordable housing development.
- As needed to enhance project feasibility, provide relaxed development standards for development projects that include an affordable housing component.
- Provide letters of support for funding applications by developers.

**Responsible Agency:** Community Development  
**Financing:** General Fund



**Actions & Timeframe:**

- Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households and households with special needs.
- Continue to provide regulatory and technical assistance to affordable housing developers.
- Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income and special needs households.
- Apply for, or support, applications for affordable housing funds, for projects or programs that are consistent with the goals and objectives of the Housing Element.

**Qualified Objectives:** Expand affordable housing inventory by 129 units over eight years.

**Program 5: Homebuyer/Homeowner Assistance Programs**

The City received a \$3.45 million CalHome Grant from the California Department of Housing and Community Development (HCD) in 2020 and again a \$4.65 million Cal Home Grant in 2021 for first-time homebuyer mortgage assistance and owner-occupied home rehabilitation. The CalHome Program is intended to assist individual first-time home buyers through deferred payment loans for Down Payment assistance, owner-occupied home rehabilitation, assistance to create Accessory Dwelling Units (ADUs), homebuyer counseling, technical assistance for self-help housing projects, and/or technical assistance for shared housing programs that provide direct match services. The City has five years to use the grants. Thus far, more than 100 inquiries have been made and 29 applications have been received. Four recipients have been awarded the grant and several others are pending.

**Responsible Agency:** Community Development

**Financing:** CalHome

**Actions & Timeframe:**

- Promote the CalHome program on City website and marketing flyers.

**Qualified Objectives:** By 2026, assist 400 households.



### 5.2.3 Identify Adequate Residential Sites

#### Program 6: Adequate Sites for Lower Income RHNA

Bell Gardens is a near built out community. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, specifically where mixed use development is permitted. Based on current zoning, the City has a shortfall of 93 lower income units. The City has identified three areas for rezoning to R3 to meet this shortfall (see Table 4-7: Sites Identified for Rezoning), including a site that the City is pursuing a development agreement for an affordable housing project of 98 units. Projects on reuse and rezone sites are subject to by-right approval if the projects set aside 20% of the units as lower income housing.

State law (AB 1397) also requires that when development occurs on nonvacant sites with existing residential units, that as a condition of project approval, the project must replace the existing units on site that were deed-restricted or occupied by lower income households.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- By October 15, 2024, rezone at least five acres of land to R3 meeting the following requirements:
  - Minimum density is at least 20 units per acre
  - Maximum density is at least 30 units per acre
  - Sites will permit rental and ownership housing and each site is adequate to accommodate at least 16 units to accommodate a total shortfall of 93 lower income units.

Rezoning of 5600-5636 Shull Street will be conducted as part of the project application anticipated in 2022. This project expects to be completed with 30 to 40 months, including site remediation and construction.

- Pursuant to State law (AB 1397), amend the Zoning Ordinance in 2022 to provide by-right approval for projects that set-aside 20 percent of the units affordable to lower income households if the projects are located on:
  - Reuse sites from the 5<sup>th</sup> cycle Housing Element (Table 4-5: Gotham Street Neighborhood – Vacant Sites).



- Rezone sites for the 6<sup>th</sup> cycle lower income RHNA (Table 4-7: Sites Identified for Rezoning) and 5600-5636 Shull Street.
- Pursuant to State law (AB 1397), amend the Zoning Code to require the replacement of existing affordable units or units occupied by lower income households on sites identified for the City’s lower income RHNA.
- Provide information on available sites and development incentives to interested developers and property owners on City website. Development incentives may include density bonus, expedited review, and reduction/deferral of fees for affordable housing.

**Qualified Objectives:** Provide adequate sites to accommodate the City’s lower income RHNA allocation of 129 units (100 very low income and 29 low income units).

**Program 7: Adequate Sites for Moderate and Above Moderate Income RHNA**

Bell Gardens anticipates fulfilling the majority of its moderate and above moderate income RHNA with its Mixed Use zoning. Based on existing conditions and recycling trends in the Mixed Use area, the City has a shortfall of 14 moderate income units, which can be fulfilled with potential units at the 5600-5636 Shull Street site. This affordable housing project will provide 18 townhomes targeted for first-time homebuyers.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- By the end of 2022, amend the Zoning Code to include development standards to implement the Mixed Use Overlay.
- By October 15, 2024, rezone 5600-5636 Shull Street as R3 or to identify additional replacement sites in the Mixed Use area to fulfill the City’s remaining moderate income RHNA need of 14 units.
- Provide information on available sites and development incentives to interested developers and property owners on City website.



**Qualified Objectives:** Provide adequate sites to accommodate the City’s moderate and above moderate income RHNA allocation of 374 units (72 moderate income and 302 above moderate income units).

**Program 8: Monitoring of No Net Loss**

Pursuant to SB 166, the City must monitor its remaining sites capacity as development occurs to ensure continued ability to meet the full RHNA during the eight-year planning period. Given the City’s small size, Bell Gardens is able to monitor the status of potential sites and will continue to provide sites information to interested developers. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- Pursuant to State law (SB 166), develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category throughout the eight-year planning period.

**Qualified Objectives:** Monitor the City sites capacity to ensure continued ability to meet its full RHNA of 503 units by all income levels.

**Program 9: Lot Consolidation**

Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-



use and multi-family developments, particularly for affordable housing by:

- Maintaining an inventory of sites on the City’s website.
- Assisting developers in identification of parcels with lot consolidation potential.
- Continuing to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- Identify appropriate tools and incentives to facilitate lot consolidation, especially in Mixed Use area, in 2022.
- Monitor the trend of lot consolidation in 2024 to ensure tools and incentives are adequate and appropriate to facilitate development of small lots, and adjust incentives or utilize other mechanisms as appropriate.

**Qualified Objectives:** Not applicable.

### **Program 10: Density Bonus Ordinance**

The State has recently passed several bills that change the State Density Bonus law. These include:

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

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**



- Revise the Zoning Code to update density bonus provisions consistent with State law in 2022.
- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus provisions to maximize feasibility and meet local housing needs.

**Qualified Objectives:** Not applicable.

### **Program 11: Accessory Dwelling Units**

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has updated its ADU ordinance in 2017 to comply with State law, and has created user friendly ADU handouts detailing the process, sample site and floor plans, and development standards. However, additional revisions are necessary to comply with recent changes to ADU requirements. The new ADU ordinance to comply with State law is anticipated to be considered by the City Council on November 8, 2021 with the ordinance being effective in early 2022.

**Responsible Agency:** Community Development

**Financing:** CalHome Fund

**Actions & Timeframe:**

- Amend Zoning Code in 2021 to comply with new State law on ADU provisions.
- By the end of 2022, review and update informational handouts as needed to ensure clarity and ease of use.
- Develop additional incentives and tools to facilitate ADU construction by the end of 2022. Incentives may include, but are not limited to, expedited review, pre-approved plans, or website information on resources and technical assistance.
- Promote the availability of CalHome funds to assist households in construction ADUs (see Program 5).
- Monitor the ADU development trend annually to ensure production is in line with the estimate presented in the Housing Element. If production falls short of estimate by 2025, reassess the City's sites inventory for RHNA and ensure adequate capacity remains to accommodate the



City's RHNA for all income levels, and explore additional incentives for ADU construction. Within six months, adjust the City's incentives or tools to facilitate ADU production and/or identify additional sites to ensure the City's continued ability in meeting the RHNA.

**Qualified Objectives:** Facilitate the construction of 40 ADUs over eight years.

## 5.2.4 Address and Remove Governmental Constraints

### Program 12: Housing for Special Needs

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.
- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Code includes specific parking requirements for emergency shelters that are not consistent with AB 139.

The City's separation requirement for emergency shelters is not consistent with State law, which allows a maximum of 300 feet from another shelter only. No other separation requirement is permitted under State law. The City will amend the Zoning Code to comply with State law.



- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Employee Housing:** Pursuant to the Employee Housing Act, employee housing for six or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same zone.
- **Residential Care for Seven or More Persons:** Currently, the City does not allow such facilities in R-1 or R-2 zones. This is determined by the State as a potential constraint to housing for persons with disabilities. The City will revise the Zoning Code to mitigate this constraint by regulating residential care for seven or more persons as similar uses in the same zone.

**Responsible Agency:** Community Development  
**Financing:** None Required  
**Actions & Timeframe:** Revise the Zoning Code by the end of 2022 to address AB 101, AB 139, AB 2162, Employee Housing Act, and residential care facilities for seven or more persons.

**Qualified Objectives:** Not applicable

### **Program 13: Development Standards**

The City's M-U zone is currently implemented using the R-3 development standards. The City will be developing specific M-U standards by the end of 2022 that would facilitate mixed use and multi-family development in the M-U zone. As part of that effort, the City will assess the appropriateness of its R-3 development standards (including parking requirements) to facilitate development at the allowable density.

In addition, the City will evaluate its development standards and procedures to ensure compliance with State laws (SB 35 for streamlined processing and SB 330 for objective development standards).

**Responsible Agency:** Community Development  
**Financing:** None Required



**Actions & Timeframe:**

- By the end of 2022, establish appropriate development standards for M-U and R-3 zones to facilitate development at the allowable 30 units per acre.
- By the end of 2022, establish written procedures to comply with SB 35 streamlined processing.
- By the end of 2023, establish objective development standards to comply with SB 330.

**Qualified Objectives:** Not applicable

### 5.2.5 Affirmatively Furthering Fair Housing

The following programs represent the City’s proactive actions to affirmatively further fair housing and to address the issues and contributing factors identified in Appendix D: Assessment of Fair Housing.

**Program 13: Fair Housing Outreach and Education**

The City participates in the Regional Analysis of Impediments to Fair Housing Choice (AI) as part of the Urban County program. The AI identifies a number regional and jurisdictional specific impediments to fair housing choice. The City will continue to participate in the Urban County program and take actions to fair housing impediments.

**Responsible Agency:** LACDA; Housing Authority of the County of Los Angeles

**Financing:** Urban County CDBG Allocation

**Actions & Timeframe:**

- By the end of 2022, update City website to provide fair housing resources on City website.
- Coordinate with Fair Housing Foundation to conduct annual fair housing workshops in the subregion and assist in the promotion of fair housing workshops available in the subregion.
- By 2023, advocate to LACDA to expand fair housing scope of work for fair housing provide to collect and report fair housing records that are specific to each jurisdiction in the Urban County program.



**Qualified Objectives:** Not applicable

**Program 14: Housing Mobility and Housing Choices**

The City will expand housing choices for lower income households through the following actions:

- Actively pursue affordable housing opportunities in the City. Specifically, promote homeownership housing opportunities such as condominiums and townhomes through the City’s Mixed Use Overlay.
- Promote the use of Housing Choice Vouchers (HCV) by educating the community about Source of Income protection (see Program 3).
- Promote available homeownership assistance (Program 5) to lower and moderate income households, with targeted outreach plan to areas of High Segregation and Poverty.

**Responsible Agency:** Community Development

**Financing:** None required

**Actions & Timeframe:**

- Work with LACDA and Fair Housing Foundation (fair housing contractor) to educate the community about the HCV program and Source of Income protection. Specifically, petition to LACDA and Fair Housing Foundation to provide annual fair housing workshops locally in Bell Gardens or at least jointly with nearby communities.
- Provide fair housing information as part of the ADU information packet or online resource, beginning in 2022.
- Expand affordable housing opportunities by 100 units over eight years (Program 4).
- In 2022, create and begin implementation of outreach plan to promote homeownership assistance (Program 5) to areas of High Segregation and Poverty.

**Qualified Objectives:** Increase use of HCV by 10% and expand affordable housing opportunities by 129 units.



### **Program 15: Place-Based Neighborhood Improvements**

The City participates in the and receives an annual allocation of CDBG funds from HUD through the County of Los Angeles Community Development Authority (LACDA). These funds are used to install and upgrade public facilities (streets, curb, gutter, drainage facilities, and utilities) in lower income neighborhoods. The infrastructure improvements encourage increased private market investment in declining or deteriorating neighborhoods.

The entire City is either considered Low Resource or High Segregation and Poverty, according to the California Tax Credit Allocation Committee (TCAC) data (see Appendix D). The City will pursue public improvements particularly in the High Segregation and Poverty areas.

- Responsible Agency:** LACDA and Community Development Department
- Financing:** CDBG
- Actions and Timeframe:** Annually apply to LACDA for CDBG funds.
- Qualified Objectives:** Complete eight infrastructure and public facility improvement projects by 2029, particularly in High Segregation and Poverty areas.

### **Program 16: Consideration of a Rent Control Ordinance**

As an anti-displacement strategy, the City of Bell Gardens has been considering rent control for several years, even prior to the Governor of California signing AB 1482 into law in September of 2019. Once AB 1482 was signed, the City immediately took action to protect tenants during the period of September 2019 through the end of 2019 by adopting an urgency rent control ordinance. The City allowed its ordinance to expire on December 31, 2019 in anticipation of AB 1482 becoming effective on January 1, 2020. Due to the tenant protections that were enacted during the Covid-19 pandemic, the City decided to hold off on pursuit of its own ordinance. However, at the start of 2021, the City was approached by two non-profit organizations to once again start looking at additional tenant protections that State law does not address. The Rent Control Ad Hoc Committee was re-activated with seven members consisting of two Councilmembers, two tenants, two landlords, and a non-profit representative. Six internal meetings have taken place so far with speakers from the industry invited to educate the committee. As of October 2021, the City was ready to hold public workshops to consider a rent control ordinance. The first workshop was held on December 9, 2021 and the second workshop is tentatively scheduled for February 2022.



**Responsible Agency:** Community Development

**Financing:** None required

**Actions and Timeframe:**

- Conduct public workshops in December 2021 and February 2022.
- Adopt a rent control ordinance that complements AB 1482 in 2022.

**Qualified Objectives:** Not applicable.

### 5.3 Quantified Objectives

The City of Bell Gardens has established the following quantified objectives for the 2021-2029 Housing Element:

Table 9-1: Quantified Housing Objectives						
	Income Group					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	50	50	29	72	302	503
Housing Assistance and Preservation (Program 5)	20	60	120	200	0	400
Preservation (Code Enforcement of substandard housing)	10	10	20	0	0	40
Conservation (At-Risk Housing)	37	37	0	0	0	74



## Appendix A: Community Outreach

### A.1 Outreach List

Section 65583(c)(5) of the Government Code states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

The following is the list of individuals and organizations that were notified of community workshops and public hearings for the 2021-2029 Housing Element. Postcards in English and Spanish were sent to these agencies and organizations.

Business	Contact Information
Rio Hondo boys and Girls club	<a href="mailto:info@bgcmla.org">info@bgcmla.org</a>
Bell Gardens Community Services Center	<a href="mailto:bgcommunity@bellgardens.org">bgcommunity@bellgardens.org</a>
Habitat for Humanity	<a href="mailto:USSupportCenter@habitat.org">USSupportCenter@habitat.org</a>
Azure Development	<a href="mailto:info@azuredevelopmentco.com">info@azuredevelopmentco.com</a>
Bell Gardens Lions Club	<a href="mailto:bglions@hotmail.com">bglions@hotmail.com</a>
Bell Gardens Convalescent Center/ Briarcrest Nursing Home	<a href="mailto:staff@briarcrestnursing.com">staff@briarcrestnursing.com</a>
San Pedro Region of Catholic Charities	<a href="mailto:bhackman@ccharities.org">bhackman@ccharities.org</a>
Sunrise Community Counseling	<a href="mailto:info@sunriseccc.org">info@sunriseccc.org</a>
Maravilla Foundation	<a href="mailto:Info@Maravilla.org">Info@Maravilla.org</a>
Mayans Development	<a href="mailto:scott@mayansdevelopment.com">scott@mayansdevelopment.com</a>
Mexican American Opportunity Foundation	<a href="mailto:rrla@maof.org">rrla@maof.org</a>
Fraternal Order of Eagles	<a href="mailto:fraternaleagles@sbcglobal.net">fraternaleagles@sbcglobal.net</a>
East Rancho Dominguez Service Center	<a href="mailto:TBrookins@wdacs.lacounty.gov">TBrookins@wdacs.lacounty.gov</a>
New Image Emergency Shelter	<a href="mailto:newimage-inc@msn.com">newimage-inc@msn.com</a>
The Enki Center	562) 806-5000
Salvation Army Homeless Shelter	<a href="mailto:Steve.Lytle@usw.salvationarmy.org">Steve.Lytle@usw.salvationarmy.org</a>
TELACU Development Corporation	<a href="mailto:info@TELACU.com">info@TELACU.com</a>
National Core	<a href="mailto:info@nationalcore.org">info@nationalcore.org</a>
Abode Communities	<a href="mailto:info@abodecommunities.org">info@abodecommunities.org</a>
The Lee Group; and	475 WASHINGTON BLVD, Marina Del Rey, CA 90292
Olson Company	3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740
Steven Senemar	18340 YORBA LINDA BLVD # 107 YORBA LINDA, CA 92886
American Legion Post 465	7550 Eastern Ave, Bell Gardens, CA 90201
Human Services Association	6800 Florence Ave, Bell Gardens, CA 90201



<b>Business</b>	<b>Contact Information</b>
Bell Gardens Family Medical Center	6501 Garfield Ave, Bell Gardens, CA 90201
Bell Gardens Association of Merchants and Commerce	7535 Perry Rd. Bell Gardens CA 90201
Del Rio Convalescent Center	7004 E Gage Ave, Bell Gardens, CA 90201
Old Timers Foundation	No Answer and website is not Valid
Rancho Southeast Association of Realtors	10900 E. 183rd Street Suite #120, Cerritos, CA 90703
Park View Terrace	6728 Clara St, Bell Gardens, CA 90201
Westminster Court	6850 Florence Ave., Bell Gardens, CA 90201
Young at Heart Senior Citizens Group	6662 Loveland Street, Bell Gardens, CA, 90201
Luis Rincon	562.756.8839
Bell Gardens Neighborhood Watch	
Terra Bella	5720 Clara Street <i>Bell Gardens</i> , CA 90201
Patel	dpatel@kamlahotels.com
California Latinas for Reproductive Justice	<a href="mailto:info@clrj.org">info@clrj.org</a>
Jessica Prieto	<a href="mailto:jessicap.eycej@gmail.com">jessicap.eycej@gmail.com</a>
Laura Cortez	<a href="mailto:Laurac.eycej@gmail.com">Laurac.eycej@gmail.com</a>
Public Counsel- Brandon Payette	<a href="mailto:bpayette@publiccounsel.org">bpayette@publiccounsel.org</a>



## Actualización del Elemento de Vivienda: Taller de la Comunidad #1

**MIÉRCOLES 17 DE FEBRERO DE 2021**

6:00 PM



La Ciudad de Bell Gardens está en proceso de actualizar el Elemento de Vivienda para el Período de Planificación 2021-2029 y solicita su participación. Esta es su oportunidad de aprender acerca de la actualización del Elemento de Vivienda.

**Taller de la Comunidad #1** cubrirá los conceptos básicos de los requisitos de actualización del Elemento de Vivienda y está destinado a identificar las necesidades de vivienda que deben abordarse.

El **Elemento de Vivienda** incluye metas, pólizas, programas y objetivos cuantificados para albergar adecuadamente a nuestra población futura.

A través del navegador web: <https://www.bellgardens.org/i-want-to/ver-junta-en-espanol>

Instrucciones para ver la agenda: <https://www.bellgardens.org/i-want-to/view-agendas>

A través del teléfono: (562) 806-7722

## Housing Element Update: Community Workshop #1

**WEDNESDAY, FEBRUARY 17, 2021**

6:00 PM



The City of Bell Gardens is in the process of updating the Housing Element for the 2021-2029 Planning Period and would like your participation. This is your chance to learn about the Housing Element Update.

**Community Workshop #1** will cover the basics of the Housing Element Update requirements and is intended to identify housing needs that should be addressed.

The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser: <https://www.bellgardens.org/i-want-to/watch-commission-meetings>

Instructions to view agenda: <https://www.bellgardens.org/i-want-to/view-agendas>

Via telephone: (562) 806-7722

*For more information, please contact [HousingElement@bellgardens.org](mailto:HousingElement@bellgardens.org) or call the number on this postcard*



# HOUSING ELEMENT *WORKSHOP*



As the City is in the process of completing the General Plan Housing Element Update for the 2021-2029 Planning Period, the second Community Workshop will be taking place during a Special Planning Commission meeting on Wednesday, August 25<sup>th</sup> at 6:00 p.m. During the workshop staff and the consultant will introduce and provide the Planning Commission and the community with an overview of key issues discussed in the “DRAFT” Housing Element. The Workshop will allow the opportunity for the community and stakeholders to provide their input and ask questions to staff and the consultant regarding the future of housing and growth throughout the City.



**WWW.BELLGARDENS.ORG**



**WHEN**  
**August 25th,**  
**2021 @ 6pm**

**WHERE**  
**Bell Gardens**  
**City Hall**  
**Council Chambers**  
**7100 Garfield Ave.**

**Or Online....**



**EQUAL HOUSING  
OPPORTUNITY**



## **A.2 Public Workshops**

The City conducted two public workshops before the Planning Commission on the Draft Housing Element. The February 17, 2021 meeting provided an overview of the scope of the Housing Element and solicit public input on housing needs, opportunities for new housing, and housing programs. The discussions focused on the ability of the City in meeting the Regional Housing Needs Allocation (RHNA) on underutilized sites and how to attract new development to the City. On August 25, 2021, the City conducted a second workshop before the Planning Commission to review the Draft Housing Element.

## **A.3 Draft Housing Element for Public Review**

The Draft Housing Element was made available for public review on the City website on August 17, 2021 prior to the August 25, 2021 workshop, with a public comment period through October 29, 2021. During the comment period, the City received a comment letter from the Public Counsel (see attached). The City met with representatives of the Public Counsel to discuss their comments. The Housing Element was revised to address their concerns relating to tenant protection.



## Appendix B: Review of Past Accomplishments

### Effectiveness in Addressing Special Needs

With the elimination of redevelopment, the City has little funding available for housing and community development activities. Through Code Enforcement, the City was able to address housing habitability issues for lower and moderate income households, including seniors. The City was able to create affordable housing through the density bonus program. Two developments provided four affordable units through the density bonus program. However, these are not targeted for special needs groups.

The only two programs that have a focus on special needs programs are Housing Choice Vouchers (HCV) and Reasonable Accommodation. The City continues to participate in the HCV program and processed one reasonable accommodation request during the 2013-2021 planning period. For the 6<sup>th</sup> cycle Housing Element, the City will pursue funding for special needs population.

**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b>1. Housing Preservation</b>				
<p><b>Program 1. Code Enforcement</b></p> <p>The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated. The Code Enforcement program is divided into two separate programs:</p>	<p>Community Development Code Enforcement Planning Division</p>	<p>CDBG &amp; General Fund</p>	<ul style="list-style-type: none"> <li>Continue to operate a Code Enforcement program that addresses neighborhood conditions through property maintenance, housing rehabilitation, and housing and building code corrections.</li> <li>Research State and federal funds available for housing rehabilitation</li> </ul>	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u></p> <p>This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<ul style="list-style-type: none"> <li>Property Maintenance Program – This program focuses on nuisance abatement and the City’s landscaping codes.</li> <li>Housing Rehabilitation Code Enforcement Program – This program focuses on housing conditions and building/housing code corrections.</li> </ul>			<p>assistance and pursue funding if feasible and appropriate.</p>	
<p><b>2. Affordable and Special Needs Housing Opportunities</b></p>				
<p><b>Program 2: Preservation of Affordable Housing</b></p> <p>One project, the 74-unit Westminster Court senior housing, is considered at risk of converting to market-rate housing due to the potential expiration of its Section 8 contract. The City will work to preserve the affordability of the project.</p>	<p>Community Development Planning Department</p>	<p>None Required</p>	<ul style="list-style-type: none"> <li>Monitor the at-risk status of Westminster Court by maintaining contact with property owner and operator.</li> <li>Research State and federal funds available for preservation of at-risk housing and support funding application by the property owner to maintain affordability.</li> <li>In the event of conversion to market-rate housing, ensure the property owner provides proper notices to tenants. Educate tenants on resources available for assistance.</li> </ul>	<p>The Westminster Court Senior Housing continues to renew the Section 8 contract with HUD. This project remains an affordable housing project.</p> <p><u>Continued Appropriateness:</u></p> <p>Monitoring the preservation of at-risk conversion of affordable housing is an ongoing practice and is updated and included in the 2021-2029 Housing Element.</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p><b>Program 3: Density Incentives</b></p> <p>The City of Bell Gardens utilizes two mechanisms to provide density incentives to facilitate the construction of affordable housing and housing for seniors:</p> <ul style="list-style-type: none"> <li>• Density Increase Program: In the R-3 zone (multiple- family), the allowable number of units per square-foot increases as the land area increases. On lots ranging from 15,000 to 43,560 square feet in area, one unit may be constructed for each 2,000 square feet of lot area. On a parcel containing more than 43,560 square feet of lot area, one dwelling unit may be constructed for each 1,750 square feet of lot area. To encourage property ownership, the density for condominiums is even greater. On a lot containing between 15,000 to 43,560 square feet of area, one condominium may be constructed for each 1,625 square feet of area and one condominium may be constructed for each 1,400 square feet of lot area on parcels containing more than 43,560 square feet of area. This Density Increase Program works to encourage lot consolidation and therefore facilitates larger-scale multi- family developments that can offer amenities desired by the community.</li> <li>• Zoning Code Density Bonus: Pursuant to the City’s Zoning Code amendment providing for a</li> </ul>	<p>Community Development Planning Department</p>	<p>None Required</p>	<ul style="list-style-type: none"> <li>• Implement the Zoning Code provisions for granting of density bonus and incentives and/or concessions for eligible projects.</li> <li>• Promote density incentives to developers via City website, handouts, and newsletter.</li> </ul>	<p>Two developments provided 4 units in total. (5945 - 5953 Live Oak St (2 low); 5614 Clara(1 low, 1 moderate))</p> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021-2029 Housing Element to reflect the need to update the Zoning Code to reflect new changes to Density Bonus Law (such as 100% affordable projects).</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
density bonus for eligible projects, a development of more than five units is eligible to receive density bonuses.				
<p><b>Program 4: Developer Consultation</b></p> <p>City staff provides consultation to aid developers in the development and acquisition/rehabilitation of affordable housing and to assist developers in applying to various agencies for affordable housing funds. The City will also promote the mixed use zoning and potential sites where higher-density multi-family development is appropriate and feasible.</p>	<p>Community Development Planning Division</p>	<p>None Required</p>	<ul style="list-style-type: none"> <li>• Research State and federal funds available for the development and acquisition/rehabilitation of affordable housing, including housing for extremely low income households. Provide Notices of Funding Availability (NOFA) information to interested developers.</li> <li>• Provide letters of support for funding applications by developers if the proposed projects are consistent with the City’s General Plan and other plans</li> <li>• Provide developer consultation meetings to discuss potential projects.</li> </ul>	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u></p> <p>This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.</p>
<p><b>Program 5: Homebuyer Assistance.</b></p> <p>Two programs are available to Bell Gardens residents through the Los Angeles County Community Development Commission (LACDC):</p>	<p>LACDC &amp; Community Development</p>	<p>HOME and federal income</p>	<ul style="list-style-type: none"> <li>• Promote homebuyer assistance programs through City website and newsletter.</li> </ul>	<p>The Los Angeles County Development Authority (LACDA) continues to offer the Home Ownership Program. Other programs</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<ul style="list-style-type: none"> <li>• Home Ownership Program (HOP): The City of Bell Gardens is a participant in the County of Los Angeles HOP program designed to assist low-to-moderate income families purchasing their first home. The program provides up to \$25,000 or 20 percent of the purchase price (whichever is less) for a “silent second” mortgage for eligible households buying their first home.</li> <li>• Mortgage Credit Certificate (MCC): This program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings.</li> </ul>	<p>Planning Division</p>	<p>tax credit allocations</p>	<ul style="list-style-type: none"> <li>• Research State and federal funds available for the homeownership assistance and pursue funding if feasible and appropriate.</li> </ul>	<p>offered by the LACDA include the MCC and First Home Mortgage Program.</p> <p><u>Continued Appropriateness:</u></p> <p>This is included in the 2021 Housing Element.</p>
<p><b>Program 6: Housing Choice Vouchers</b></p> <p>The City contracts with the County of Los Angeles Housing Authority to administer the Housing Choice Voucher Program (formerly known as Section 8). This program pays the difference of up to 30 percent of the eligible household's income and the market rent of a unit. Currently over 200 very low income Bell Gardens households are receiving Housing Choice Vouchers.</p>	<p>LACDC &amp; Community Development Planning Division</p>	<p>HUD Section 8 allocations</p>	<ul style="list-style-type: none"> <li>• Promote the Housing Choice Voucher program through City website and newsletter. Encourage rental property owners to accept Housing Choice Vouchers.</li> <li>• Provide letter of support for the County Housing Authority in its application for increased Section 8 funding.</li> </ul>	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u></p> <p>This program is modified and included in the 2021 Housing Element. Specifically, the City will work with the Fair Housing Service provider to educate the community regarding the new Source of Income protection, recognizing public assistance (such as Section 8) as a</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
				legitimate income for rent payments.
<b>3. Identification of Adequate Sites</b>				
<p><b>Program 7: Land Use Policies</b></p> <p>The City has a RHNA of 46 units for the 2014-2021 cycle. The City will maintain land use policies and zoning regulations that would adequately accommodate the City’s RHNA obligations. The City’s 2007 Zoning Code amendment created a mixed use zone that allows up to 30 units per acre and a commercial floor area ratio of 4.0. This designation is intended for properties located on parts of Eastern Avenue and Gage Avenue. However, the Zoning Map has not been updated to identify this zoning district.</p>	<p>Community Development Planning Division</p>	<p>None Required</p>	<ul style="list-style-type: none"> <li>• Provide adequate sites for the City’s Regional Housing Needs Allocation (RHNA).</li> <li>• Maintain an inventory of vacant and underutilized sites available for residential development.</li> <li>• Amend Zoning Map to implement the Mixed Use zoning designation.</li> </ul>	<p>The City’s zoning map will be updated to add the Mixed Use zoning designation consistent with the General Plan.</p> <p>According to the 2019 Housing Element Progress Report (APR), the City had permitted:</p> <ul style="list-style-type: none"> <li>• 0 extremely low/very low income units;</li> <li>• 0 low income units;</li> <li>• 0 moderate income units; and</li> <li>• 5 above moderate income units.</li> </ul> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021 Housing Element to reflect the new RHNA of 502 units (estimated) and the City’s strategy for accommodating this RHNA.</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b>4. Removal of Governmental Constrains</b>				
<p><b>Program 8: Zoning Provisions for Special Needs Housing</b></p> <p>In recent years, the State legislature has passed several laws that mandate local jurisdictions address the provision of housing for persons with disabilities and other special needs groups. The Bell Gardens Zoning Code was recently amended to accommodate special needs housing as follows:</p> <ul style="list-style-type: none"> <li>• <u>Residential Care Facilities</u>: Community residential care facilities serving six or fewer persons are permitted by right as a residential use in the R-1, R-2, and R-3 zoning districts pursuant to the Lanterman Act. Community residential care facilities serving seven to 15 persons are conditionally permitted in R-3 and MU zones. Conditions for approval are similar to residential uses in the same zones.</li> <li>• <u>Transitional and Supportive Housing</u>: For transitional/supportive housing developments that operate as housing developments, meeting the Health and Safety Code definition, such uses are permitted by right where housing is permitted. City of Bell Gardens 2013-2021</li> </ul>	<p>Community Development  Planning Division</p>	<p>None Required</p>	<ul style="list-style-type: none"> <li>• Implement the Zoning Code to provide for special needs housing.</li> <li>• Monitor the implementation of the new zoning provisions for special needs housing to determine effectiveness and appropriateness, and modify as necessary and legally feasible.</li> </ul>	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021-2029 Housing Element to reflect the need to update the Zoning Code to reflect new changes to housing laws, including:</p> <ul style="list-style-type: none"> <li>• AB 101 (Low Barrier Navigation Centers);</li> <li>• AB 139 (Emergency and Transitional Housing); and</li> <li>• AB 2162 (Supportive Housing).</li> </ul>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p>Housing Element Update 102.</p> <ul style="list-style-type: none"> <li>• <u>Emergency Shelters</u>: Emergency shelters are permitted with approval of a ministerial permit in M-1 (Light Industrial) zone, subject to the same regulations as other uses in the M-1 zone and special development regulations.</li> <li>• <u>Single-Room Occupancy Housing</u>: SRO units are conditionally permitted in the MU zone. Conditions for approval are similar to other mixed uses in the same zone.</li> </ul>				
<b>5. Equal Housing</b>				
<p><b>Program 9: Reasonable Accommodation Procedure</b></p> <p>Circumstances may arise when it would be reasonable to accommodate requests to waive certain requirements or standards of the Zoning Code to ensure that homes are accessible for persons with disabilities. In August 2013, the City adopted a formal process for reasonable accommodation to grant relief from the strict or literal application of development standards and procedures for persons with disabilities to make homes accessible.</p>	<p>Community Development Planning Division</p>	<p>None Required</p>	<p>Monitor the implementation of the reasonable accommodation ordinance.</p>	<p>Completed and ongoing. The City received one request for Reasonable Accommodation since 2013.</p> <p><u>Continued Appropriateness:</u></p> <p>This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p><b>Program 10: Fair Housing Through the Los Angeles</b></p> <p>County Community Development Commission’s (LACDC) CDBG-funded fair housing program, the City of Bell Gardens provides fair housing services to the community. The Housing Rights Center offers fair housing services, tenant/landlord counseling, and outreach and education activities to residents and property owners in Bell Gardens.</p>	<p>Community Development Code Enforcement</p>	<p>CDBG</p>	<ul style="list-style-type: none"> <li>• Make fair housing information and material available in more than one language as needed and in a variety of locations such as the Senior Center, City Hall, the Parks and Recreation Department, various park locations and on the City’s website.</li> <li>• Coordinate with the Housing Rights Center to conduct fair housing workshops in Bell Gardens and assist in the promotion of fair housing workshops available in the region.</li> </ul>	<p>The City participated in the Urban County Analysis of Impediments to Fair Housing Choice (AI) in 2018.</p> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021-2029 Housing Element to incorporate relevant actions in the Urban County AI to address impediments to fair housing.</p>



## Appendix C: Sites Inventory

**Table C-1: Existing Sites Not Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra- structure and Dry Utilities	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
5500 Quinn St.	6227026001	High Density Multiple Residential	R-3	20	30	0.18	Vacant	YES - Current	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
6030 Gage Ave.	6330017052	High Density Multiple Residential	R-3	20	30	0.26	Vacant	YES - Current	Used in Two Consecutive Prior Housing Elements - Vacant			6	6
5629 Fostoria St.	6227030026	High Density Multiple Residential	R-3	20	30	0.42	Single-Family home and warehousing - recently on market for sale	YES - Current	Not Used in Prior Housing Element			9	9



**Table C-2: Sites Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
7732 EASTERN AVE	6227016002				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Single story hair cut store	H	1945	0.15	Yes
7726 EASTERN AVE	6227016003				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Single story home used as office	H	1935	0.17	Yes
7720 EASTERN AVE	6227016004				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Warehouse	H	1965	0.23	Yes
7716 EASTERN AVE	6227016005				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Take out restaurant with 2/3 of lot as parking	H	1967	0.12	Yes
7700 EASTERN AVE	6227016026				7	0.33	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non-Vacant	Small restaurant with 75% lot as parking	H	1966	0.05	Yes
7829 EASTERN AVE	6227018001				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Boarded up store space	G	1934	0.19	Yes
7821 EASTERN AVE	6227018002				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Boarded up store space	G	1952	0.27	Yes
7815 EASTERN AVE	6227018003				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Boarded up store space	G	1938	0.28	Yes
7811 EASTERN AVE	6227018004				2	0.08	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non-Vacant	Furniture and video center – appears boarded up	G	1947	0.49	Yes
7809 EASTERN AVE	6227018005				1	0.06	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non-Vacant	Home used for commercial purpose but appears boarded up	G	1940	0.32	Yes
7803 EASTERN AVE	6227018006			3		0.20	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Single-family home	G	1935	0.12	Yes
7715 EASTERN AVE	6227019007				2	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non-Vacant	Single-Family home	G	1940	0.30	Yes
7723 EASTERN AVE	6227019008				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Single story hair salon	G	1967	0.34	Yes
5658 CLARA ST	6227019019				7	0.33	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non-Vacant	Convenience store	G	1942	0.46	Yes
7733 EASTERN AVE	6227019020			6		0.29	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non-Vacant	Neighborhood shopping – coin laundry	G	1990	0.43	Yes
0	6328002065				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Vacant	Vacant land	C	0	-	Yes
5515 GAGE AVE	6328002066				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non-Vacant	Auto repairs	C	1948	0.37	Yes



**Table C-2: Sites Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
5519 GAGE AVE	6328002067				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Non-auto service and repair	C	1948	0.04	Yes
5525 GAGE AVE	6328002068				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Warehouse	C	1947	0.24	Yes
5527 GAGE AVE	6328002069				0	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	0	Non- Vacant	Dilapidated four-plex	C	1947	0.37	Yes
0	6328002070				3	0.14	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Outdoor storage	C	2014	1.00	Yes
5543 GAGE AVE	6328002072				8	0.36	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Equipment rental	C	1958	0.14	Yes
5549 GAGE AVE	6328002074			2	6	0.38	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Auto service	C	1949	0.29	Yes
5561 GAGE AVE	6328002075			8		0.35	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Auto service	C	1955	0.33	Yes
5603 GAGE AVE	6328003034				7	0.32	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Small church with large parking	D	1952	0.32	Yes
0	6328003035				4	0.16	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Church parking	D	1970	1.03	Yes
6357 EASTERN AVE	6328003036				5	0.21	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Car wash	D	1981	0.12	Yes
6333 EASTERN AVE	6328003040				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Auto repair	I	1958	0.36	Yes
6329 EASTERN AVE	6328003041				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Warehouse	I	1947	0.46	Yes
6315 EASTERN AVE	6328003042				7	0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Small church with large parking	I	1952	0.15	Yes
6313 EASTERN AVE	6328003043				3	0.14	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Tax and insurance office	I	1962	0.12	Yes
6231 EASTERN AVE	6328003047				7	0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Boarded up store	A	1948	0.06	Yes
6219 EASTERN AVE	6328003048				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Massage place	A	1963	0.18	Yes
6211 EASTERN AVE	6328003049				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Restaurant with large parking	A	1948	0.32	Yes
6205 EASTERN AVE	6328003050				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Restaurant parking	A	1957	1.00	Yes



**Table C-2: Sites Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
6201 EASTERN AVE	6328003051			3	1	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Fast food (tacos) with large parking	A	1946	0.18	Yes
6301 EASTERN AVE	6328003052			7		0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Single-family home used as office	A	1949	0.20	Yes
6341 EASTERN AVE	6328003053				9	0.39	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	9	Non- Vacant	Laundry, nail salon	I	1953	0.39	Yes
5564 GAGE AVE	6328004027				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single-family home used as office	J	1944	0.18	Yes
6415 SPECHT AVE	6328004028				0	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	0	Non- Vacant	Duplex	J	1952	0.32	Yes
5556 GAGE AVE	6328004029				5	0.27	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Cabinetry	J	1961	0.26	Yes
5548 GAGE AVE	6328004030				5	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Small home used for commercial	J	1950	0.08	Yes
5540 GAGE AVE	6328004031				5	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Small home used as office	J	1956	0.09	Yes
5608 GAGE AVE	6328004045				3	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	3 units (any combination)	E	1938	0.19	Yes
5620 GAGE AVE	6328004046				6	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	E	1988	0.36	Yes
5622 GAGE AVE	6328004047				2	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	4 units (any combination)	E	1962	0.32	Yes
6405 EASTERN AVE	6328004048				5	0.21	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Liquor Store	E	1977	0.22	Yes
6415 EASTERN AVE	6328004049				1	0.05	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	Nail salon, auto service	E	1946	0.41	Yes
6210 EASTERN AVE	6330014032			10	5	0.70	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	15	Non- Vacant	Neighborhood shopping	B	1990	0.36	Yes
6220 EASTERN AVE	6330014033				2	0.07	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	Barber shop	B	1946	0.26	Yes
6228 EASTERN AVE	6330014035				1	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	3 units (any combination) – with large parking	B	1945	0.28	Yes
5718 GAGE AVE	6330015023				6	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Burger place with 80% of lot as parking	F	1971	0.10	Yes



**Table C-2: Sites Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
5728 GAGE AVE	6330015024			6		0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Neighborhood store	F	1946	0.46	Yes
5736 GAGE AVE	6330015025			4		0.18	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Fast food	F	1968	0.16	Yes
6411 AJAX AVE	6330015026				1	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	Duplex	F	1938	0.25	Yes
6412 EASTERN AVE	6330015050				6	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	F	1936	0.24	Yes
5700 GAGE AVE	6330015051				6	0.27	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	F	1956	0.10	Yes
6262 Gage Ave	6330018075	40	22			2.80	Mixed Use Overlay/High Density Residential	R-3/CS	High Density Multiple Residential	R-3	20	30	62	Vacant	Vacant				Yes
No address	6358019005	32				1.43	Industrial	CM	High Density Multiple Residential	R-3	20	30	32	Vacant	Vacant	K			Yes
6863 Florence Pl	6358019006	10				0.47	Industrial	CM	High Density Multiple Residential	R-3	20	30	10	Vacant	Vacant	K			Yes
6814 Suva St	6358019026	31				1.40	Industrial	CM	High Density Multiple Residential	R-3	20	30	31	Non- Vacant	Industrial	K			Yes
No address	6358019027	20				0.93	Industrial	CM	High Density Multiple Residential	R-3	20	30	20	Vacant	Vacant	K			Yes
6845 Floreance Pl	6358019028	25				1.13	Industrial	CM	High Density Multiple Residential	R-3	20	30	25	Vacant	Vacant	K			Yes
5636 Shull St	6227034906		40	58		4.2	Industrial	CM	High Density	R-3	20	30	98	Vacant	Vacant				Yes



**Table C-2: Sites Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
									Multiple Residential										



## Appendix D: Assessment of Fair Housing (AFH)

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### D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

### D.2 Assessment of Fair Housing Issues

#### D.2.1 Fair Housing Enforcement and Outreach

Los Angeles County jurisdictions including Bell Gardens, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Bell Gardens provides links to all of the Housing Rights Center’s brochures on their Fair Housing Informational city web page, which include information on rights of households with different characteristics such as disability and family size/type, as well as providing information for landlords.

The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD’s webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of



HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The Fair Housing Stakeholder Survey conducted from January through April 2017 by the HACoLA for the AI was administered electronically and collected a total of 108 responses. One question asked respondents where they would file a complaint if they felt that their fair housing right had been violated. Twelve of the 63 respondents who answered this question (45 skipped) did not know where they would file such a complaint. Thirteen respondents answered that they would file with HUD, while several others mentioned the local housing authority. Only 7 answered with the Housing Rights Center. The other answers varied between a smattering of local and state agencies or attorneys. Another questions asked if they feel that fair housing laws are adequately enforced in the City or County and 28 out of 77 answered no, while 19 answered yes. Thirty answered don't know, although 31 skipped the question. When asked, in the next question, if fair housing laws should be changed, 44 percent (34 out of 77) answered don't know. Twenty-five answered yes, while 18 answered no. Of those who answered in the affirmative, they were asked how they should be changed and the responses varied greatly. One cogent answer included having a more accurate assessment of rental and housing market prices and processes to ensure access to the protected categories. Several of the responses dealt with rental caps in an effort to make rental housing affordable, while other respondents felt that violation of fair housing laws should be more stringently enforced. And finally, respondents were asked if they were aware of educational activities or training opportunities available to learn more about fair housing laws; 42 answered yes, while 27 answered no. Five answered don't know and 34 skipped the question entirely. If respondents answered yes to this question, they were then asked if they have ever participated in fair housing activities or training. Thirty-two answered that they had participating in such, while 18 had not. Five said they didn't know if they had participating in these kinds of activities or training.

For the County, pertinent factors include communication with the public from a given agency or organization, which can be hindered by failing to disseminate necessary details for public engagement on its webpage or via social media engagement. This factor may impact all the housing issues listed above, as it directly has an effect on who is present at community meetings and which voices help shape policy through direct interaction with the local politicians and policy makers. Another factor to consider is inadequate resource allocation with a given organization or agency. This may result in not enough bodies present to answer a phone or reply to emails, thus inhibiting that agency's efficiency and expedition at responding to needs within its jurisdiction. This factor may directly impact disproportionate housing needs, as it may render said agency impotent to advocate for those residents laden with exceptional or unreasonable housing burdens.



## D.2.2 Integration and Segregation

### *Race and Ethnicity*

Ethnic and racial composition of a County is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

HUD tracks racial or ethnic dissimilarity<sup>6</sup> trends for jurisdictions and Counties. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

**Regional Trend.** Dissimilarity indices for Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

	<b>1990 Trend</b>	<b>2000 Trend</b>	<b>2010 Trend</b>	<b>Current</b>
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Table D-2 shows the racial/ethnic composition of Los Angeles County, Bell Gardens, and neighboring cities. The County is comprised of nearly 50 percent Hispanic or Latino residents, 26.2 percent White residents, and 14 percent Asian residents. In comparison, Bell Gardens and the neighboring cities of Bell, Huntington Park, Maywood and South Gate have much larger Hispanic or Latino populations ranging from 91.9 percent in Bell to 98.4 percent in Maywood.

<sup>6</sup> Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.



<b>Race/Ethnicity</b>	<b>L.A. County</b>	<b>Bell</b>	<b>Bell Gardens</b>	<b>Huntington Park</b>	<b>Maywood</b>	<b>South Gate</b>
White	26.2%	5.1%	2.5%	1.5%	1.0%	2.9%
Black or African American	7.8%	1.5%	0.8%	0.8%	0.3%	0.5%
American Indian and Alaska Native	0.2%	0.2%	0.1%	0.1%	0.0%	0.1%
Asian	14.4%	0.5%	0.6%	0.3%	0.2%	0.5%
Native Hawaiian and Other Pacific Islander	0.2%	0.2%	0.0%	0.0%	0.0%	0.2%
Some other race	0.3%	0.1%	0.0%	0.1%	0.0%	0.0%
Two or more races	2.3%	0.5%	0.1%	0.1%	0.0%	0.2%
Hispanic or Latino	48.5%	91.9%	95.8%	97.1%	98.4%	95.6%
<b>Total</b>	<b>10,081,570</b>	<b>35,682</b>	<b>42,421</b>	<b>58,353</b>	<b>27,332</b>	<b>94,642</b>
Source: 2015-2019 ACS (5-Year Estimates).						

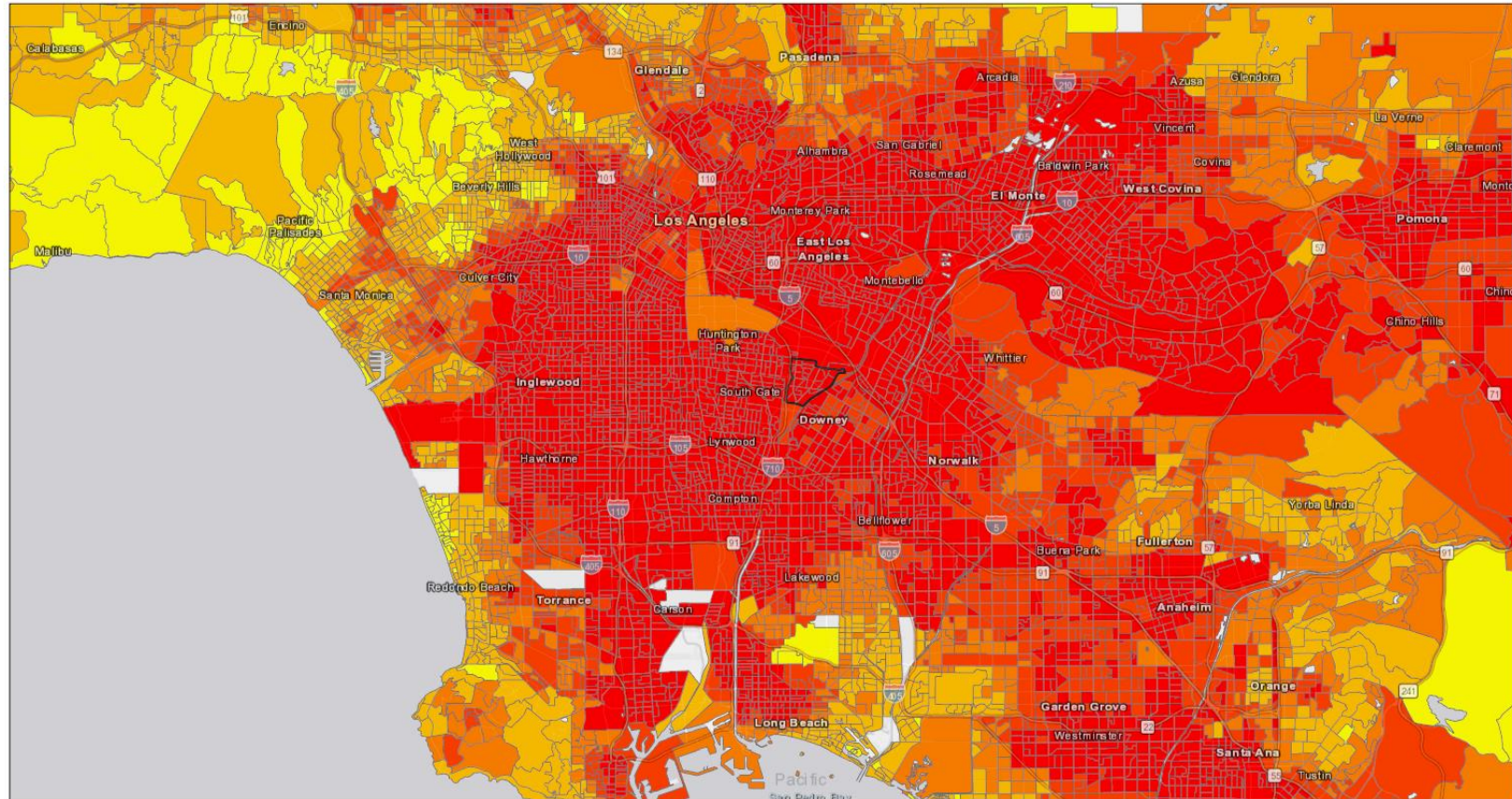
Figure D-1 shows non-White populations by block group in the Los Angeles County region surrounding Bell Gardens. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Block groups between Lakewood and Long Beach near the Orange County boundary also have slightly smaller racial/ethnic minority populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. Block groups in Bell Gardens have racial/ethnic minority populations comparable to surrounding jurisdictions.

**Local Trend.** According to the 2014-2018 ACS, approximately 96 percent of Bell Gardens’ population belong to a racial or ethnic minority group and 43 percent being foreign-born. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-2 shows racial/ethnic concentrated block groups from in 2010 and Figure D-3 shows them in 2018. Citywide, all block groups in Bell Gardens have seen an increase in racial/ethnic minority populations since 2010. It can also be seen that in the surrounding communities the increase in racial/ethnic minority populations has also been apparent since 2010.

All of the City’s block groups have a minority population above 81 percent. The distribution of the sites used to meet the City’s RHNA can be seen in relation to minority concentration by block group in Figure D-4. All sites are in block groups where more than 81 percent of the population belongs to a racial/ethnic minority group.



Figure D-1: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



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City/Town Boundaries

(R) Racial Demographics (2018) - Block Group

≤ 20%

21 - 40%

41 - 60%

61 - 80%

> 81%

1:288,895

0 3 6 12 mi

0 4.75 9.5 19 km

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Figure D-2: Racial/Ethnic Minority Concentrations by Block Group (2010)

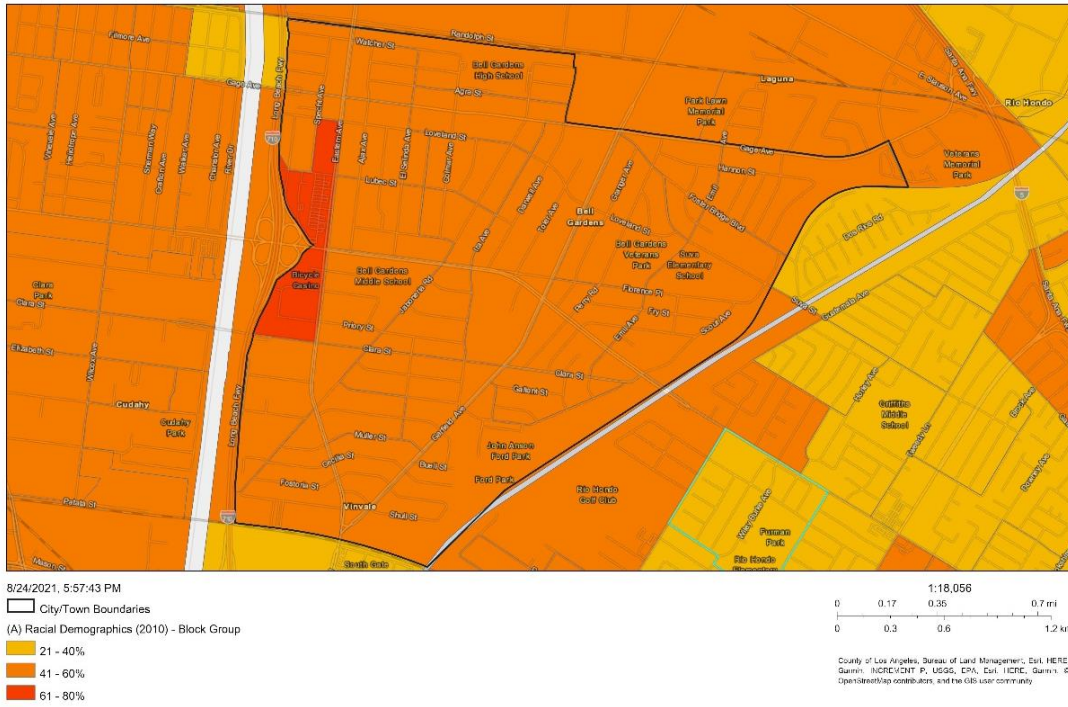
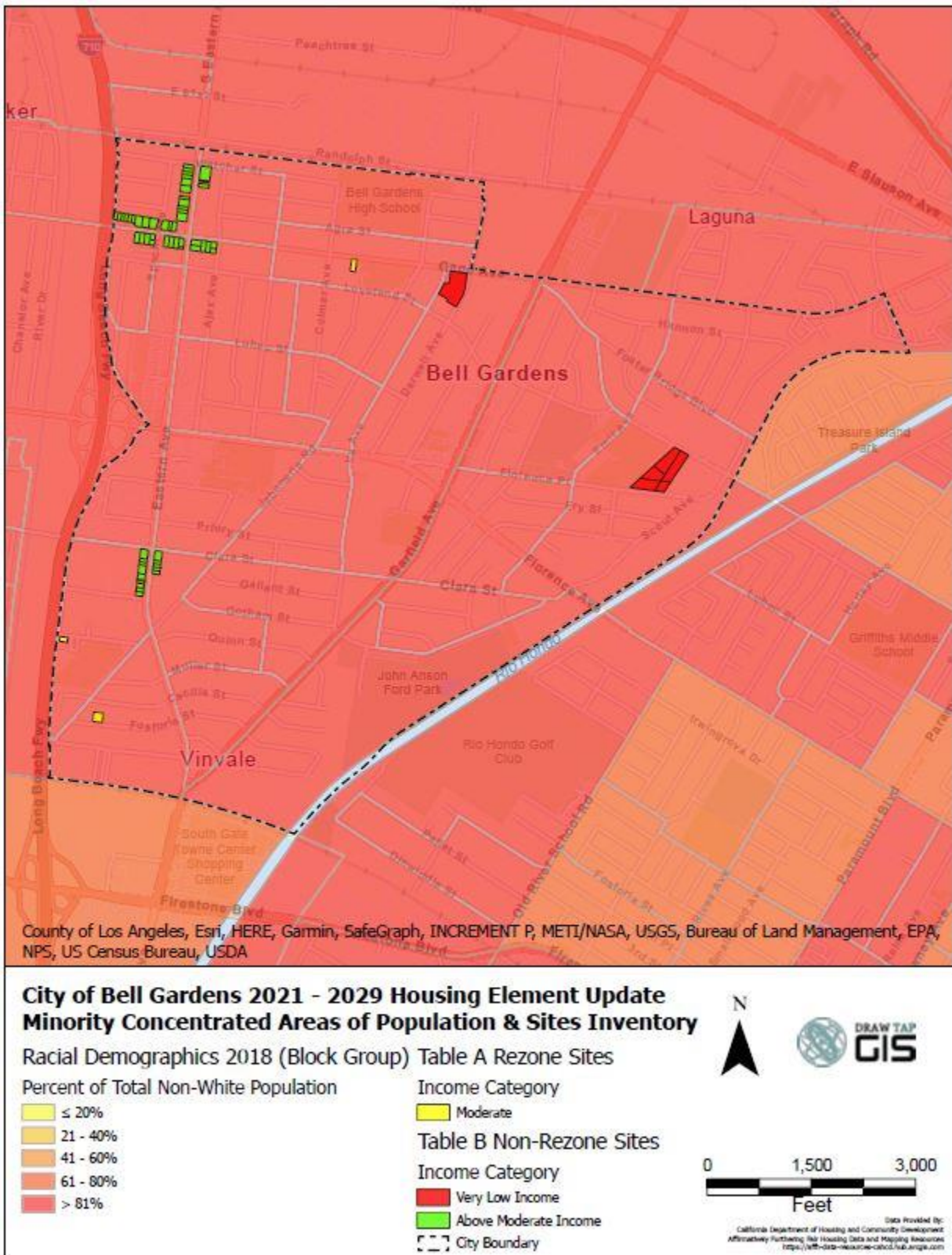


Figure D-3: Racial/Ethnic Minority Concentrations by Block Group (2018)





Figure D-4: Sites Inventory and Racial/Ethnic Minority Concentrations by Block Group (2018)





## ***Persons with Disabilities***

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

**Regional Trend.** In the County, about 10 percent of the population has a disability. The 2014-2018 ACS identifies six different disability categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Persons with disabilities often require public assistance, including housing assistance. According to the 2014-2018 ACS, a total of 3,033 persons (7.2 percent of the population) in Bell Gardens have a disability which is comparable to the County as a whole.

According to the 2018 Analysis of Impediments to Fair Housing Choice for the CDC and HACoLA (AI), an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households.

Regional concentrations of persons with disabilities by tract, presented in Figure D-5, shows that tracts in the County have populations of persons with disabilities ranging from less than 10 to greater than 40 percent. Tracts with concentrations of persons with disabilities exceeding 20 percent are located near Norwalk, Westmont, and the City of Los Angeles.

The 2015 County Health survey in the AI found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence. Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. Homelessness continues to be a major issue in Los Angeles County and increased by 23 percent between 2016 and 2017 to 57,794 county-wide. In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.

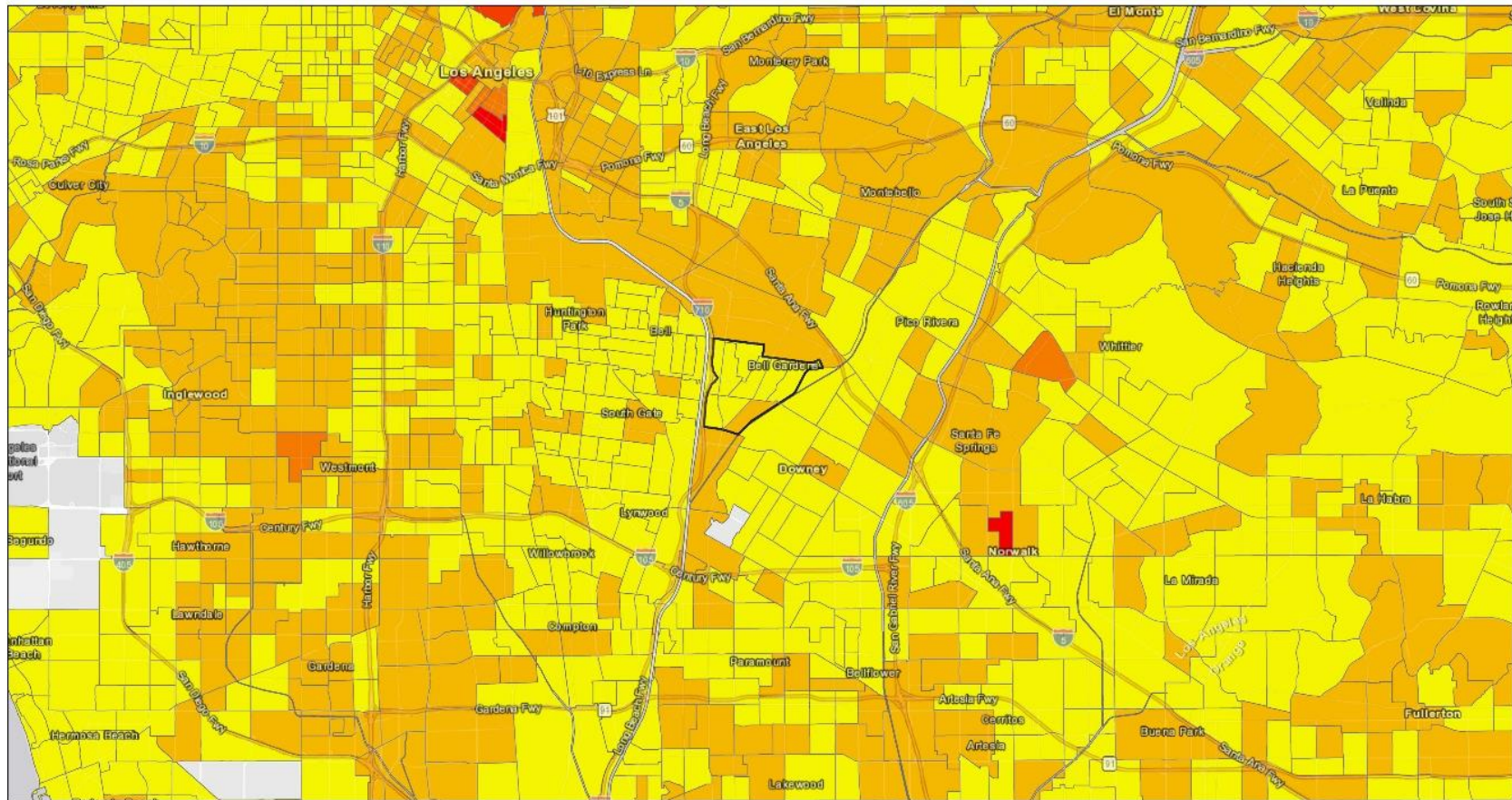
**Local Trend.** Within Bell Gardens, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent or less than 10 percent (Figure D-6). The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 25 percent were hearing difficulties, 17 percent were vision difficulties, 30 percent were cognitive difficulties, 50 percent were ambulatory difficulties, 29 percent were self-care difficulties, and 43 percent were independent living difficulties.



Bell Gardens' RHNA units are not disproportionately concentrated in areas with a concentration of persons with disabilities. All of Bell Gardens' RHNA sites are located in census tracts with less than 10 percent of the population with disabilities (Figure D-6).



Figure D-5: Regional Concentrations of Persons with Disabilities by Tract (2019)



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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

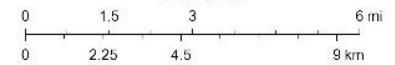
10% - 20%

20% - 30%

30% - 40%

> 40%

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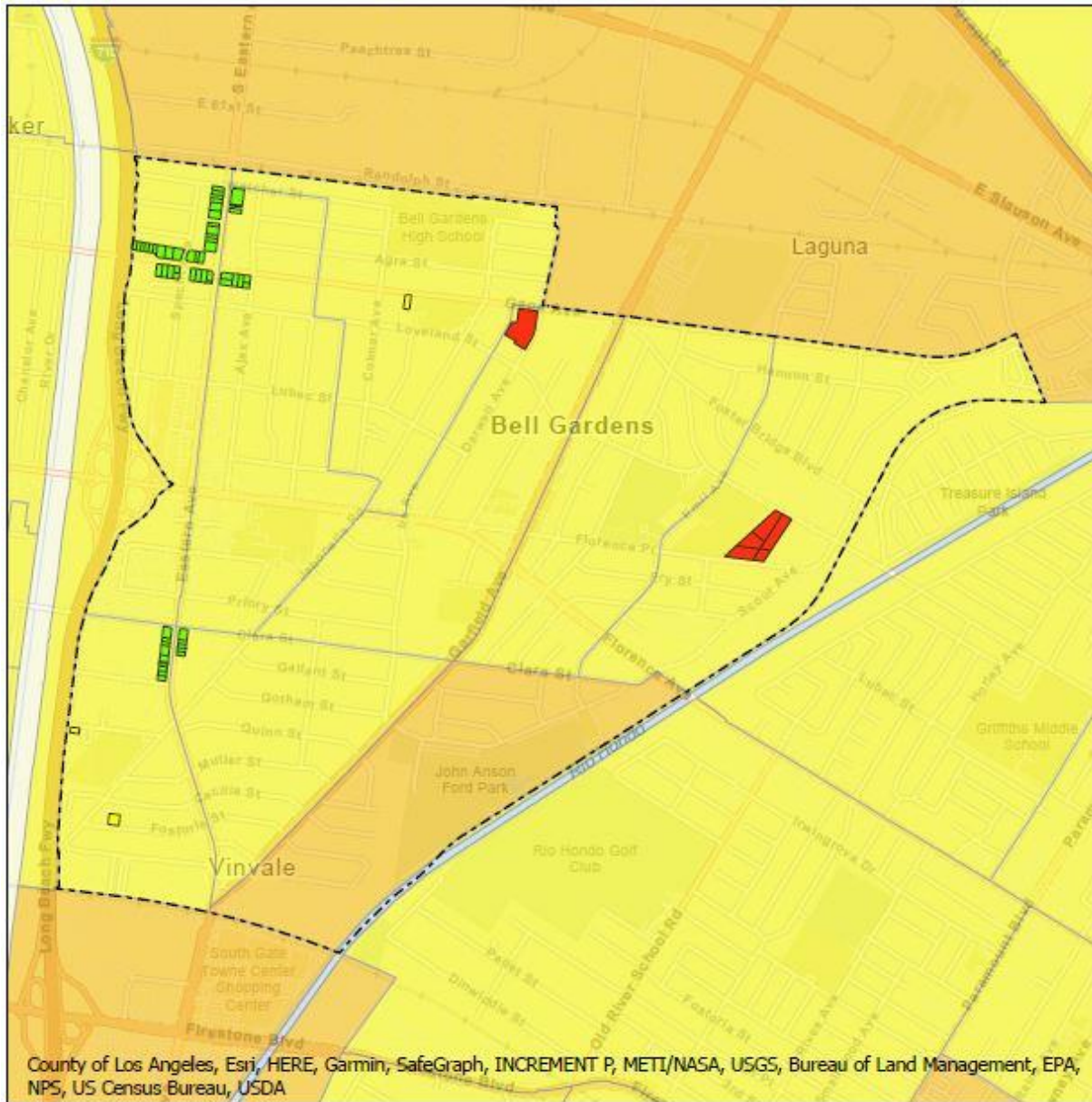


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Figure D-6: Sites Inventory and Population of Persons with Disabilities by Tract (2019)



**City of Bell Gardens 2021 - 2029 Housing Element Update  
Disability Concentrated Areas of Population & Sites Inventory**

Population with a Disability (Tract) - ACS (2015-2019) Table A Rezone Sites

B18101\_calc\_pctDE

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Income Category

Moderate

Table B Non-Rezone Sites

Income Category

Very Low Income

Above Moderate Income

City Boundary



Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resource  
<https://aff-hood-resource-cald.hcd.ca.gov>



## Familial Status

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

**Regional Trend.** Figure D-7 shows the concentration of households with children in Los Angeles County, Bell Gardens, and the neighboring cities of Bell, Huntington Park, Maywood, and South Gate. Bell Gardens has the largest proportion of families with children, where 48 percent of households have children under the age of 18. Compared to the County, all selected jurisdictions have higher concentrations of households with children. Bell Gardens also has the highest concentrations of single-parent households (22.2 percent) compared to only 9 percent countywide.

**Figure D-7: Regional Households with Children by Household Type (2019)**

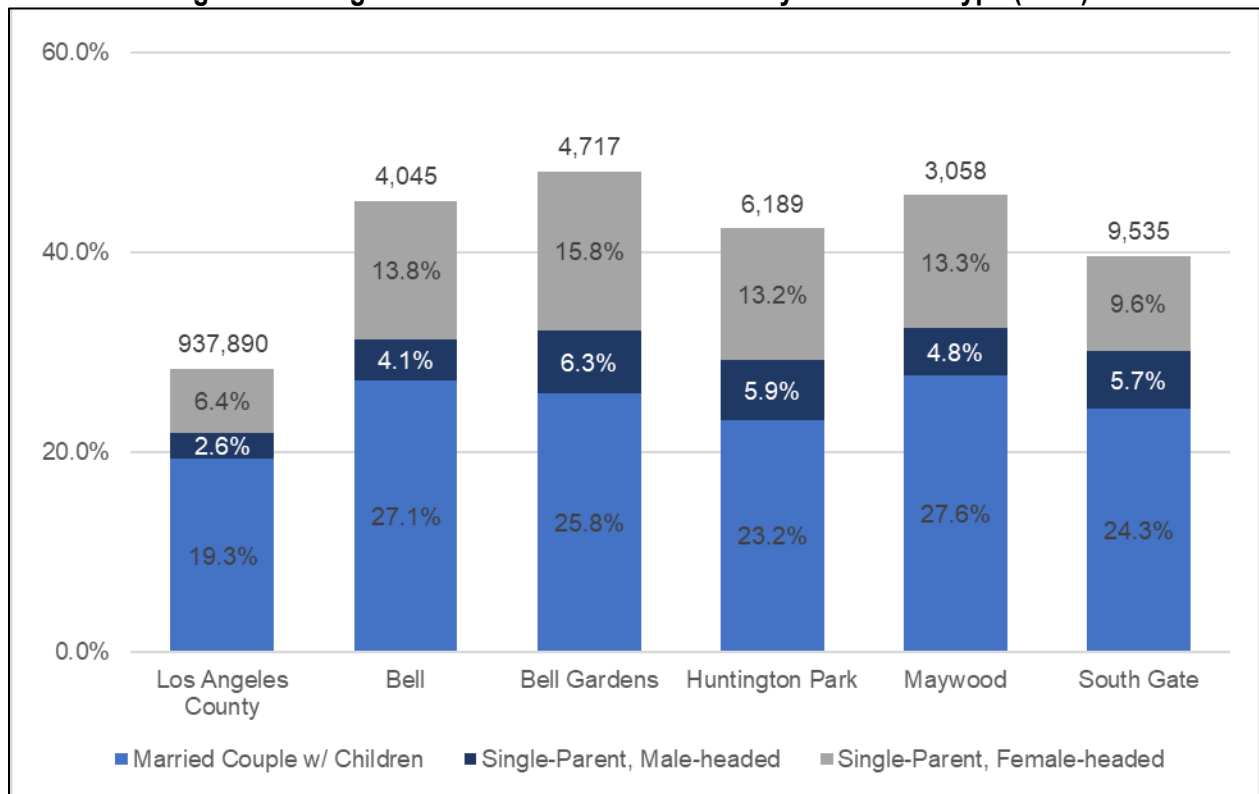


Figure D-8 and Figure D-9 present the percent of children living in married couple households and female-headed households by tract for the region. More than 60 percent of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households. Children in female-headed households are most concentrated in the areas west of Bell Gardens, including



Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

**Local Trend.** According to the HCD AB686/AFFH data tool maps (Figure D-10), there are no areas with a concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in northern tracts of the City, where the population of adults living with their spouse is 40 to 60 percent or 60 to 80 percent, compared to the 20 to 40 percent in other tracts to the south (Figure D-11).

According to the 2014-2018 ACS, an estimated 45 percent of the City’s households were headed by single parents, the large majority of which were headed by females (76 percent). Furthermore, approximately 35 percent of the total households in Bell Gardens (3,398 households) were female-headed households with children. The average single-parent household spends 12-25 percent of annual income for childcare, leaving less income available to pay for housing. According to the 2014-2018 ACS, 43.8 percent of female-headed single-parent households in Bell Gardens had incomes below the poverty level.

According to the HCD AFFH map in Figure D-12, children in married households are most concentrated in the northern tracts of the City. The percent of households with children in these tracts is above 60 percent (probably due to the housing types available and the correlation between the location of householders living with a spouse), higher than the other tracts where the percentage ranges from 20 to under 60 percent. The majority of the City’s RHNA units are located in census tracts with 40 to 60 or 60 to 80 percent of children in married-couple households (Table D-3).

<b>Table D-3: RHNA Unit Distribution by % Children in Married-Couple Households</b>				
<b>% Children in Married-Couple HHs</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	8.8%	4.1%
40% - 60%	34.4%	92.6%	91.2%	69.3%
60% - 80%	65.6%	7.4%	0.0%	26.6%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Bell Gardens, female headed households with children are in census tracts with concentrations of 20 to 40 percent (Figure D-13). According to the 2014-2018 ACS, 3,398 households are female-headed households with no husband present. According to the 2014-2018 ACS, the percentage of families and people whose income in the past 12 months is below the poverty level for all families is six percent, whereas 43.8 percent of female-headed households were below the poverty level. By

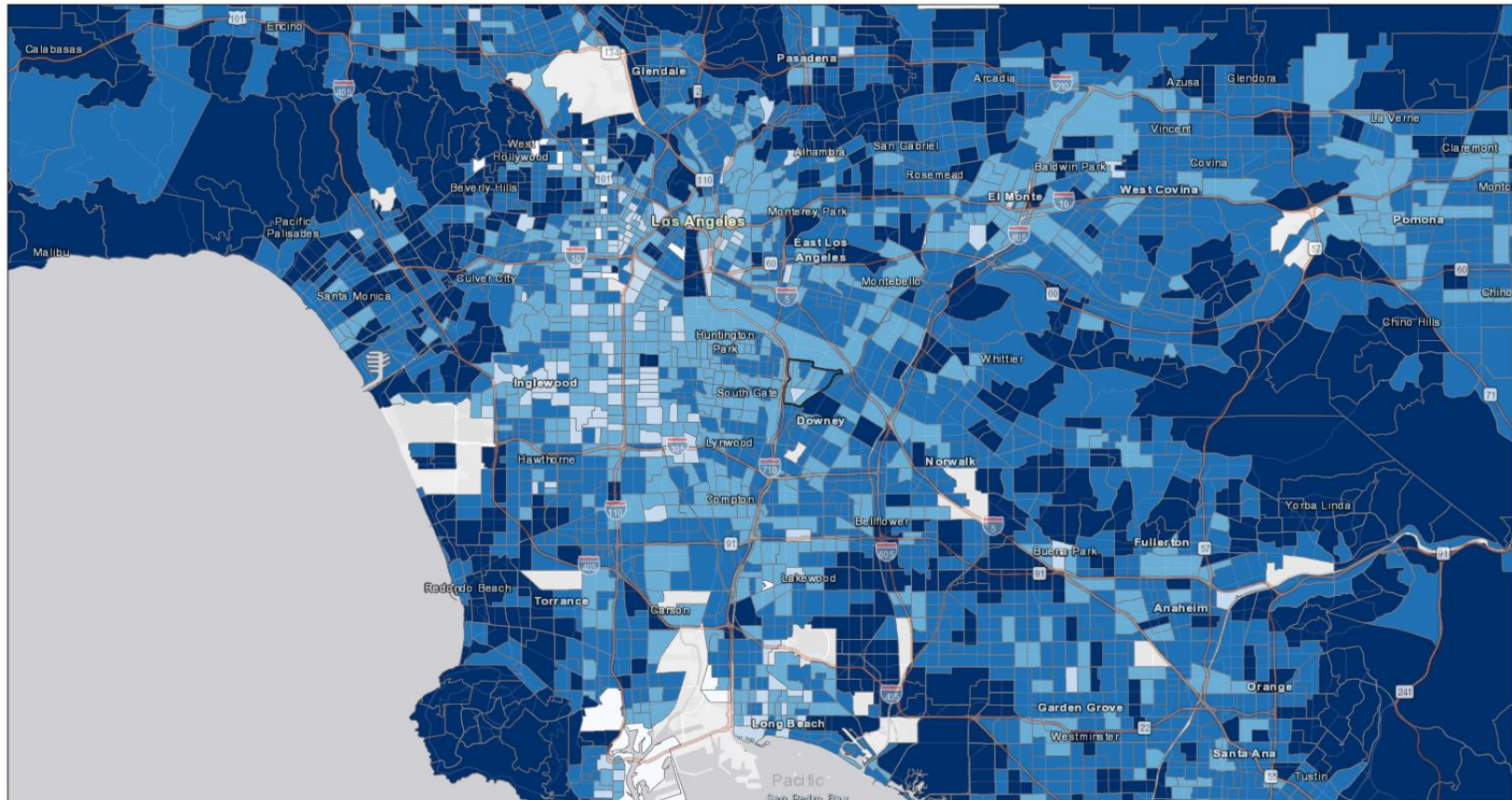


comparison, only three percent of married-couple families were below the poverty level. The City’s RHNA sites are located in the census tracts with less than 20 or 20 to 40 percent of children in female-headed households (Table D-4). These are the only percentages that tracts fall within the City.

<b>Table D-4: RHNA Unit Distribution by % Children in Female-Headed Households</b>				
<b>% Children in Female-Headed HH</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 20%	65.6%	29.4%	64.7%	59.8%
20% - 40%	34.4%	70.6%	35.3%	40.2%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>



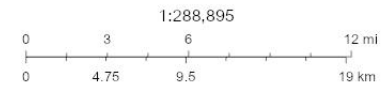
Figure D-8: Regional Percent of Children in Married Couple Households by Tract (2019)



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City/Town Boundaries

- (R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

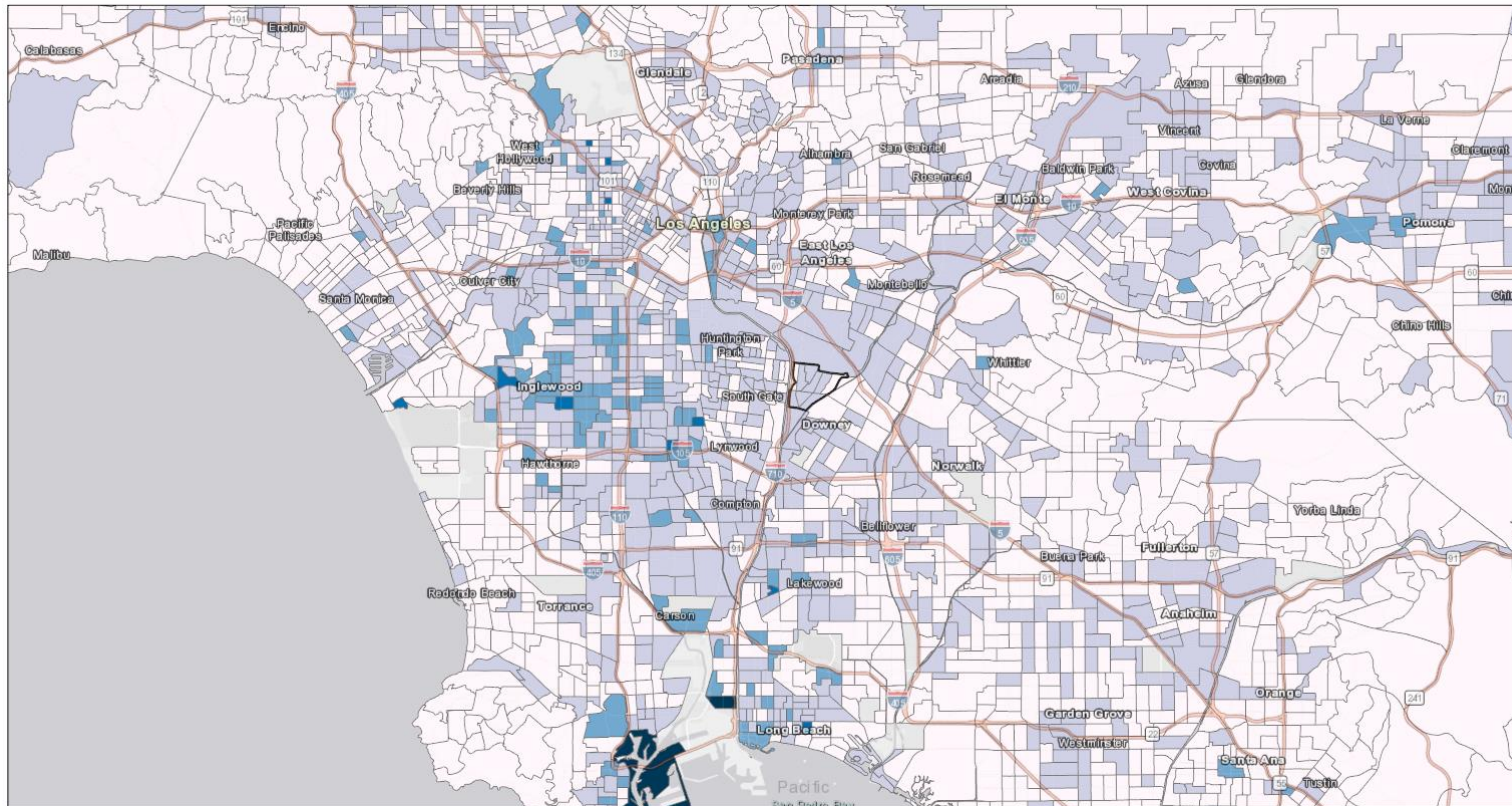


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Figure D-9: Regional Percent of Children in Female-Headed Households by Tract (2019)



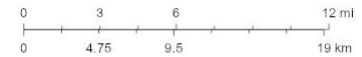
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City/Town Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

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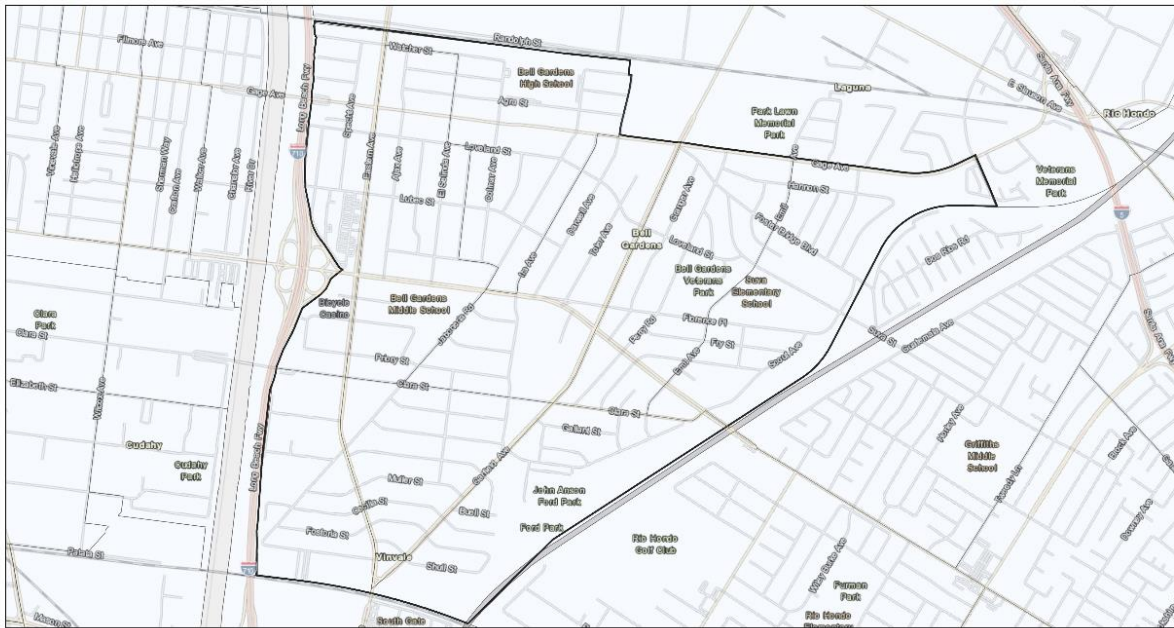


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**Figure D-10: Population of Adults Living Alone by Tract (2019)**



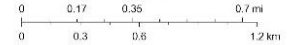
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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

1:18,056



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**Figure D-11: Population of Adults Living with their Spouse by Tract (2019)**



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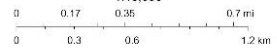
City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

20% - 40%

40% - 60%

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Figure D-12: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

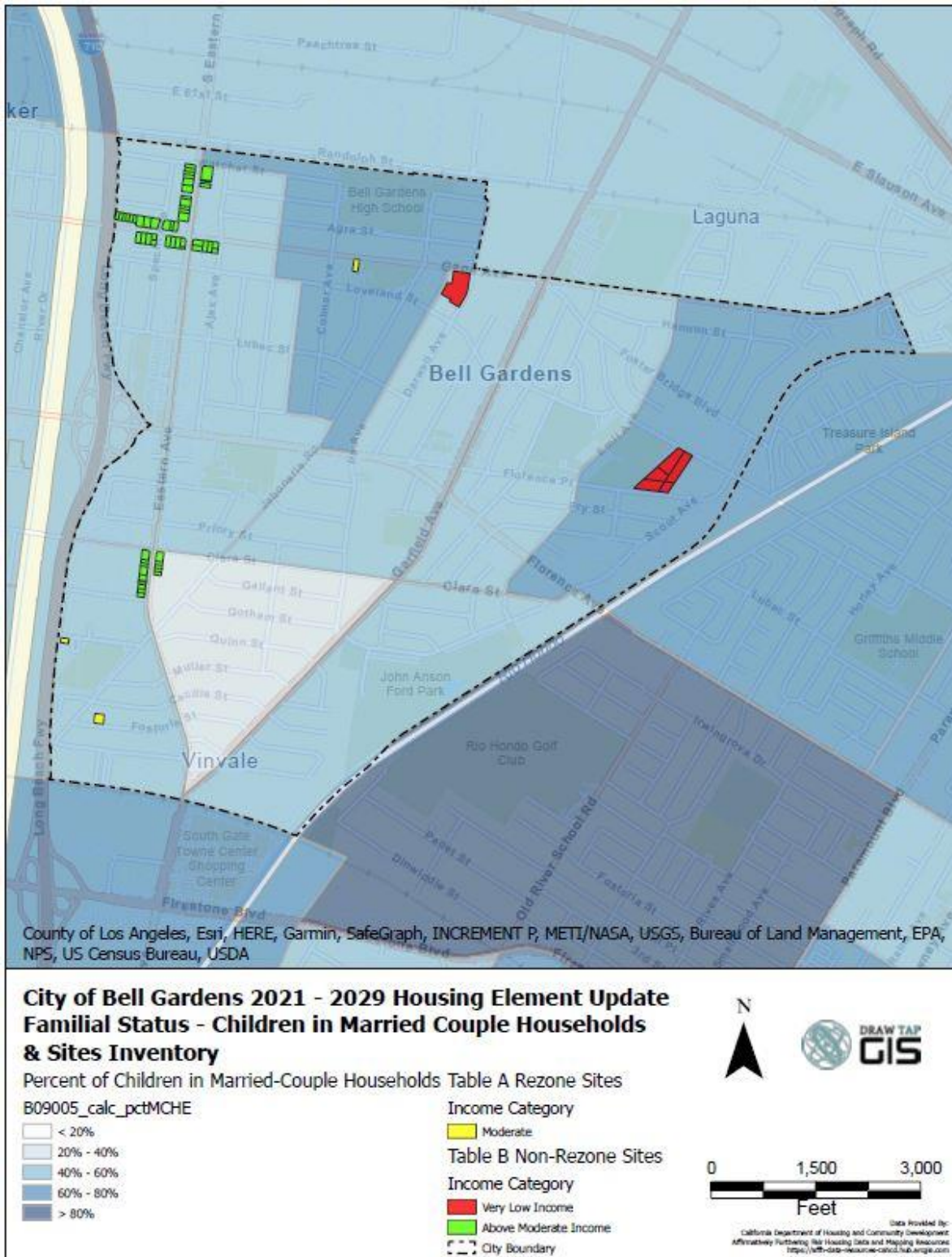
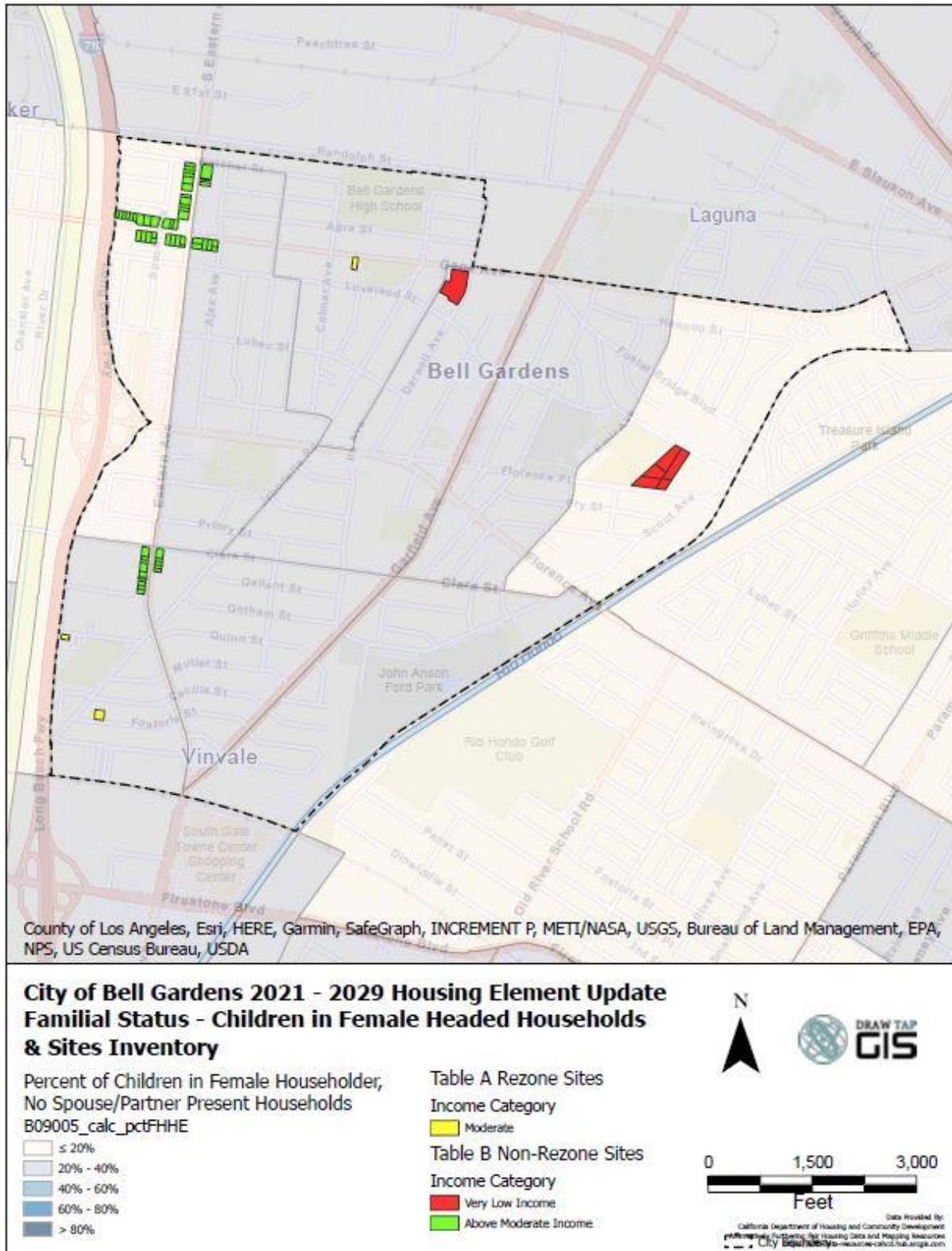




Figure D-13: Sites Inventory and Percent of Children in Female-Headed Households by Tract (2019)





## Income Level

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-15 and Figure D-16 show the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

**Regional Trend.** According to the 2015-2019 ACS, the median household income reported for Bell Gardens residents was \$42,223. Lower than the countywide median of \$68,044 and South Gate (\$52,321), but comparable to Bell (\$44,327), Huntington Park (\$42,447), and Maywood (\$44,241). However, median household income only provides partial insight into a community’s income profile.

The California Department of Housing and Community Development (HCD) uses five income categories to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. HCD utilizes the following income groups described as a percentage of Area Median Income (AMI):

- Extremely Low      0-30% AMI
- Very Low            31-50% AMI
- Low                    51-80% AMI
- Moderate            81-120% AMI
- Above Moderate    120%+ AMI

As shown in Table D-5 a majority of the City’s households are of very low income (36 percent) followed by low income (27 percent). In the County a majority of households are of above moderate income (43 percent) followed by very low income (26 percent). LMI areas are concentrated in different areas of the County, but are more heavily concentrated in the Downtown areas (Figure D-15).

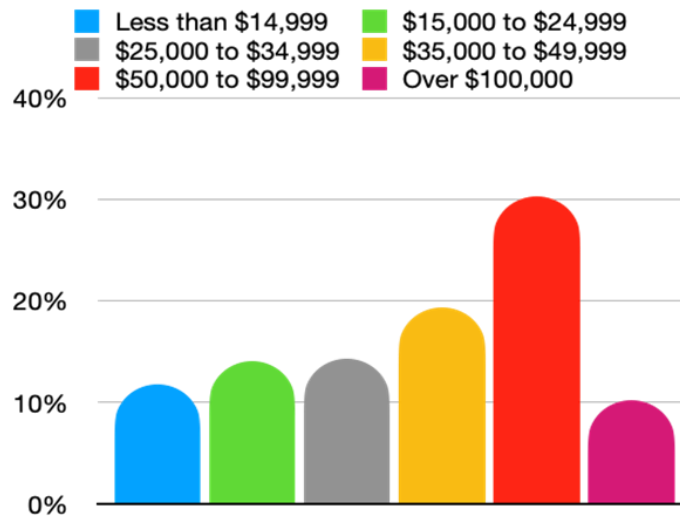
Income Category	Percent of Median Family Income (AMI)	2020 Income Limits (4-person household)	Bell Gardens	Los Angeles County
Very Low	0 % to 50% AMI	\$56,300	36%	26%
Low	51% to 80% AMI	\$90,100	27%	15%
Moderate	81% to 120% AMI	\$92,750	19%	16%
Above Moderate	121% + AMI	>\$92,751	19%	43%
Sources:				
3. California Department of Housing and Community Development (HCD), 2020 income limits				
4. Southern California Association of Governments (SCAG) income distribution				

**Local Trend.** As shown in Figure D-14, a more detailed breakdown of households by income category can provide more information about the proportion of households in Bell



Gardens whose limited incomes may lead to a higher incidence of housing problems such as overpayment (paying more than 30 percent of income on housing) or overcrowding (having more than one person per room). Between 2010 and 2018, about 59 percent of households earned less than \$50,000. About 30 percent of households earned between \$50,000 and \$100,000.

**Figure D-14: Households by Income Category (2018)**



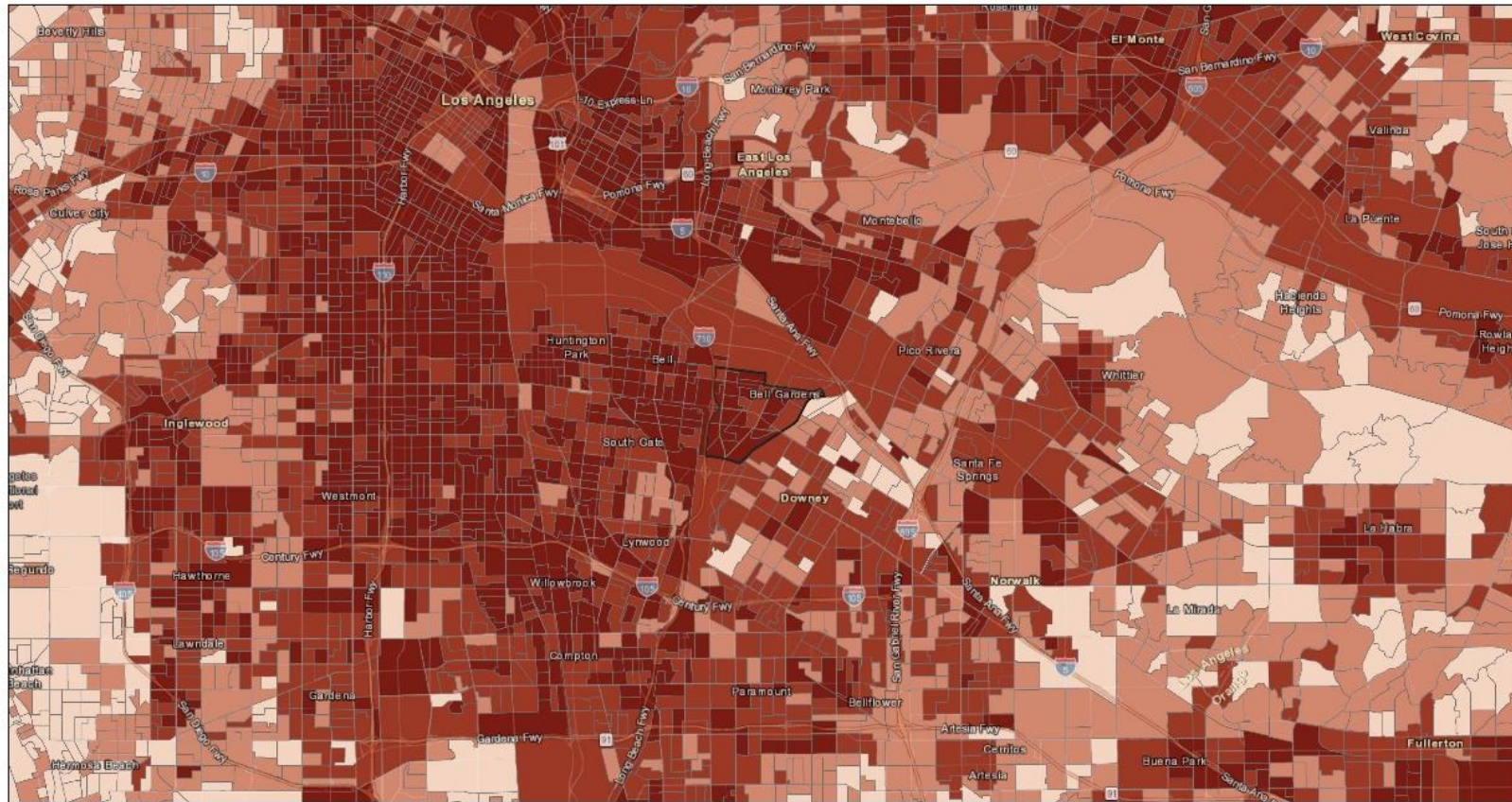
Source: 2014-2018 ACS.

All block groups in Bell Gardens are considered LMI with the highest concentration of LMI population located in the south and west (Figure D-16). The City’s RHNA is split between the two levels of LMI households in the City (Table D-6).

% LMI HH	Lower	Moderate	Above Moderate	Total Units
< 25%	0.0%	0.0%	0.0%	0.0%
25% - 50%	0.0%	0.0%	0.0%	0.0%
50% - 75%	100.0%	29.4%	44.2%	63.7%
75% - 100%	0.0%	70.6%	55.8%	36.3%
Total Units	180	68	215	463



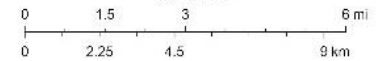
Figure D-15: Low and Moderate Income (LMI) areas in Los Angeles County



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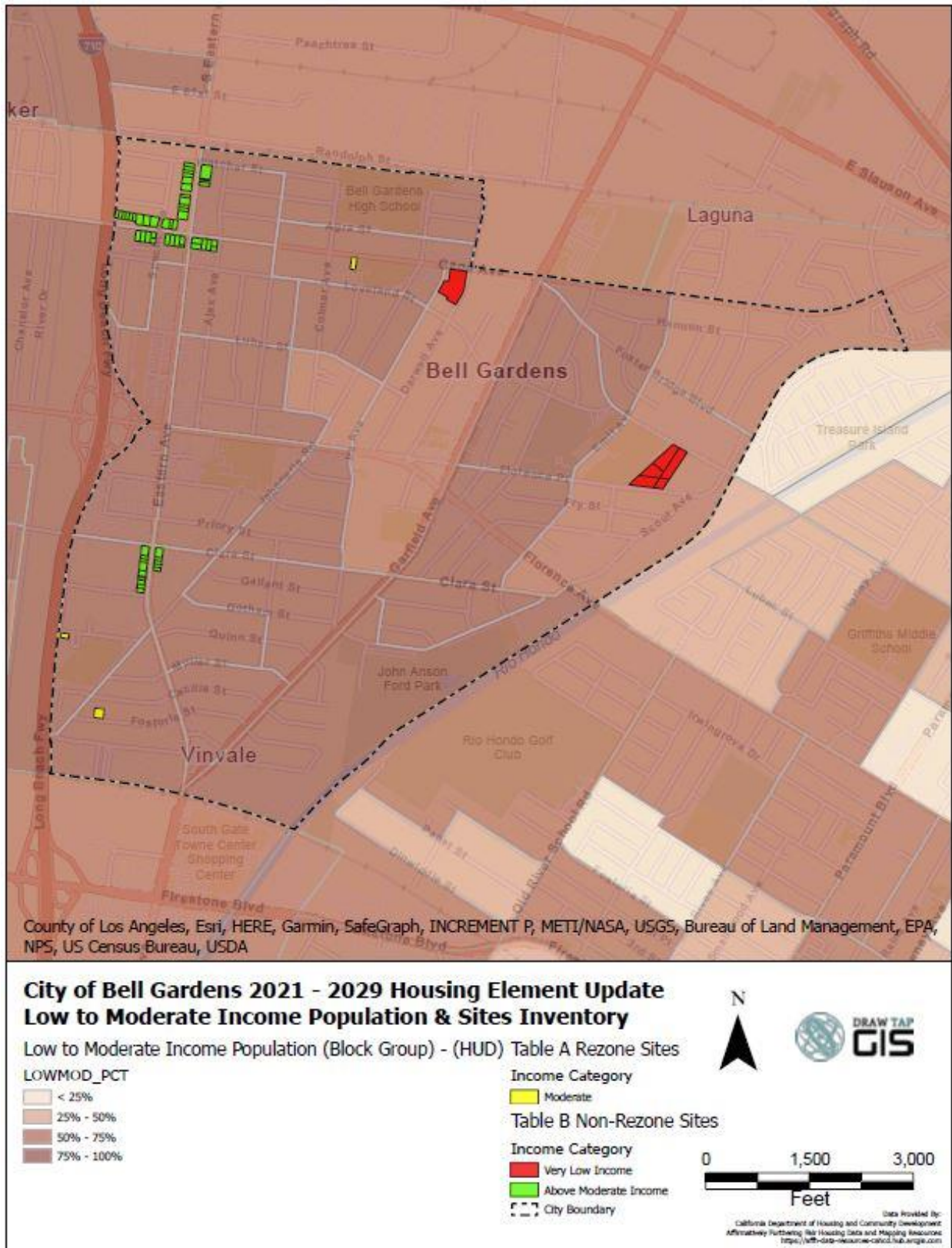
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Figure D-16: Low and Moderate Income (LMI) Areas in Bell Gardens and RHNA Distribution





## D.2.3 Racially and Ethnically Concentrated Areas

### ***Racially/Ethnically Concentrated Areas of Poverty***

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Los Angeles County, there are RECAPs scattered around major highways and in the Downtown area (Figure D-17). The larger RECAP clusters can be seen in Downtown Los Angeles. There are no RECAPs in Bell Gardens.

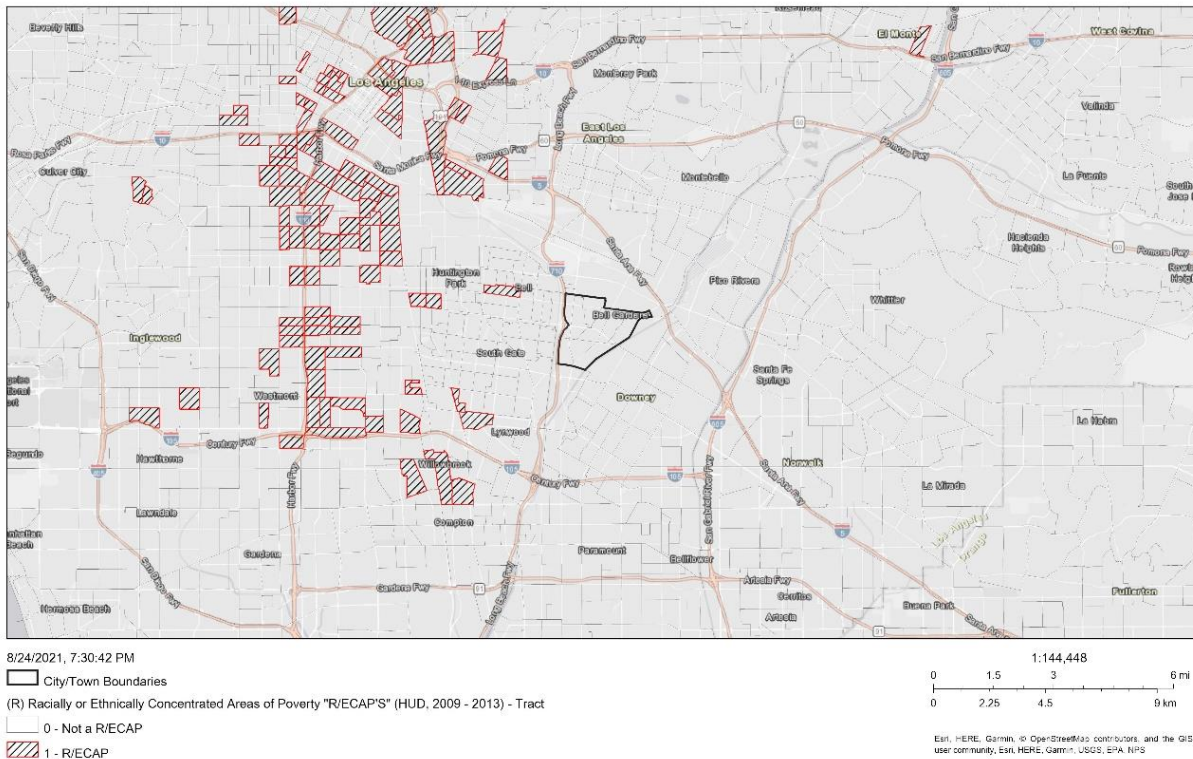
Poverty status by race and ethnicity for Bell Gardens and Los Angeles County is shown in Table D-7. Bell Gardens has a significantly larger population of persons below the poverty level (28.3 percent) compared to the County (14.9 percent). In the City, Black or African American and Native Hawaiian and Other Pacific Islander populations experience poverty at the highest rate, while the population of Asians and persons of two or more races experience poverty at the lowest rate. The population of persons below the poverty level in Bell Gardens has increased from 26.9 percent during the 2008-2012 ACS to 28.3 percent during the 2015-2019 ACS.

<b>Race/Ethnicity</b>	<b>Percent Below Poverty Level</b>	
	<b>Bell Gardens</b>	<b>Los Angeles County</b>
Population for whom poverty status is determined	28.3%	14.9%
Black or African American alone	36.5%	20.8%
American Indian and Alaska Native alone	27.4%	18.1%
Asian alone	0.0%	11.1%
Native Hawaiian and Other Pacific Islander alone	35.7%	11.5%
Some other race alone	26.4%	19.2%
Two or more races	13.0%	11.7%
Hispanic or Latino origin (of any race)	28.5%	18.1%
White alone, not Hispanic or Latino	22.3%	9.6%

Source: 2015-2019 ACS (5-Year Estimates).



**Figure D-17: Regional Racially Concentrated Areas of Poverty (R/ECAPs)**



Despite the absence of R/ECAPs in the City, the Fair Housing Task Force, made up of the California Tax Credit Allocation Committee (TCAC) and HCD, has identified three areas of high segregation and poverty in the City. TCAC-designated areas of high segregation and poverty and poverty status by census tract for Bell Gardens is shown in Figure D-18. All three areas of high segregation and poverty are located on the western side of the City. Tracts along the western City boundary also have larger populations of persons below the federal poverty level. The following tracts are considered areas of high segregation and poverty: 5341.01, 5342.01, 5342.02.

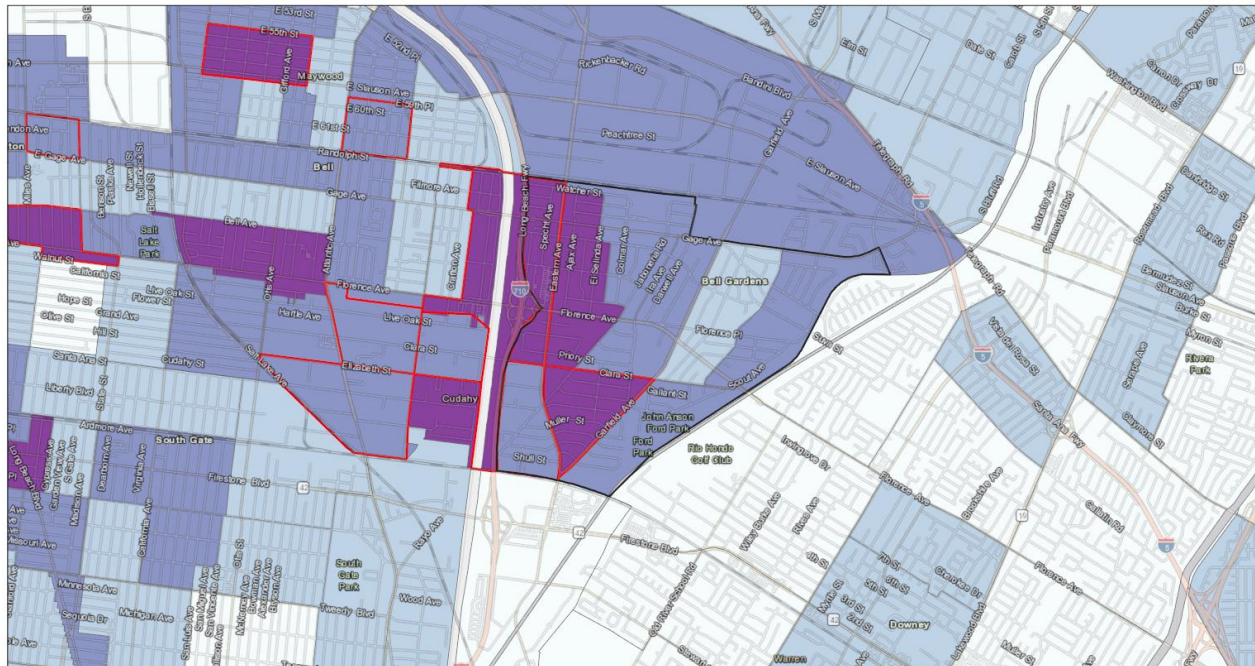
As shown in Table D-8, all TCAC-designated tracts of high segregation and poverty have populations of persons below the poverty level exceeding the citywide average. All high segregation and poverty tracts have majority Hispanic/Latino populations of 91.1 percent, 96.1 percent, and 93.2 percent, respectively. Nearly 30 percent of more of the Hispanic or Latino population in these tracts is below the poverty level.

Race/Ethnicity	Percent Below Poverty Level		
	5341.01	5342.01	5342.02
Population for whom poverty status is determined	33.3%	29.1%	37.1%
Black or African American alone	20.0%	0.0%	21.3%
American Indian and Alaska Native alone	100.0%	0.0%	-
Asian alone	0.0%	0.0%	0.0%



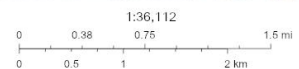
Native Hawaiian and Other Pacific Islander alone	-	-	-
Some other race alone	31.1%	17.6%	24.5%
Two or more races	11.3%	0.0%	0.0%
Hispanic or Latino origin (of any race)	35.9%	29.8%	36.6%
White alone, not Hispanic or Latino	16.1%	0.0%	45.7%
Source: 2015-2019 ACS (5-Year Estimates).			

**Figure D-18: Poverty Status by Tract and TCAC Areas of High Segregation and Poverty (2019, 2021)**



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- City/Town Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%



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### ***Racially Concentrated Areas of Affluence***

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.<sup>8</sup> According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White Alone population and median household income as proxies to identify potential areas of affluence. As Figure D-19 and Figure D-20 show, census tracts with a large White population (over 50 percent) and highest median income are located outside of the Bell Gardens and outside of Downtown Los Angeles. The central Los Angeles, San Gabriel Valley, and Gateway cities have Hispanic, African American, or Asian majority populations. The central Los Angeles areas are composed of mostly block groups with median incomes below the 2020 State median of \$87,100. Block groups with median incomes exceeding \$125,000 are more concentrated in coastal communities and the areas around Santa Monica and Beverly Hills. In Bell Gardens there are no block groups with racial/ethnic minority populations smaller than 60 percent and most of the block groups have median incomes lower than the State median of \$87,100. There are no areas in Bell Gardens that are considered RCAAs.

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<sup>8</sup> Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in *Cityscape: A Journal of Policy Development and Research* (21,1, 99-123).



Figure D-19: White Majority Population by Tract

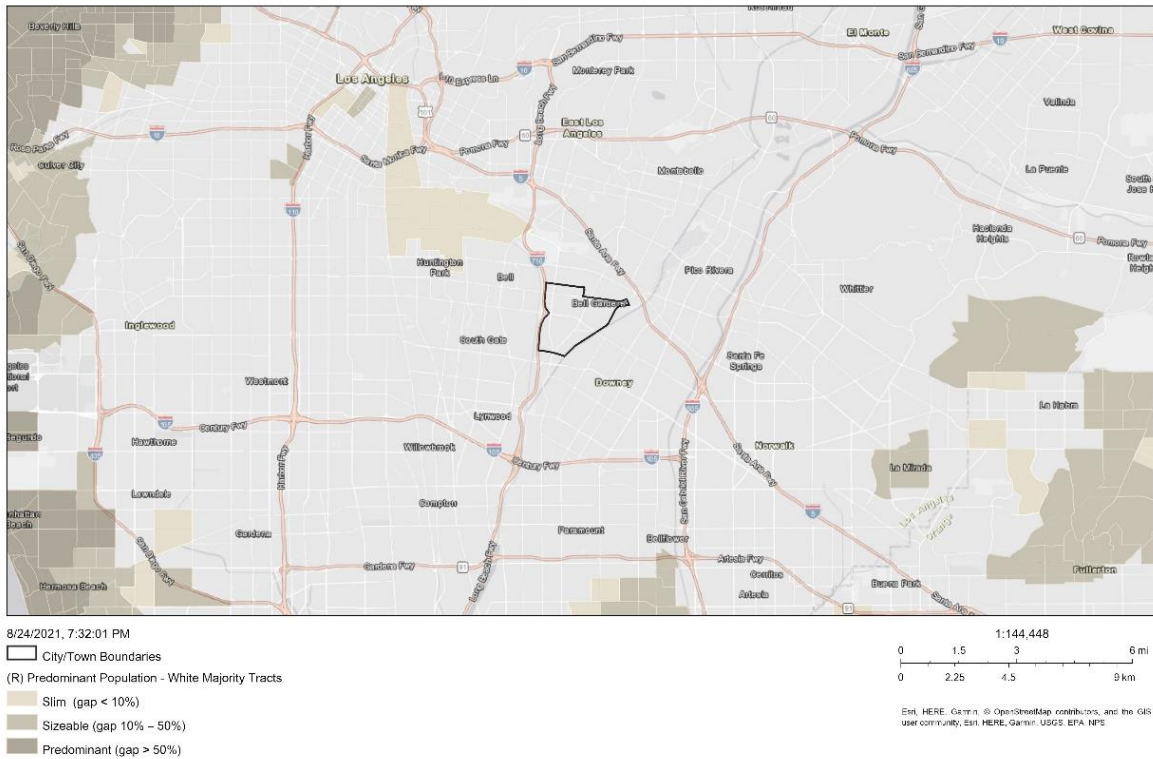
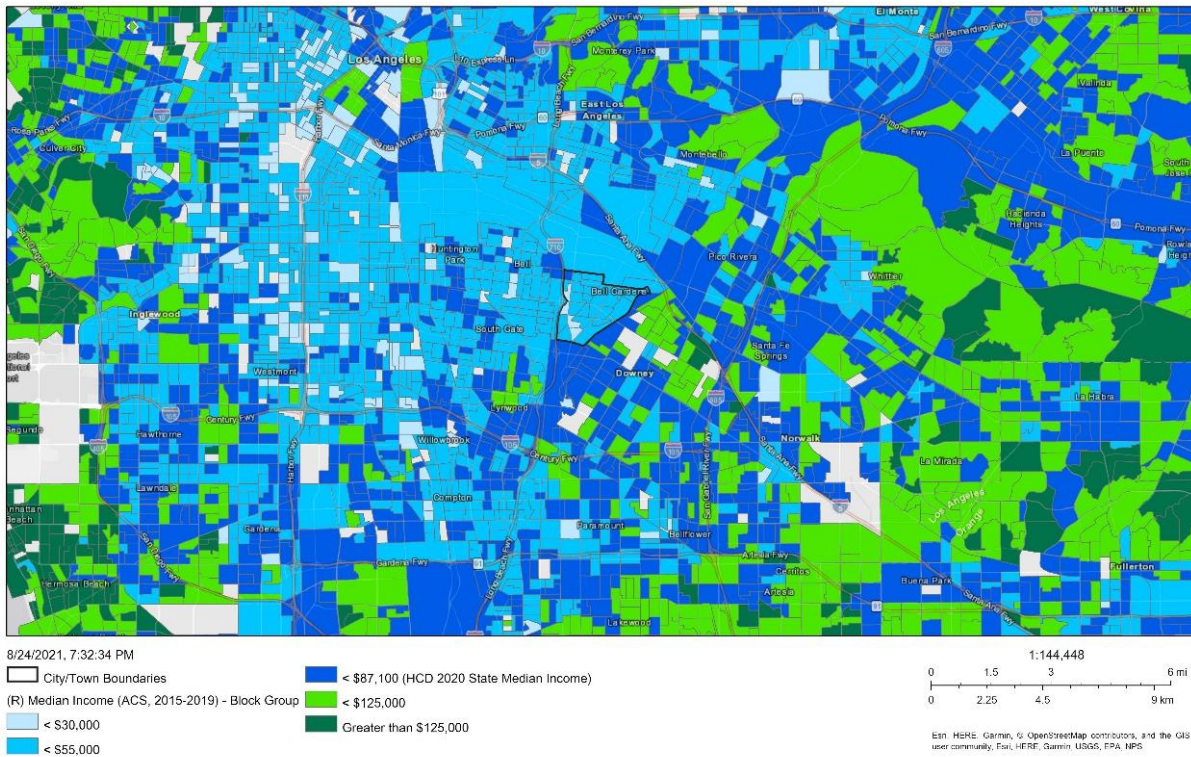


Figure D-20: Median Income by Block Group (2019)





## D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-10 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

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

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-9 shows the full list of indicators that go into the calculation of the index scores.

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

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



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

TCAC Opportunity Area scores by tract for the region are presented in Figure D-21. The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are most concentrated in coastal communities from Rolling Hills/Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

<b>Table D-10: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity</b>							
	<b>Low Poverty</b>	<b>School Prof.</b>	<b>Labor Market</b>	<b>Transit</b>	<b>Low Transp. Cost</b>	<b>Jobs Proximity</b>	<b>Env. Health</b>
<b>Total Population</b>							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<b>Population below federal poverty line</b>							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database – Opportunity Indicators, 2020							

The following opportunity map scores are for the census tracts that make up Bell Gardens (Table D-11). One census tract is of moderate resource, five are designated as low



resource and three are of high segregation and poverty. Opportunity map scores by Census tract are presented in Figure D-22. Economic, environmental, and education scores for the City are further detailed below. The City’s RHNA is dispersed between all resource levels within City limits. There are no lower income RHNA units in areas of high segregation and poverty (Table D-12). A majority of lower income units (65.6 percent) are in moderate resource areas, while a majority of moderate (63.2 percent) and above moderate (85.1 percent) units are in high segregation and poverty tracts.

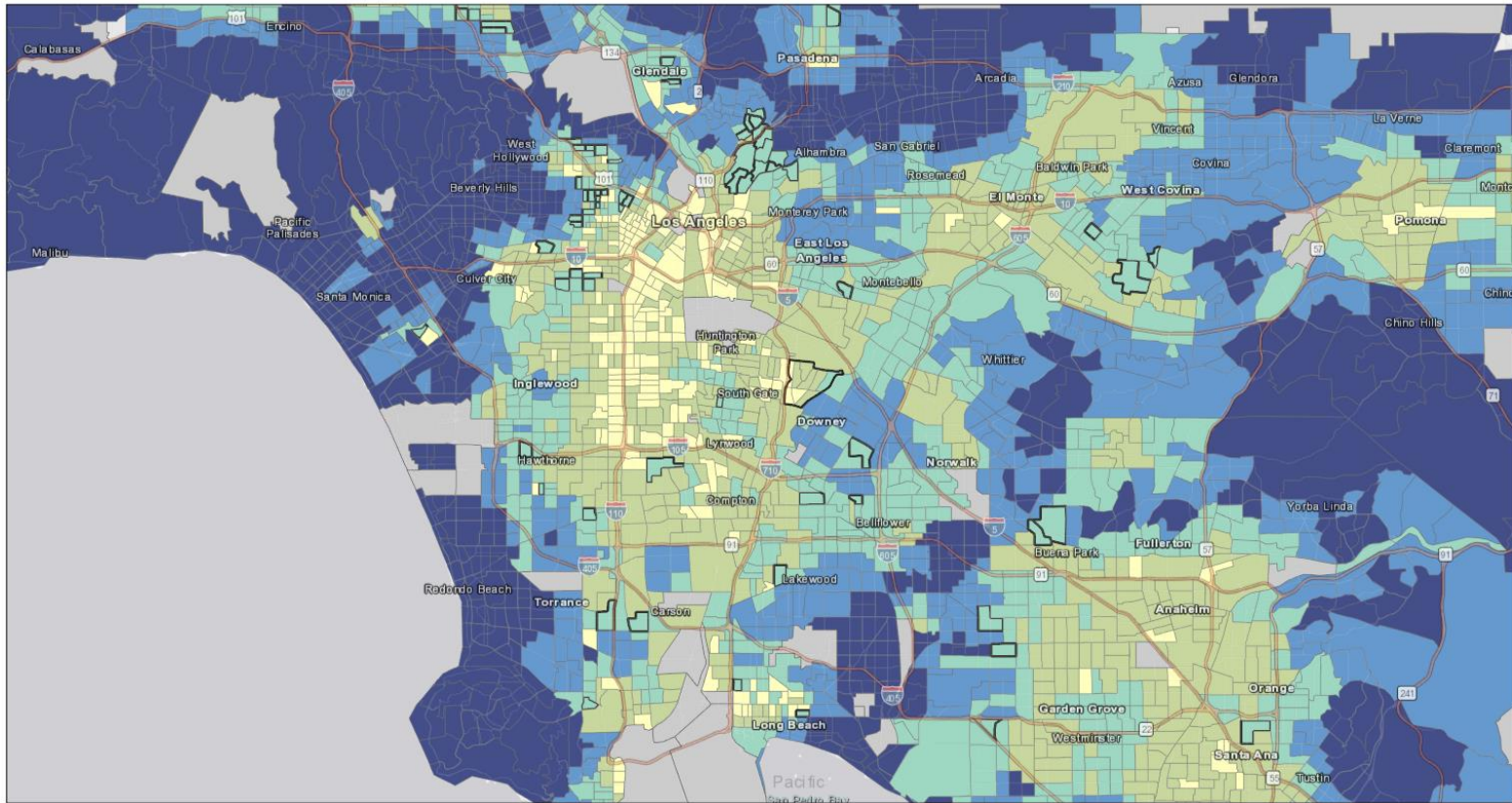
<b>Census Tract</b>	<b>Economic Domain Score</b>	<b>Environmental Domain Score</b>	<b>Education Domain Score</b>	<b>Composite Index Score</b>	<b>Final Category</b>
6037534101	0.25	0.10	0.13	0.00	High Segregation & Poverty
6037534201	0.29	0.09	0.18	0.00	High Segregation & Poverty
6037534202	0.05	0.35	0.17	0.00	High Segregation & Poverty
6037534001	0.29	0.30	0.21	-0.41	Low Resource
6037533902	0.20	0.27	0.07	-0.59	Low Resource
6037533901	0.45	0.17	0.10	-0.48	Low Resource
6037534203	0.25	0.38	0.26	-0.37	Low Resource
6037534102	0.15	0.25	0.16	-0.54	Low Resource
6037534002	0.33	0.18	0.48	-0.25	Moderate Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

<b>Opportunity Area</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
High Segregation & Poverty	0.0%	63.2%	85.1%	48.8%
Low Resource	34.4%	36.8%	14.9%	25.7%
Moderate Resource	65.6%	0.0%	0.0%	25.5%
<b>Grand Total</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>



Figure D-21: Regional TCAC Opportunity Score by Tract (2021)



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

Highest Resource

High Resource

Moderate Resource (Rapidly Changing)

Moderate Resource

Low Resource

High Segregation & Poverty

Missing/Insufficient Data

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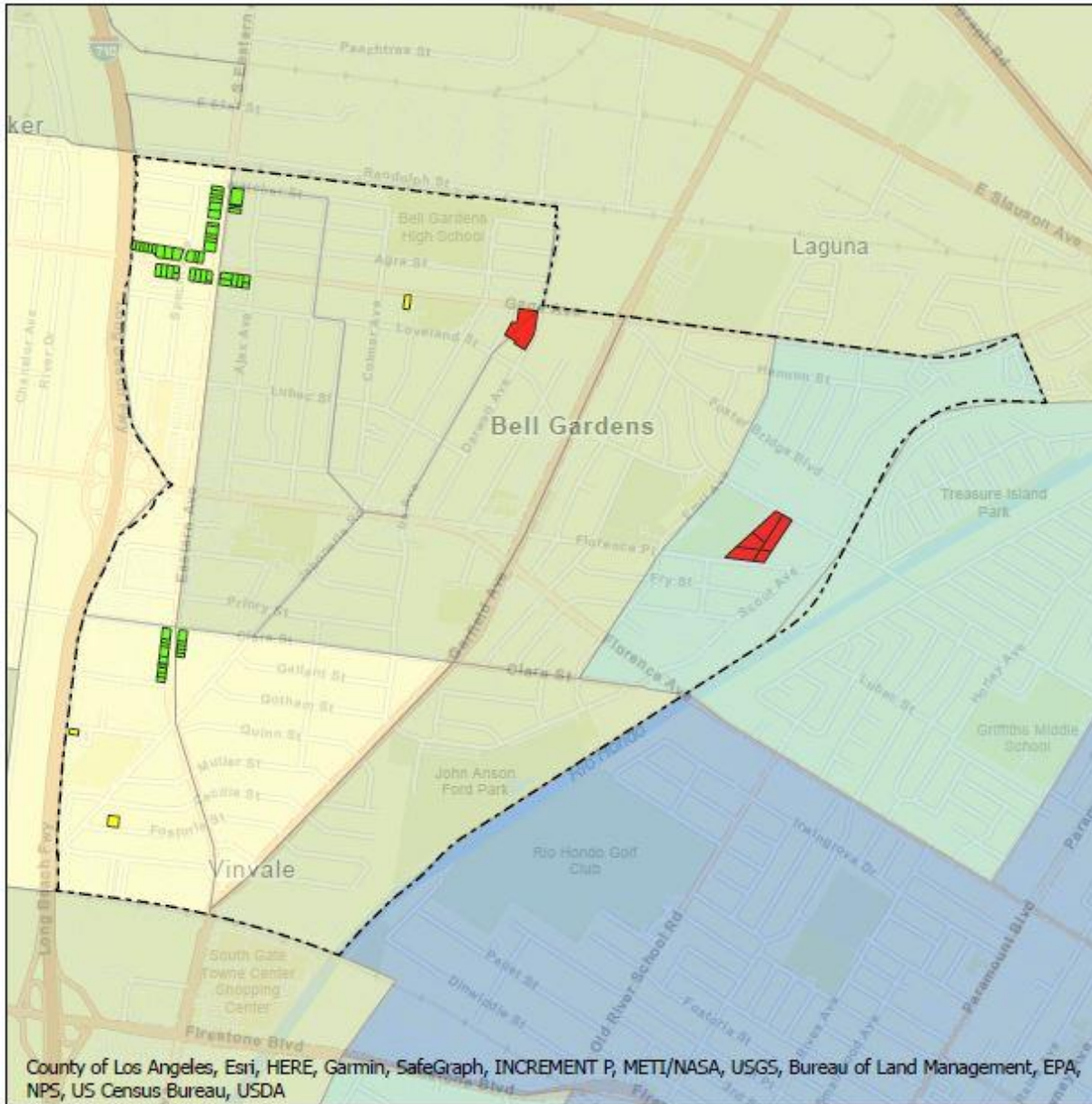


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Figure D-22: Opportunity Score by Census Tract and RHNA Distribution



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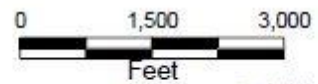
**City of Bell Gardens 2021 - 2029 Housing Element Update  
TCAC Opportunity Areas 2021 & Sites Inventory**

TCAC Opportunity Areas 2021 - Composite Score (Tract) Table A Rezone Sites

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Income Category

- Moderate
- Very Low Income
- Above Moderate Income
- City Boundary



Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://affirmativefairhousing.cdph.ca.gov/>



## Education

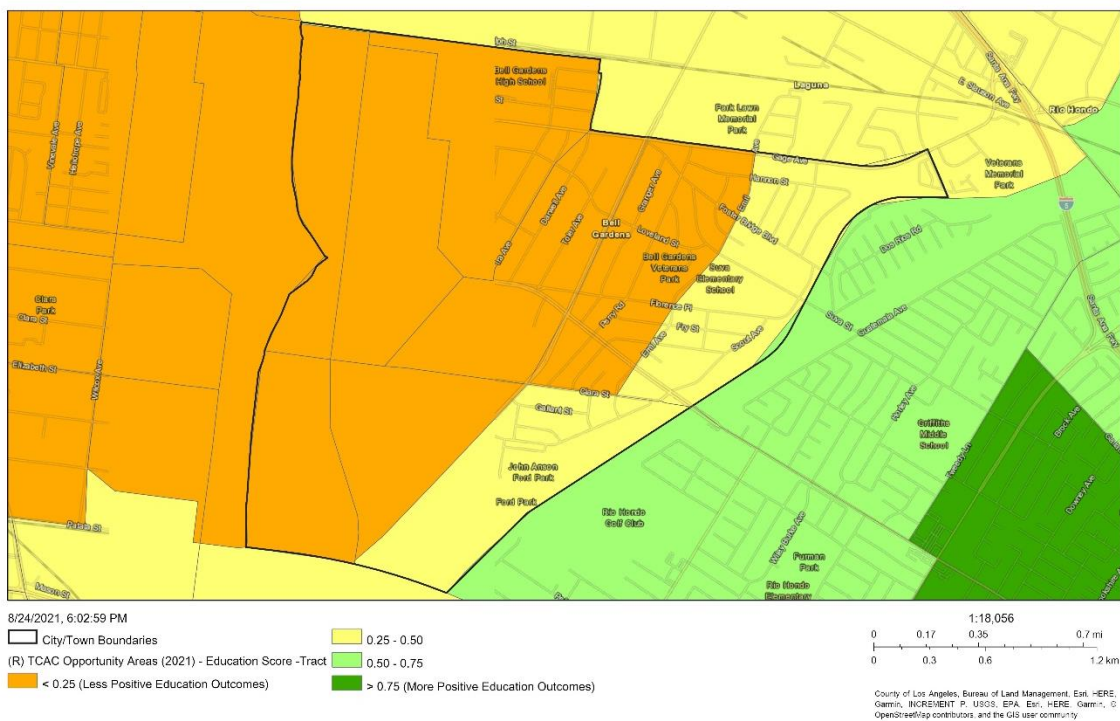
According to the National Center for Education Statistics, the seven schools in Bell Gardens are Title 1 schools. These schools coordinate and integrate resources and services from federal, state, and local sources.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 57 percent of children aged 0-17 in the City of Bell Gardens were living in low-income working families between 2012 and 2016.<sup>9</sup>

Kidsdata.org also reported that in 2019, 79 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71 percent of students in Los Angeles County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-23 shows the education scores of each census tract in the City. Education scores in the City are mostly less than positive. All high segregation and poverty tracts identified in the City received education scores in the lowest quartile.

**Figure D-23: Education Score by Census Tract (2021)**



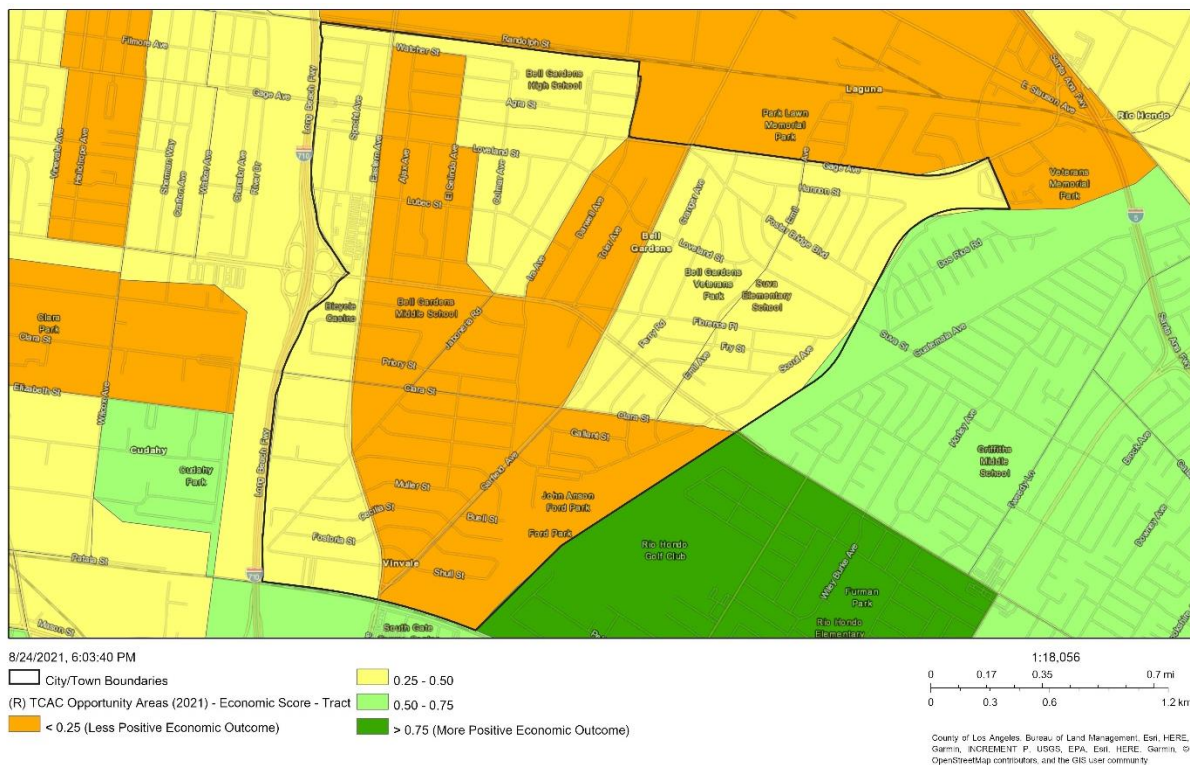
<sup>9</sup> Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.



## Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-24, the census tracts in the City are of low to moderate economic scores ranging from 5 to 45. The most recent unemployment rates published by the California Employment and Development Department (March 2021) show that Bell Gardens' unemployment rate is higher than the County as a whole (13 percent and 11.3 percent, respectively). The higher unemployment rates are due to the current Covid-19 pandemic. Prior to the pandemic, the unemployment rates for Los Angeles County were approximately 5%. At the height of the pandemic, unemployment rates reached as high as 18% county-wide. It is anticipated that the unemployment rate will continue to decrease as the economy continues to reopen.

Figure D-24: Economic Score by Census Tract (2021)



## Transportation

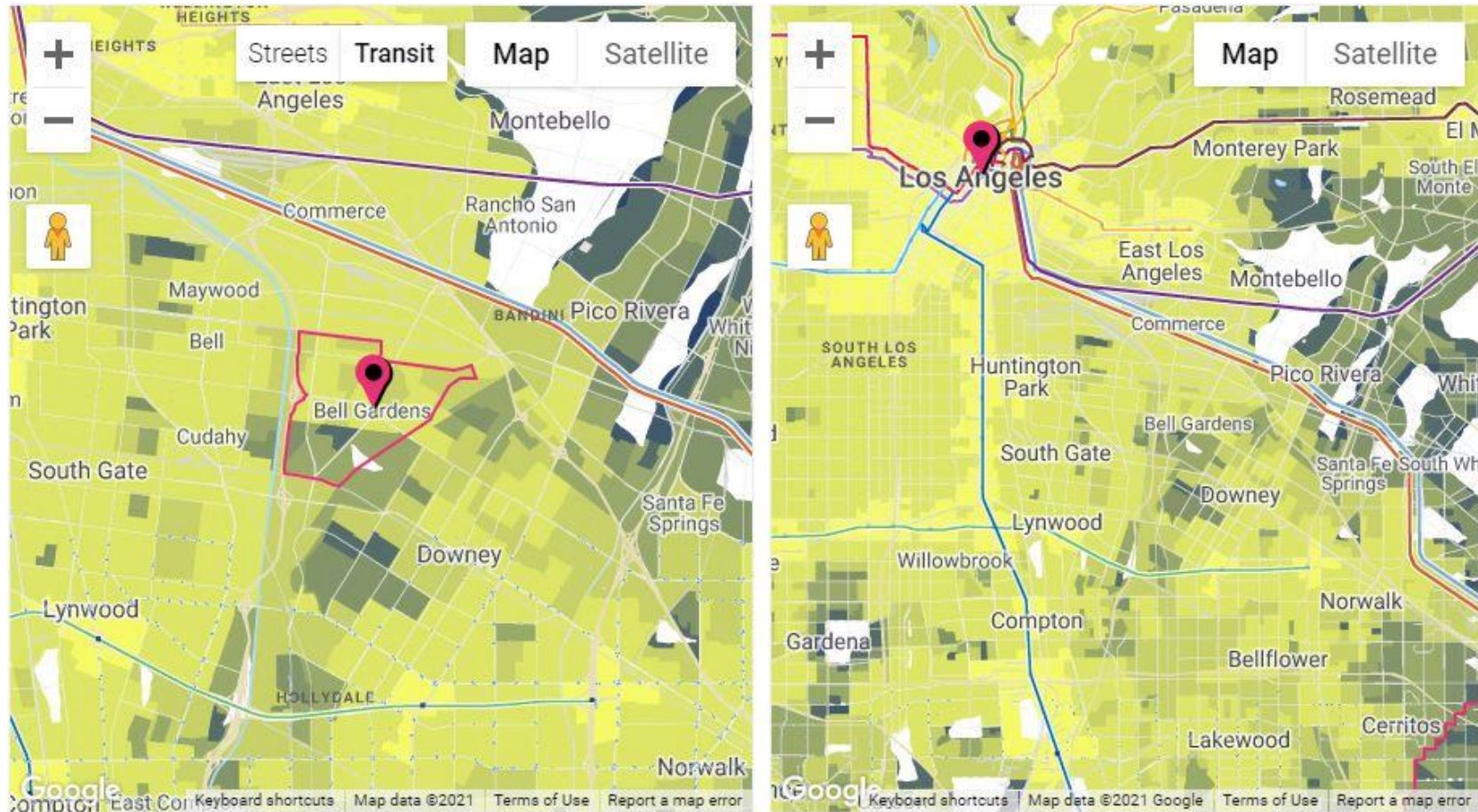
All Transit is a data source that explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Bell Gardens' All Transit Performance score of 6.1 was among the highest for the County, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score (6.8) was higher than the City's. Bell Gardens has a slightly lower proportion of commuters that use transit



(6.17 percent) than the County (6.66 percent). Figure D-25 shows the All Transit Performance Scores for Bell Gardens and the surrounding County.



Figure D-25: All Transit Performance Scores – Bell Gardens and the County (2021)



Overall transit score that looks at connectivity, access to jobs, and frequency of service.

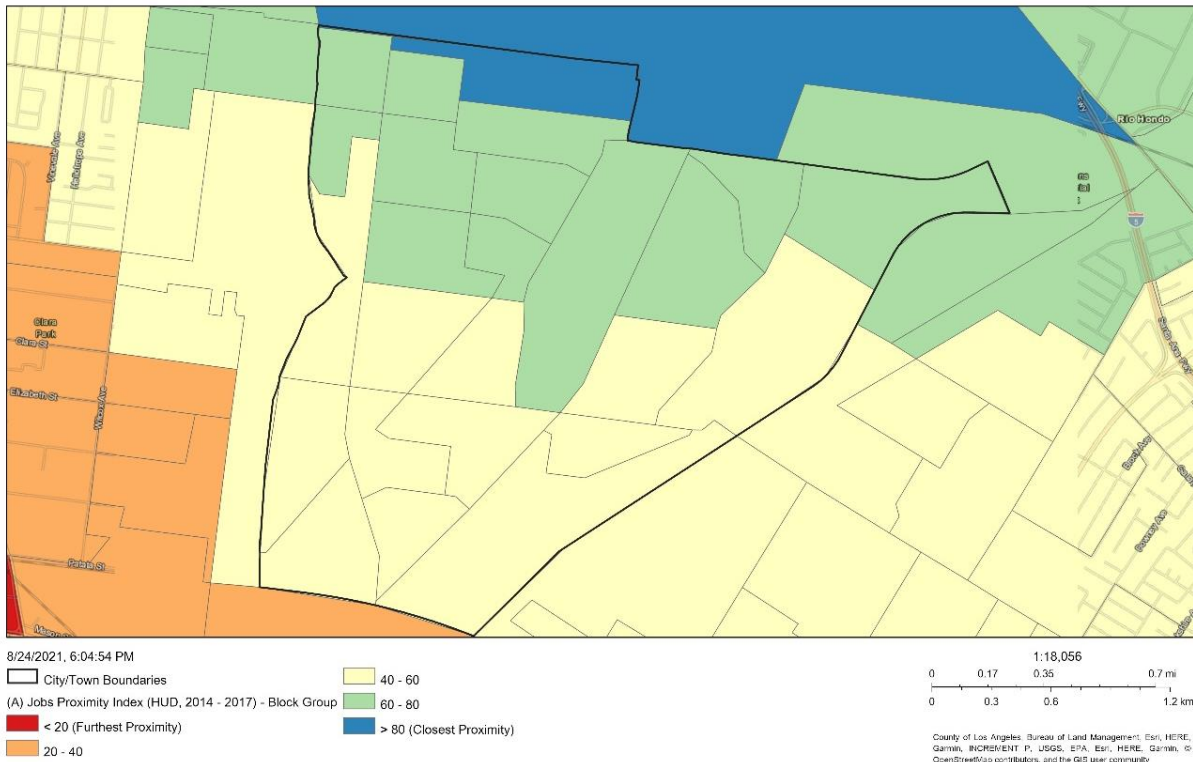
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- 2-4
- 4-5
- 5-6
- 6-7
- 7-9
- 9+

Source: All Transit, 2021.



HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-26, block groups in the City have scores between 40 to more than 80 showing that there is low to above moderate proximity to jobs for residents. The City does not have severe isolation when it comes to job proximity. The north part of the City has some of the highest scores when it comes to job proximity in the County.

**Figure D-26: Job Proximity Index by Census Block Group (2017)**



### **Environmental**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-27 shows that all but one census tract in the City have very high environment scores. All of the City’s RHNA are located in high environmental scores in the range of 83 to 99 as these are the lowest and highest range of scores in the City (Table D-13). The majority of the City’s lower income RHNA units are in the tracts with the lowest score in the City.

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and cities in the study.

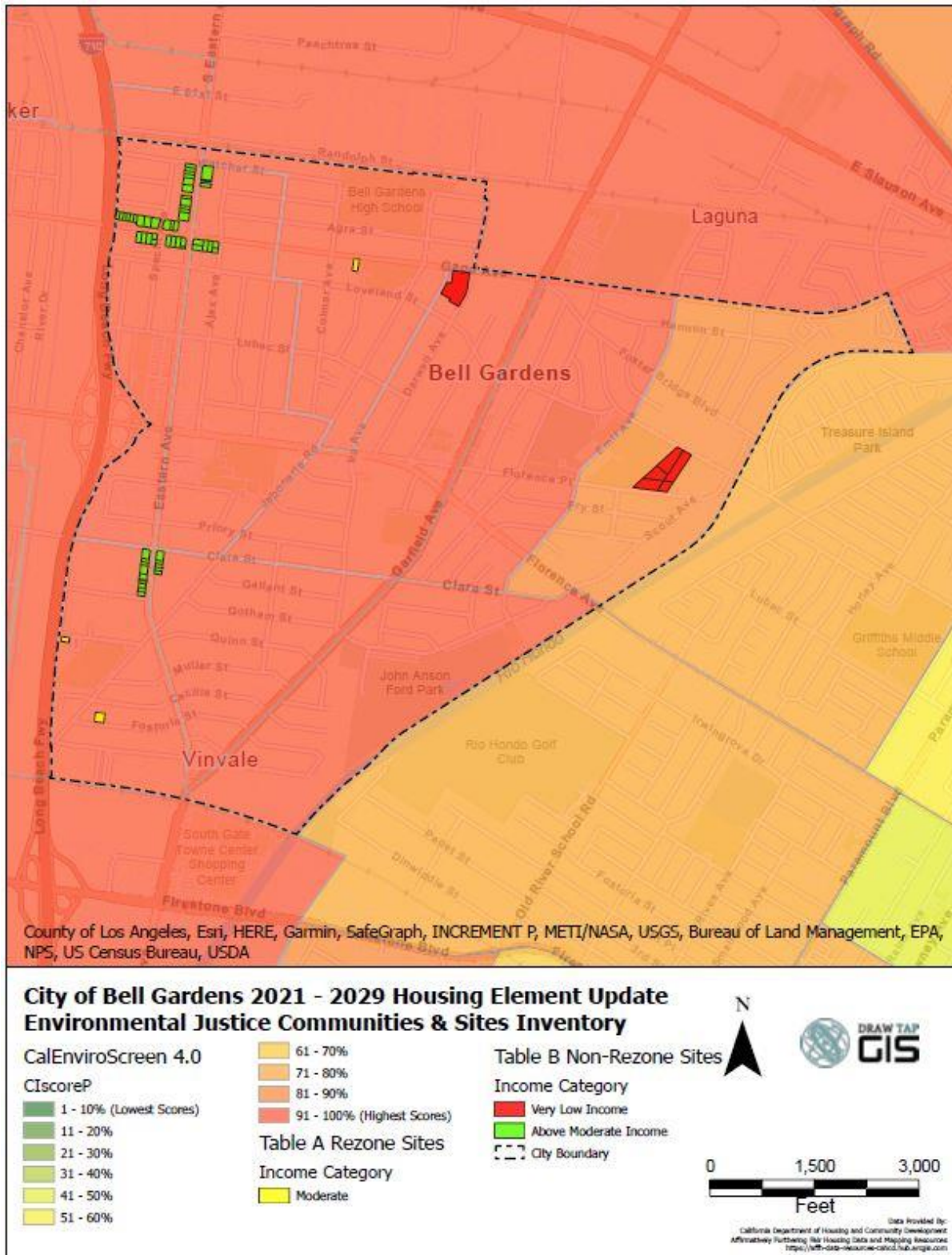


**Table D-13: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores**

<b>% LMI HH</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%	0.0%
21 - 30%	0.0%	0.0%	0.0%	0.0%
31 - 40%	0.0%	0.0%	0.0%	0.0%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	65.6%	0.0%	0.0%	25.5%
91 - 100% (Highest Score)	34.4%	100.0%	100.0%	74.5%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>



Figure D-27: Environmental Score by Census Tract and RHNA Distribution





## D.2.5 Disproportionate Housing Needs

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

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

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

### **Cost Burden**

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

**Regional Trend.** As shown in Figure D-28, cost burdened renters tend to be less concentrated in jurisdictions along the perimeter of Los Angeles County compared to the central County areas. However, tracts with large populations of overpaying renters are located throughout the County. Similarly, tracts with higher concentrations of overpaying owners are distributed throughout the County, but are most concentrated in the central County regions around the City of Los Angeles and South Gate, and in the Westside and San Gabriel Valley cities (Figure D-29). According to 2020 HUD CHAS data based on the 2013-2017 ACS, approximately 45 percent of Los Angeles County households are cost burdened, including 35 percent of owner-occupied households and 54.2 percent of renter-occupied households.

**Local Trend.** Table D-14 provides overpayment and severe overpayment details by income and household type for Bell Gardens between 2013 and 2017. Renter-occupied households are more likely to experience cost burden (76 percent compared to 54 percent of owner-occupied households). In addition, 28 percent of total households in the City are experiencing a severe housing cost burden (spending more than 50 percent of their income on housing). Approximately 30 percent of the City’s total households fall within the extremely low income category. Overall, 91 percent of the total households within this



category have experienced a problem with cost burden. Renter-occupied households are more likely to experience any housing problem (76 percent) than owner-occupied households (54 percent). Overall, 58 percent of the total households experience a housing cost burden greater than 30 percent, while 28 percent experience the same issue greater than 50 percent. A larger proportion of Bell Gardens households are cost burdened compared to the countywide average.

Figure D-30 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 40 to 80 percent of the renter households overpaying for their housing unit. Figure D-31 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All but one census tract in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

**Table D-14: Cost Burden in Bell Gardens**

Income Category	Total Owners		Total Renters		Total Households	
	HHs	%	HHs	%	HHs	%
<b>Extremely Low Income (&lt; 30% AMI)</b>	<b>350</b>	<b>100%</b>	<b>2,605</b>	<b>100%</b>	<b>2,955</b>	<b>100%</b>
% with any housing problems	270	77%	2,435	93%	2,705	91%
% Cost burden than 30%	265	75%	2,415	92%	2,680	90%
% Cost burden greater than 50%	190	54%	1,960	75%	2,150	72%
<b>Very Low Household Income (30-50% AMI)</b>	<b>389</b>	<b>100%</b>	<b>2,340</b>	<b>100%</b>	<b>2,729</b>	<b>100%</b>
% with any housing problems	245	62%	2,105	89%	2,350	86%
% Cost burden than 30%	203	52%	1,845	78%	2,048	75%
% Cost burden greater than 50%	135	34%	390	16%	525	19%
<b>Low Household Income (50-80% AMI)</b>	<b>554</b>	<b>100%</b>	<b>1,650</b>	<b>100%</b>	<b>2,204</b>	<b>100%</b>
% with any housing problems	304	54%	895	54%	1,199	54%
% Cost burden than 30%	266	48%	435	26%	701	31%
% Cost burden greater than 50%	104	18%	15	0.0%	119	5%
<b>Total Households</b>	<b>2,142</b>	<b>100%</b>	<b>7,515</b>	<b>100%</b>	<b>9,657</b>	<b>100%</b>
% with any housing problems	1,178	54%	5,714	76%	6,892	71%
% Cost burden than 30%	892	41%	4,715	62%	5,607	58%
% Cost burden greater than 50%	429	20%	2,365	31%	2,794	28%

Source: HUD CHAS data (based on 2013-2017 ACS), 2020.

The City's RHNA is all located in census tracts with 60 to 80 percent of renter households being cost burdened (Figure D-30).

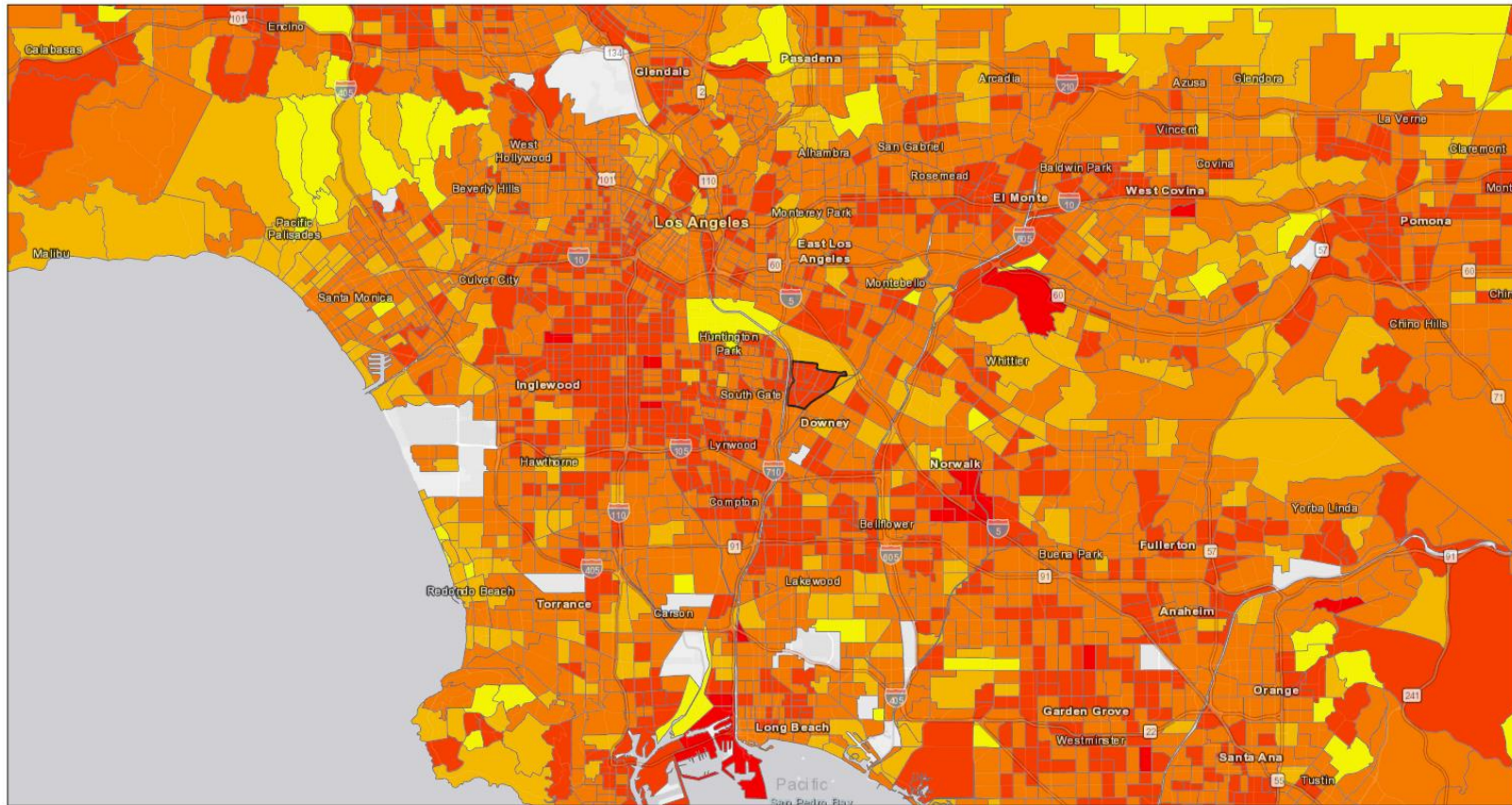


<b>% Cost Burdened HHs</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	65.6%	63.2%	76.3%	70.2%
40% - 60%	34.4%	29.4%	14.9%	24.6%
60% - 80%	0.0%	7.4%	8.8%	5.2%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>

The City’s RHNA is mostly located in census tracts with 20 to 40 percent of owner households being cost burdened (Table D-15). This is also where a majority of the low income units are located (Figure D-31).



Figure D-28: Regional Percent of Overpaying Renters by Tract (2019)



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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

< 20%

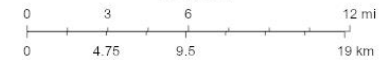
20% - 40%

40% - 60%

60% - 80%

> 80%

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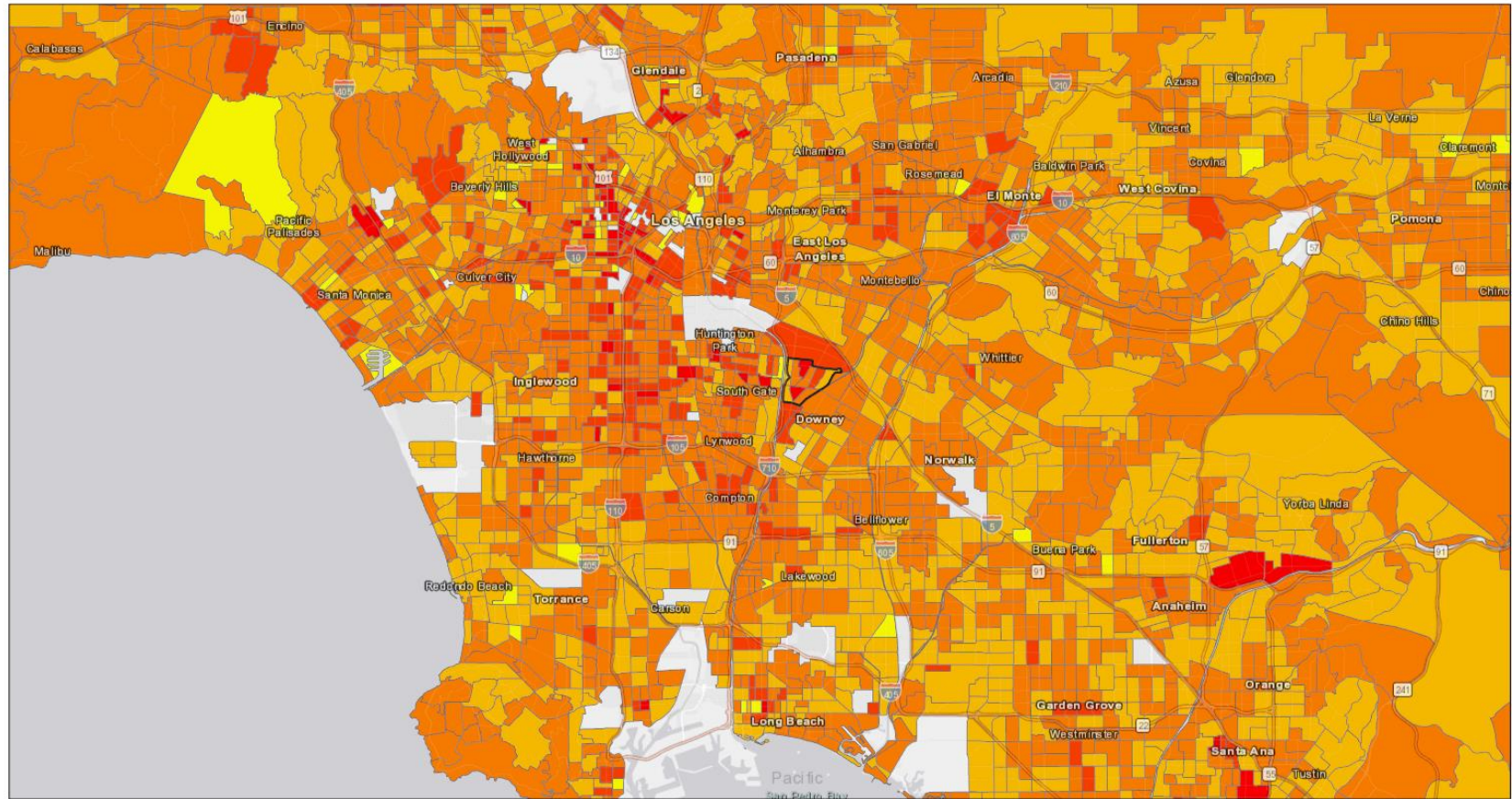


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Figure D-29: Regional Percent of Overpaying Owners by Tract (2019)



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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

< 20%

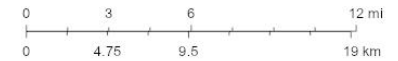
20% - 40%

40% - 60%

60% - 80%

> 80%

1:288,895



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Figure D-30: Overpayment – Renter Households and RHNA Distribution (2019)

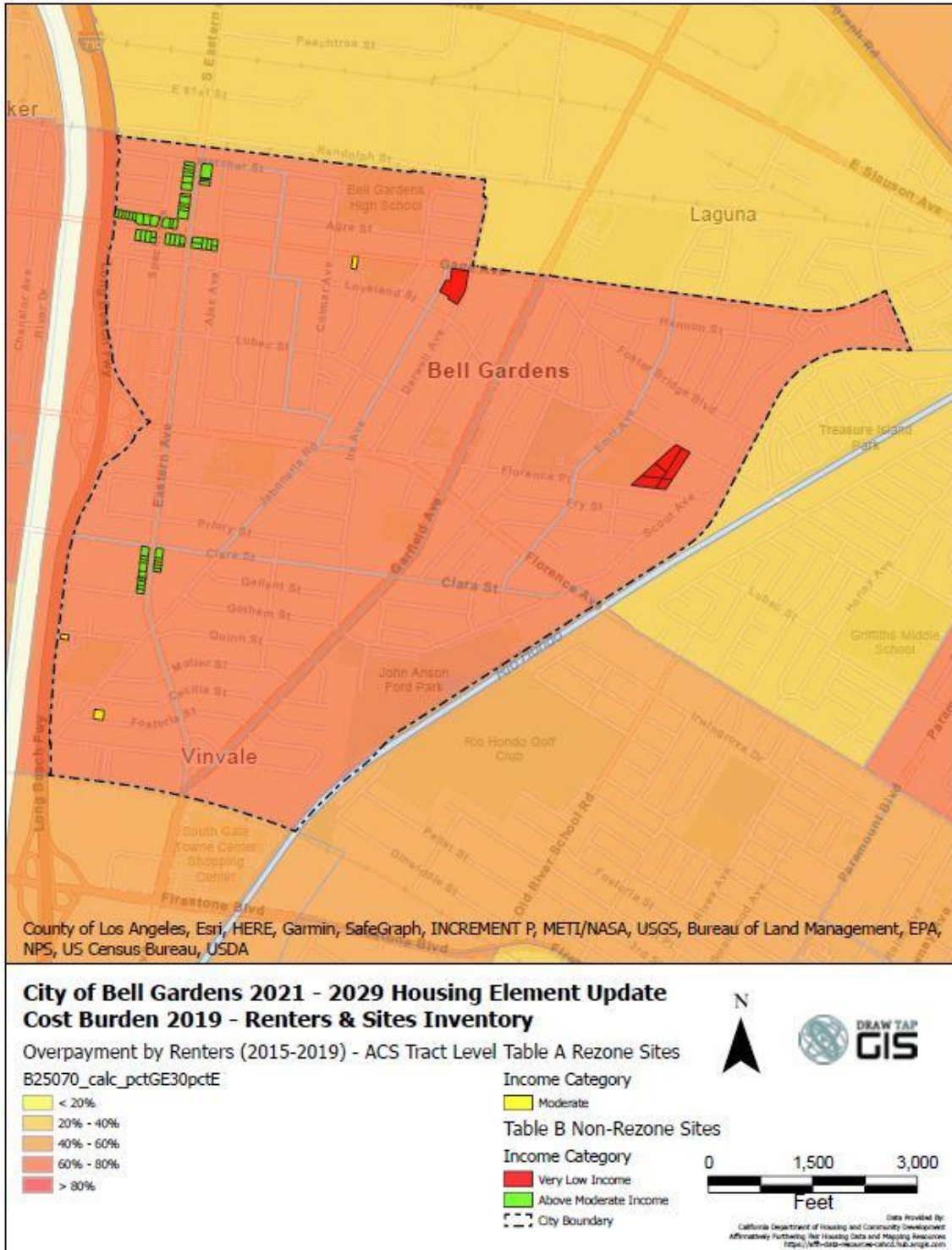
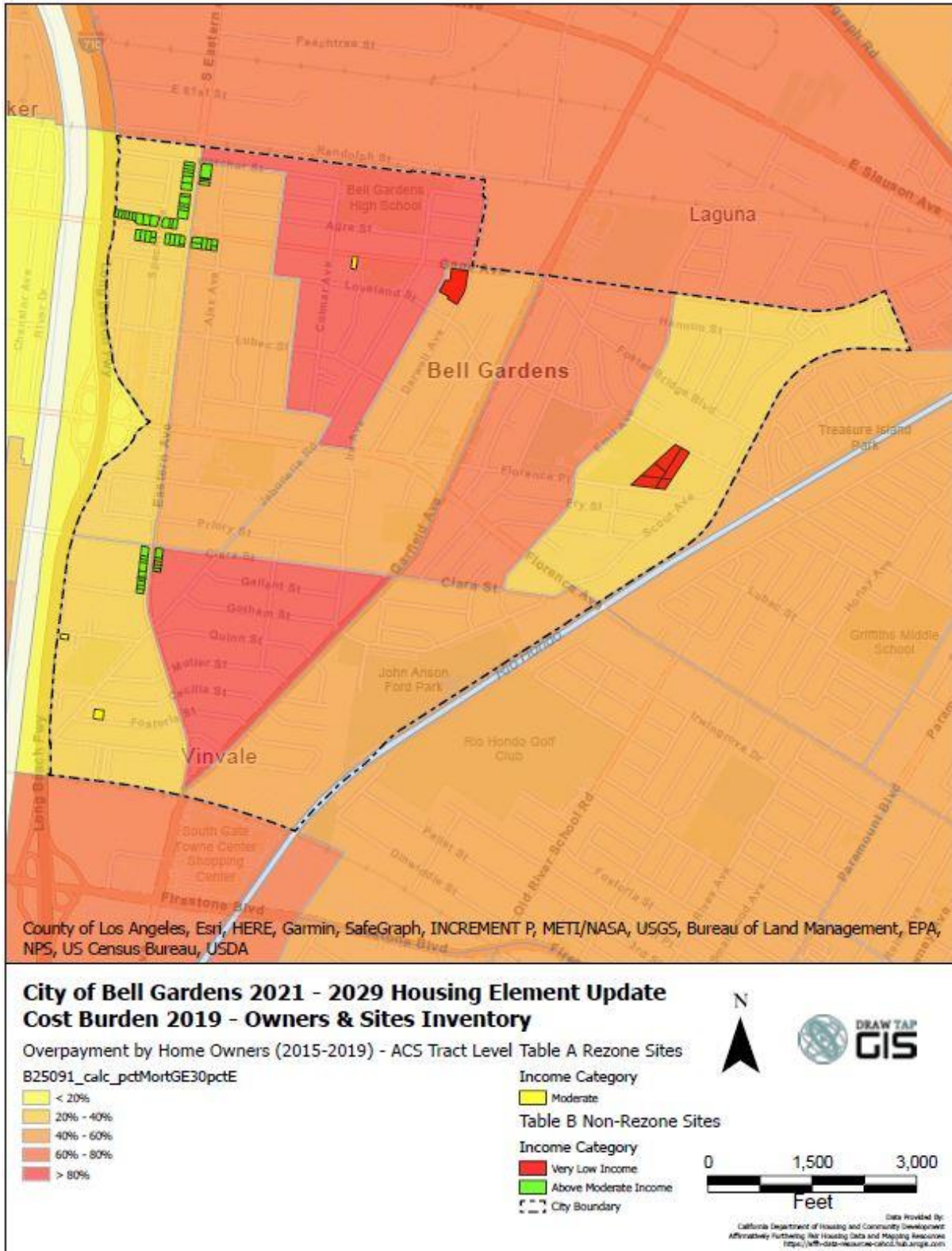




Figure D-31: Overpayment – Owner Households and RHNA Distribution





## Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) and severe overcrowding is defined as units with more than 1.5 persons per room.

**Regional Trend.** In the County 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households throughout the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. Over one percent of owner households and 7.6 percent of renter households are severely overcrowded. As shown in Figure D-32, a majority of the central Los Angeles County region has a high concentration of overcrowded households. Areas surrounding central Los Angeles, including the coastal cities of El Segundo and Hermosa Beach, the westside cities of Culver City and Beverly Hills, are areas surrounding Lakewood and Whittier have lower concentrations of overcrowded households.

**Local Trend.** Table D-16 identifies all overcrowded households in Bell Gardens by tenure. According to the 2014-2018 ACS, there is an extremely high level of overcrowding in the City with 29 percent of occupied housing units with more than one person per room. Renter-occupied units in the City were much more likely to be overcrowded. About 22 percent of the City’s owner-occupied units were overcrowded compared to 31 percent of renter-occupied units. In 2018, the number of persons per household in the City of Bell Gardens was approximately 4.33.

Occupants per room	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
0.5 or less	503	24%	1,285	17%	1,788	18%
0.51 to 1.00	1,131	54%	4,021	52%	5,152	52%
<b>Not Crowded</b>	<b>1,634</b>	<b>78%</b>	<b>5,306</b>	<b>69%</b>	<b>6,940</b>	<b>71%</b>
1.01 to 1.50	376	18%	1,753	23%	2,129	22%
1.51 to 2.00	27	1%	532	7%	559	6%
2.01 or more	19	1%	135	2%	154	2%
<b>Overcrowded</b>	<b>463</b>	<b>22%</b>	<b>2,420</b>	<b>31%</b>	<b>2,883</b>	<b>29%</b>

Sources: 2014-2018 ACS.

According to Figure D-33, most of the City’s census tracts have overcrowded households. The City’s RHNA is mainly located in census tracts with over 20 percent of households being overcrowded, which is the majority of the census tracts in the City (Table D-17).

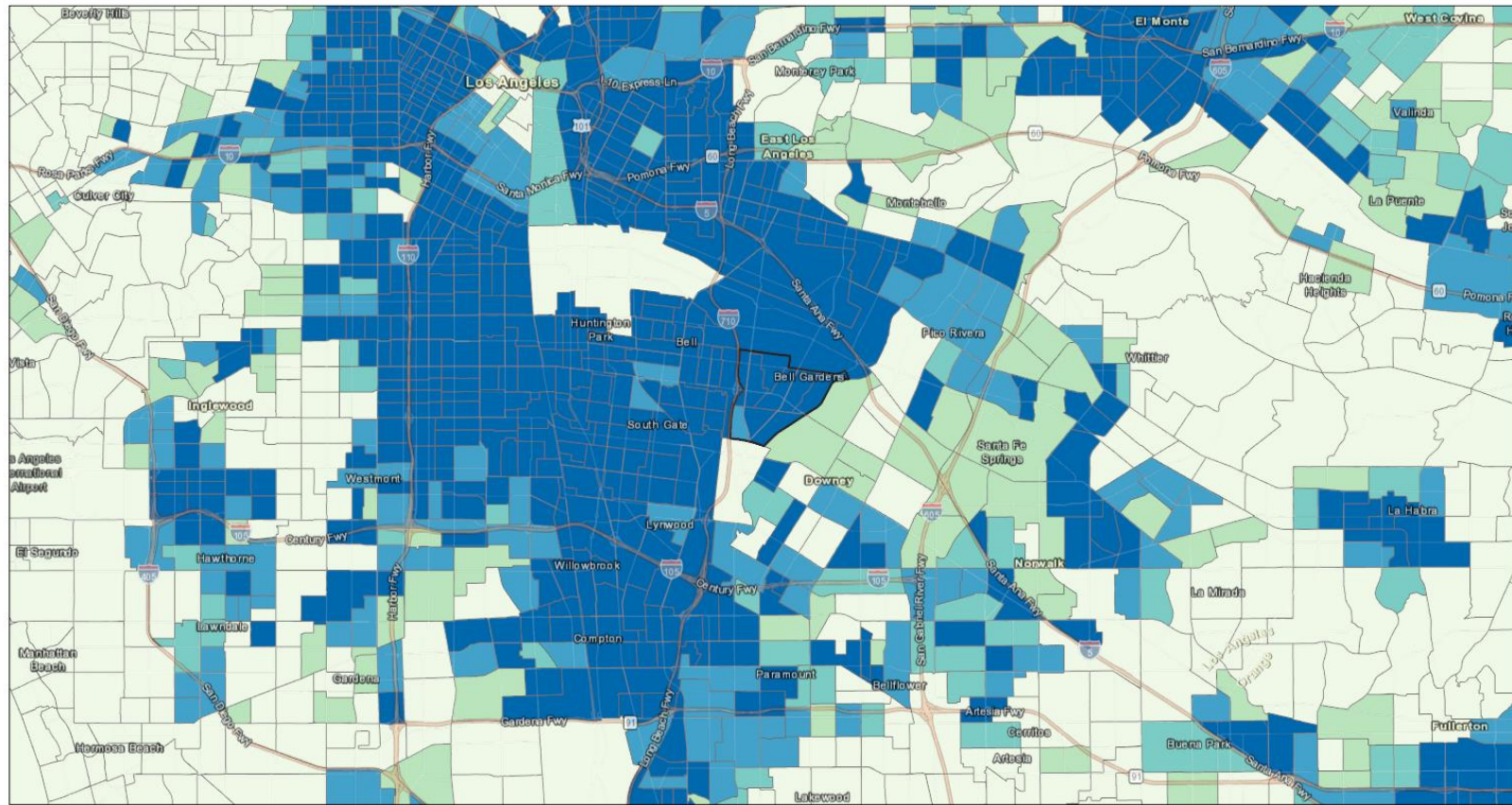


**Table D-17: RHNA Units by Overcrowded Households**

<b>% Overcrowded HHs</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
≤ 8.2 (Statewide Average)	0.0%	0.0%	0.0%	0.0%
8.2- 12%	0.0%	0.0%	0.0%	0.0%
12.01-15%	0.0%	0.0%	0.0%	0.0%
15.01- 20%	0.0%	33.8%	11.6%	10.4%
>20%	100.0%	66.2%	88.4%	89.6%
Total Units	180	68	215	463



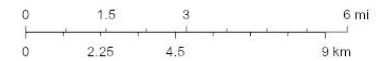
Figure D-32: Regional Overcrowded Households by Tract



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- City/Town Boundaries
- 12.01% - 15%
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 15.01% - 20%
- > 20%
- 8.3% - 12%

1:144,448

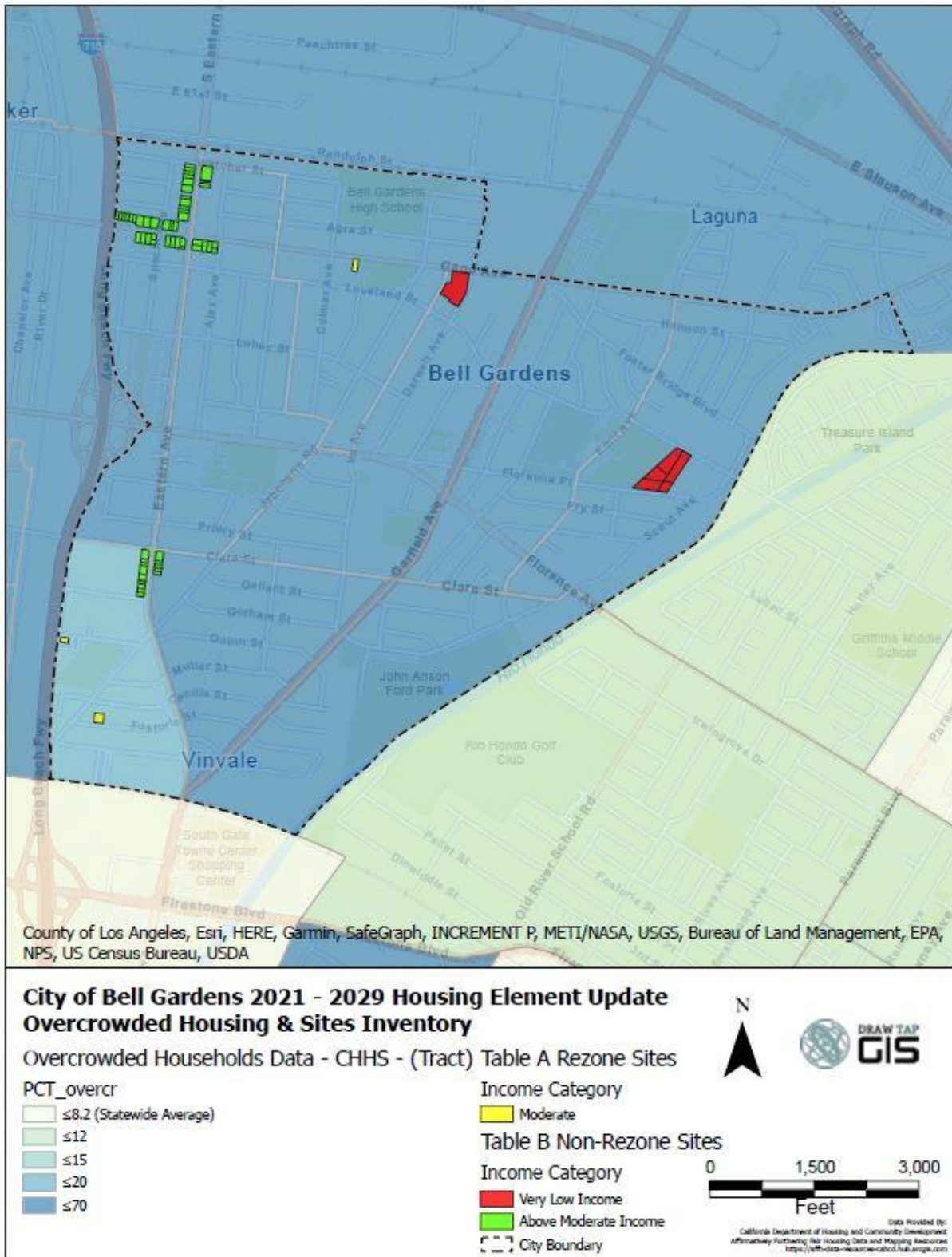


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Figure D-33: Overcrowded Households by Tract and RHNA Distribution





### ***Substandard Conditions***

The Community Development Department (CDD) considers housing units in compliance with the City's building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows.

Often, a structure's age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain quality.

According to the 2014-2018 ACS, 80 percent of the units in the City were built before 1979. Housing built before 1979 could potentially have lead-based paint in addition to the rehabilitation needs of a typical unit more than 40 years of age. In the County, 86 percent of the housing stock was built prior to 1990, including 60.5 percent built prior to 1970

According to the City's Building and Safety Division, there were 343 housing rehabilitation cases opened from 2013-2020 related to housing stock conditions. As of November 2020, the City's Building Official estimates that 20 percent of homes are in need of substantial rehabilitation. Homeowners must continue to invest in updating and expanding their homes in order to maintain and preserve the City's older housing stock.

### ***Displacement Risk***

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

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

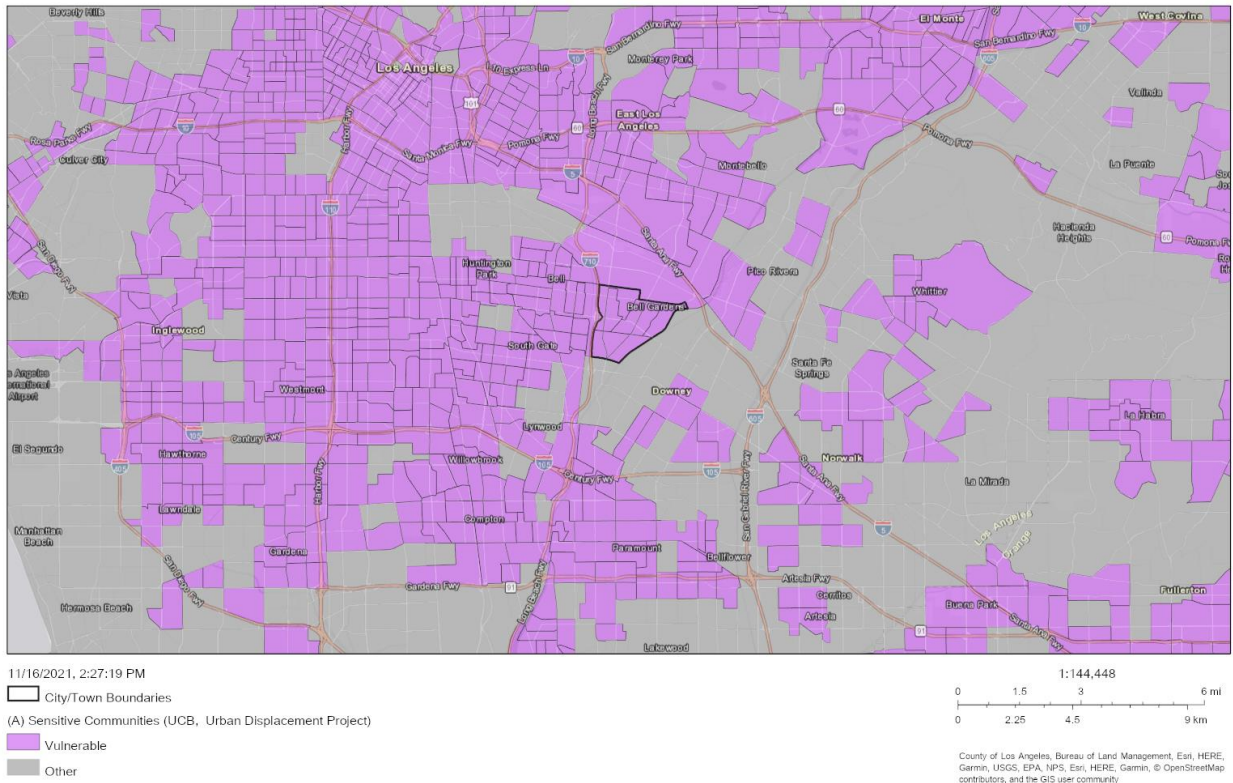
**Regional Trend.** Figure D-34 shows sensitive communities at risk of displacement in the Los Angeles County region surrounding Bell Gardens. A majority of tracts in the central Los Angeles County region are considered vulnerable communities. Vulnerable communities are less common in coastal areas, east County areas, and westside cities.

**Local Trend.** Figure D-35 identifies all census tracts in the City are considered to be vulnerable to urban displacement. These communities are areas that have a higher



concentration of non-White populations (Figure D-4), low- and moderate-income persons (Figure D-16) and higher housing overpayment by renters (Figure D-30).

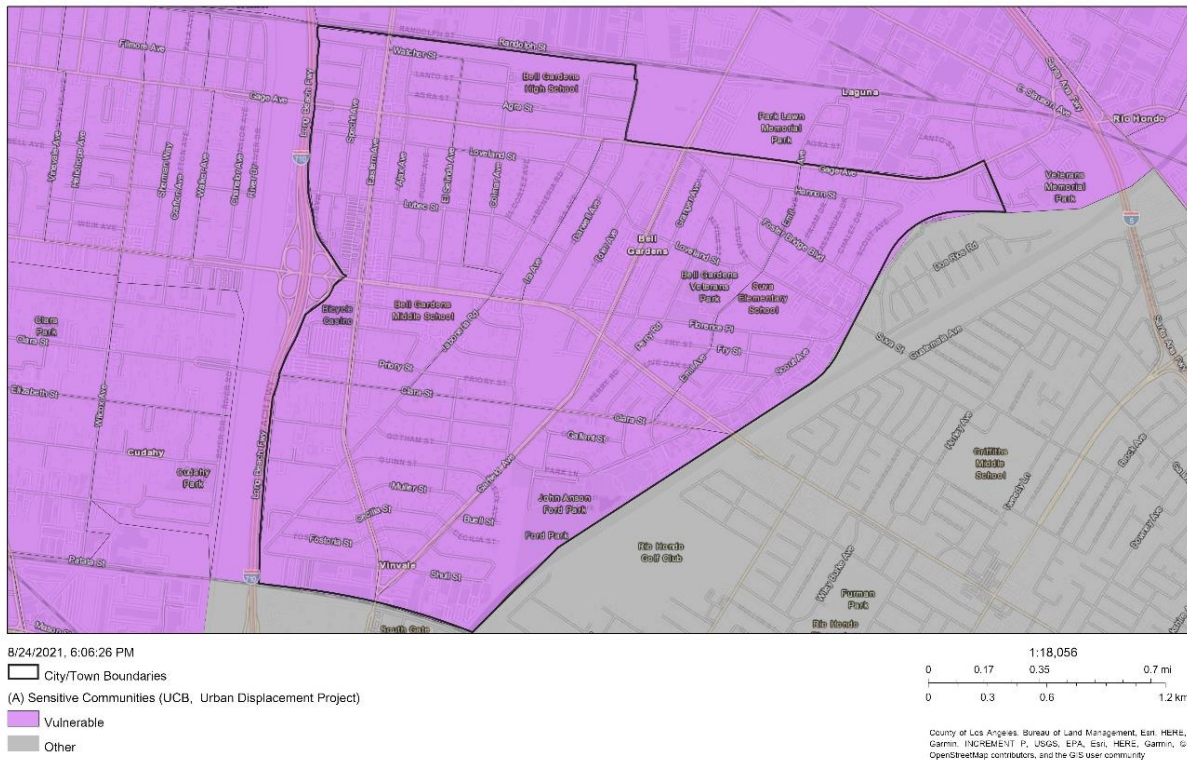
**Figure D-34: Regional Sensitive Communities At Risk of Displacement by Tract**



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Figure D-35: Sensitive Communities At Risk of Displacement by Tract

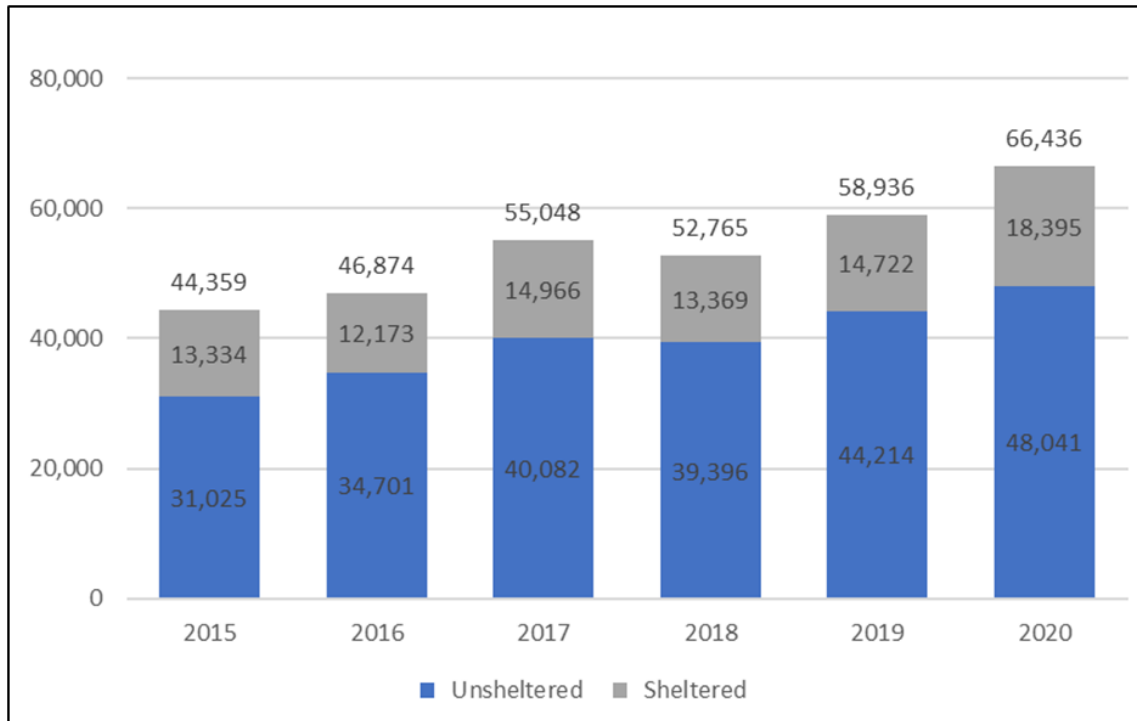


## Homelessness

**Regional Trend.** The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure D-36 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.



**Figure D-36: Los Angeles County Homeless Population Trend (2015-2020)**



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

Table D-18 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.



**Table D-18: Los Angeles County Homeless Population Demographics (2019-2020)**

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
<b>Total</b>	<b>58,936</b>	<b>100.0%</b>	<b>66,436</b>	<b>100.0%</b>	<b>12.7%</b>
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
<b>Gender</b>					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
<b>Health and Disability**</b>					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
<b>Percent of Total County Population</b>	<b>--</b>	<b>0.6%</b>	<b>--</b>	<b>0.7%</b>	<b>--</b>
*Members of families with at least one child under 18.					
** Indicators are not mutually exclusive.					
Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table D-19).



<b>Special Needs Group</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)			

**Local Trend.** In Bell Gardens there are no sheltered persons experiencing homelessness. The homeless population summary includes homeless populations by census tract, homeless population trend, and dwelling type of unsheltered persons (Figure D-37). Census tract 5341.02 has the largest homeless population based on the 2020 PIT count with 21 persons.

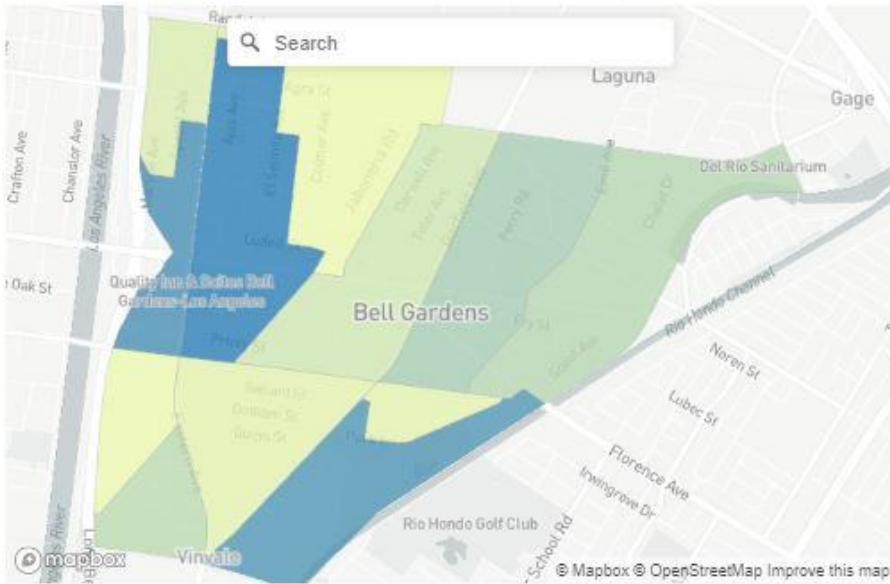


Figure D-37: Bell Gardens Homeless Population Summary

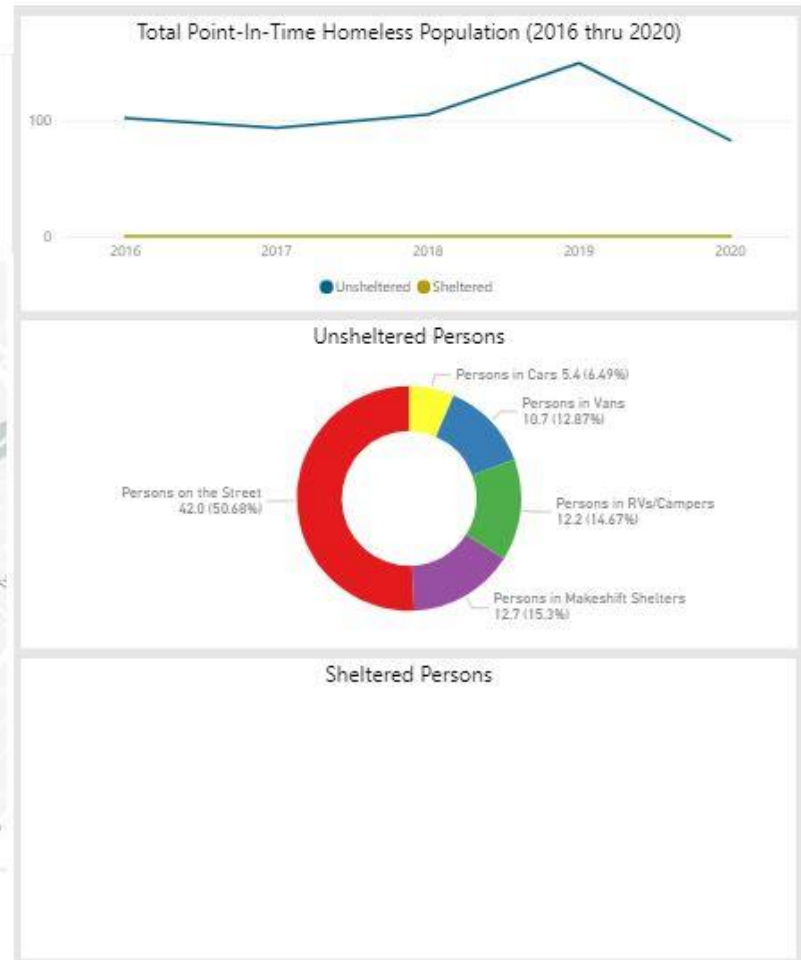
Please READ 'User Guide & Methodology' for dashboard information, usage, a [filter icon] [map icon] on tab two of two (see at bottom).

Select a Year: 2020  
 Search or Select a Community/City: Bell Gardens x  
 Total Homeless Population: 83  
 Results from Homeless Count

Community  
**Bell Gardens**



Some data are excluded from Community/City totals, including unsheltered unaccompanied minors (under 18 years old), unsheltered transitional age youth (18-24 years old), persons in domestic violence shelters, and persons receiving motel vouchers. **Note:** Because of the interactive nature of the dashboard and exclusion of some categories, we do not recommend citing the LAHSA Homeless Count City/Community Dashboard as the official count. \*\*\* Hollywood and Venice boundaries reflect homeless point-in-time count boundaries for volunteers - please see data summaries for official count numbers.





## D.2.6 Other Relevant Factors

### *Lending Practices*

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Table D-20 summarizes home purchase and improvement loan applications in Bell Gardens for 2017. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications along with the income, gender, and race of loan applicants. Overall, 342 households applied for mortgage loans for homes in Bell Gardens in 2017. Of the applications for conventional purchase loans, 64.7 percent were approved, and 17.6 percent were denied. An additional 11.8 percent were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was slightly higher at 65.5 percent. Less than half (47.7 percent) of refinance applications were approved. The denial rate was greatest for home improvement loans (27.3 percent). Overall, these rates are fairly consistent with countywide rates.

Loan Type	Total Applications	Approved	Denied	Other
Conventional Purchase	55	65.45%	23.63%	9.09%
Government-Backed Purchase	17	64.70%	17.64%	11.76%
Home Improvement	237	47.67%	24.05%	25.73%
Refinance	33	54.54%	27.27%	12.12%
<b>Total</b>	<b>342</b>	<b>52.04%</b>	<b>23.97%</b>	<b>21.05%</b>

### *Environmental Justice Communities*

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change.

Any jurisdiction can choose to include policies focused on environmental justice (EJ) in their General Plan, but an EJ Element is required under state law for any city or county that includes disadvantaged communities. For the purposes of environmental justice, a disadvantaged community is defined as, “An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and

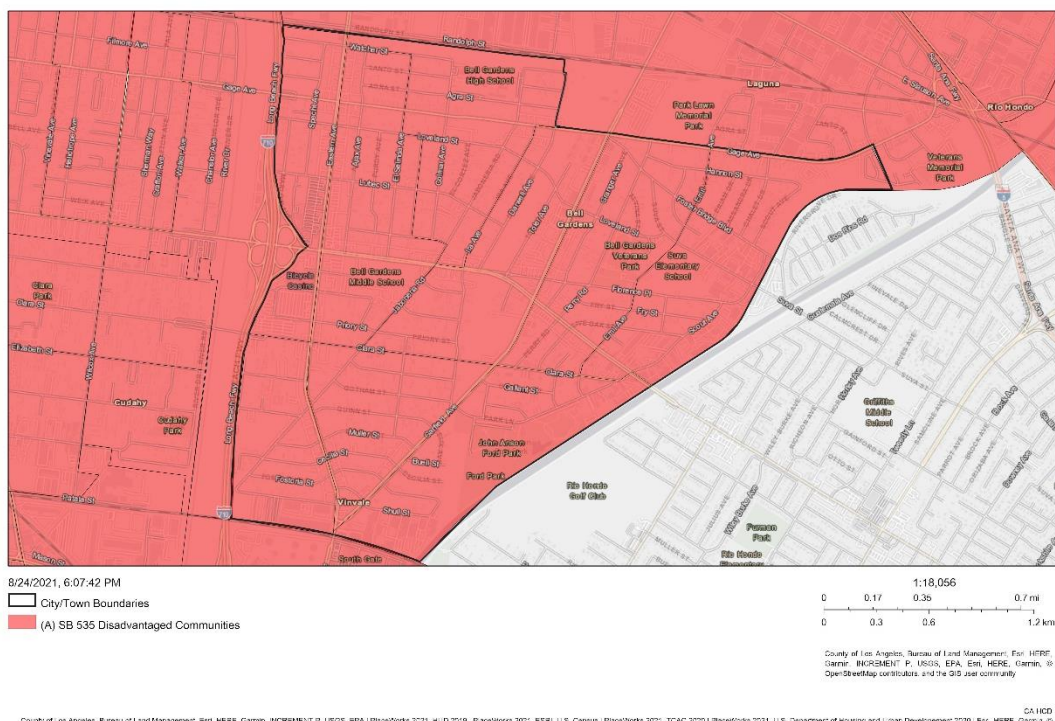


Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Senate Bill 535 defines disadvantaged communities as the top 25 percent scoring areas from CalEnviroScreen. Assembly Bill 1550 defines low-income communities using census data, statewide median income data, and state Department of Housing and Community Development income limits. As shown below (Figure D-38), all census tracts meet one or both of the definitions.

Based on the pollution data for Bell Gardens, the entire city is disproportionately affected by environmental pollution.

**Figure D-38: Disadvantaged Communities**



## D.2.7 Summary of Fair Housing Issues

According to the 2018 Analysis of Impediments to Fair Housing Choice, the County’s fair housing service provider receives a majority of its fair housing discrimination complaints on the basis of disability. Throughout the County, the state, and nationally, disability-related complaints are the leading basis of discrimination cited by residents, accounting for approximately two-thirds of all complaints, demonstrating a lack of understanding and sensitivity of the fair housing rights of persons with disabilities. Persons with disabilities may have difficulties requesting reasonable modifications or accommodations or knowing their rights when it comes to fair housing. Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.



While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County's 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4. Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HAcOLA to address fair housing issues in the County.

According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high percentage of families that need appropriately sized housing makes this contributing factor a high priority.

The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.

Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.

The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2018, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.

As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households. Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.



## **D.3 Identification and Prioritization of Contributing Factors**

The following are contributing factors that affect fair housing choice in Bell Gardens.

### **D.3.1 Fair Housing Enforcement and Outreach Capacity**

With the high number of fair housing complaints filed on the basis of disability, residents in the City may need additional information on their fair housing rights. Increased fair housing enforcement and education for landlords as well as education and information available for all residents is needed.

#### **Contributing Factors:**

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of local private fair housing outreach and enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws to support strong enforcement
- Lack of sources available on the City's website for residents

### **D.3.2 Segregation and Integration**

The City of Bell Gardens has seen an increase in the concentration of minority households in all census tracts in the City. These tracts also had a higher concentration of single-female headed households with children and low to moderate resources compared to other census tracts in the City. These tracts were also found to have higher environmental burdens. These households need increased access to affordable housing and improved infrastructure and public facilities.

#### **Contributing Factors:**

- Lack of private investments
- Location and type of affordable housing
- Private discrimination
- Land use and zoning laws

### **D.3.3 Disproportionate Housing Needs, Including Displacement Risks**

All census tracts in the City are at risk of displacement as a high portion of their renters experience cost burdens and gross rents continue to increase.

#### **Contributing Factors:**

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods

### **D.3.4 Disparities in Access to Opportunity**

There are many areas in the City that have disparities in access to opportunities.

#### **Contributing Factors:**

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing



- Private discrimination

## D.4 Implementation Actions

Fair Housing Issue	Contributing Factors and Priority
Fair Housing Enforcement and Outreach Capacity	<ul style="list-style-type: none"> <li>▪ Lack of a variety of inputs media (e.g., meetings, surveys, interviews)</li> <li>▪ Lack of local private fair housing outreach and enforcement</li> <li>▪ Lack of resources for fair housing agencies and organizations</li> <li>▪ Lack of state or local fair housing laws to support strong enforcement</li> <li>▪ Lack of sources available on the City's website for resident</li> </ul>
Segregation and Integration	<ul style="list-style-type: none"> <li>▪ Lack of private investments</li> <li>▪ Location and type of affordable housing</li> <li>▪ Private discrimination</li> <li>▪ Land use and zoning laws</li> </ul>
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> <li>▪ The availability of affordable units in a range of sizes</li> <li>▪ Displacement of residents due to economic pressures</li> <li>▪ Lack of private investments in specific neighborhoods</li> </ul>
Disparities in Access to Opportunity	<ul style="list-style-type: none"> <li>▪ Lack of private investments in specific neighborhoods</li> <li>▪ Lack of public investments in specific neighborhoods, including services or amenities</li> <li>▪ Location and type of affordable housing</li> <li>▪ Private discrimination</li> </ul>