City of Bell Gardens
2013-2021 Housing Element Update

January 2014

City of Bell Gardens
Community Development Department
7100 Garfield Avenue
Bell Gardens, CA 90201

RESOLUTION NO. 2014-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS APPROVING A NEGATIVE DECLARATION AND ADOPTING THE 2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE (File #2013-088)

WHEREAS, Section 65302 of the California Government Code directs all cities and counties to periodically update their General Plan Housing Element; and

WHEREAS, the City has completed a Draft General Plan Housing Element Update for the 2013-2021 planning period; and

WHEREAS, State law requires that the California Department of Housing and Community Development conduct a review of a local jurisdiction's Housing Element Update for compliance with State housing law; and

WHEREAS, the Planning Commission held a public hearing on September 25, 2013 for purposes of discussion of the Draft 2013-2021 General Plan Housing Element Update and directed staff to submit the Draft 2013-2021 General Plan Housing Element Update to the California Department of Housing and Community Development for review; and

WHEREAS, the City has submitted a copy of the Draft 2013-2021 General Plan Housing Element Update to the California Department of Housing and Community Development for review; and

WHEREAS, the City received written comments dated November 19, 2013 from the California Department of Housing and Community Development on the Draft 2013-2021 General Plan Housing Element Update recommending the addition of certain program objectives relative to the provision of housing for disabled persons and Zoning Code provisions regulating housing for disabled persons and emergency shelters, and the City has incorporated revisions to the Draft 2013-2021 General Plan Housing Element Update in accordance with HCD recommendations; and

WHEREAS, the City prepared an Initial Study pursuant to the requirements of the California Environmental Quality Act which determined that the project would not have any significant impacts on the environment and therefore, a Negative Declaration was prepared and made available for public comment for a period of 30 days beginning November 14, 2013 and ending December 13, 2013; and

WHEREAS, the Draft 2013-2021 General Plan Housing Element Update was available for public review at the following locations:

Bell Gardens City Hall
Community Development Department
7100 Garfield Avenue
Bell Gardens, CA 90201

Bell Gardens Park – Ross Hall
6662 Loveland Street
Bell Gardens, CA 90201

Bell Gardens Police Department
7100 Garfield Avenue
Bell Gardens, CA 90201

Bell Gardens Department of Public Works
8327 Garfield Avenue
Bell Gardens, CA 90201

Los Angeles County Public Library
7110 Garfield Avenue
Bell Gardens, CA 90201

WHEREAS the 2013-2021 General Plan Housing Element Update is properly integrated, internally consistent and compatible with the remaining elements of the General Plan; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on December 18, 2013 and adopted Resolution #PC 2013-13 recommending that the City Council adopt the 2013-2021 General Plan Housing Element Update (File #2013-088) and approve the proposed Negative Declaration prepared for the 2013-2021 General Plan Housing Element Update.

WHEREAS the City Council conducted a duly noticed public hearing on January 13, 2014 and adopted Resolution #CC 2014-03 adopting the 2013-2021 General Plan Housing Element Update (File #2013-088) and approving the Negative Declaration prepared for the 2013-2021 General Plan Housing Element Update.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

Section 1. The City Council hereby finds the above recitals are true and correct and incorporates them herein by this reference.

Section 2. The approval of the 2013-2021General Plan Housing Element Update will not be detrimental to the health, safety, and welfare of the general public and will not have a significant effect on the environment, therefore a Negative Declaration has been prepared in accordance with California Environmental Quality Act (CEQA).

Section 3. The 2013-2021 General Plan Housing Element Update constitutes a comprehensive element of the City's General Plan which contains analyses, strategies, policies and programs to address provision of sufficient housing for all income groups, preservation of affordable housing stock, methods to minimize governmental constraints to provision of housing, provision of affordable housing opportunities for low and moderate income households, and compliance with all applicable state and local laws, regulations, and guidelines relating to housing.

Section 4. The City Council hereby approves the Negative Declaration and adopts the 2013-2021 General Plan Housing Element Update and transmits the 2013-

2021 General Plan Housing Element Update to the State Department of Housing and Community Development for final review.

PASSED, APPROVED, AND ADOPTED this 13th day of January, 2014.

Daniel Crespo, Mayor

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman,
City Attorney

ATTEST:

Rosalia A. Conde, CMC
City Clerk

I, ROSALIA A. CONDE, CMC, City Clerk of the City of Bell Gardens, hereby CERTIFY that **City Council Resolution No. 2014-03** was adopted by the Bell Gardens City Council at a regular meeting of the City Council held on **Monday, January 13, 2014** and was approved and passed by the following vote:

AYES: Council Members Aceituno, Mendoza, Mayor Pro-Tem Flores, Mayor Crespo
NOES: None
ABSTAIN: None
ABSENT: Council Member Rodriguez

Rosalia A. Conde, CMC
City Clerk

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1.0 Introduction

The Housing Element is one of the required elements of the General Plan. The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident residents can be met.

This Housing Element Update covers the fifth revision cycle – October 15, 2013 through October 15, 2021.

1.1 Overview of the City

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 2010 Census, there were 9,986 housing units in the City and a population of 42,072. 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 to 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 River flood control channel to the east, and the Los Angeles River flood control channel and Interstate 710 to the west.

Over the last 10 years the City has seen an increase in overall development, including a number of affordable housing projects. 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.

1.2 Authority of the Housing Element

The California State Legislature requires that each county and general law city in California develop a Housing Element as part of its General Plan. In part, the Housing Element includes an assessment of existing and future housing needs, an inventory of adequate sites suitable for the development of housing units that will satisfy the City's share of regional housing needs, and an analysis of existing zoning regulations and services to the identified sites.

In requiring the preparation of a Housing Element, Section 65583 of the Government Code requires that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and schedule programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." All housing elements include the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

- A program that establishes an eight-year schedule of actions the City is undertaking or intends to implement as a means to achieve the goals and objectives of the housing element through the administration of land use and development controls, provisions of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

This Housing Element Update is divided into several key sections:

- *Introduction*, includes a description of the City and its location in relation to the greater Los Angeles area.

- *Community Profile*, discusses the City's demographics, housing, and socioeconomic characteristics.

- *Housing Constraints*, assesses those environmental, nongovernmental and governmental constraints that may inhibit the construction of new housing in the City.

- *Housing Resources*, provides an inventory of land and financial resources available to the City. Opportunities for energy conservation are also discussed.

- *Goals, Policies, and Programs*, addresses the programs, policies, and actions the City has in place, or plans to undertake, to implement the goals of the Housing Element.

1.3 Public Participation

California Law requires that local government 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.

1.3.1 Public Workshop

The City's 2008-2013 Housing Element was under preparation at the same time that the 2013-2021 planning period had commenced; therefore, the City conducted a public workshop to address a combined 2008-2021 Draft Housing Element. A joint workshop with the City Council and Planning Commission was held on January 27, 2010 to introduce the Housing Element requirements and discuss the process for the completion of the Housing Element for a combined 2008-2021 planning period. Members of 30 service-oriented organizations and the community were invited to attend and participate in the workshop. Although

the City subsequently prepared separate Housing Element Updates for the 2008-2013 and 2013-2021 planning periods, the workshop held on January 27, 2010 was intended to obtain input for the combined planning period and the input received at the public workshop was valid for the 2013-2021 planning period. Service organizations and others contacted via invitation flyer and follow-up telephone calls included the following:

- Rio Hondo boys and Girls club
- American Legion Post 465
- Human Services Association
- Bell Gardens Community Services Center
- Bell Gardens Family Medical Center
- Bell Gardens Association of Merchants and Commerce
- Bell Gardens Lions Club
- Bell Gardens Convalescent Center/Briarcrest Nursing Home
- Bell Gardens Neighborhood Watch
- Del Rio Convalescent Center
- Maravilla Foundation
- Mayans Development
- Mexican American Opportunity Foundation
- Fraternal Order of Eagles
- East Rancho Dominguez Service Center
- Westminster Court
- New Image Emergency Shelter
- Old Timers Foundation
- Rancho Southeast Association of Realtors
- San Pedro Region of Catholic Charities
- Sunrise Community Counseling
- Park View Terrace
- Young at Heart Senior Citizens Group
- The Enki Center
- Salvation Army Homeless Shelter
- TELACU Development Corporation
- National Core
- Abode Communities
- The Lee Group; and
- Habitat for Humanity

Notices were also posted in public facilities throughout the City to include the general public.

Comments were received from the Public Counsel Law Center, Early Care & Education Unit of the Community Development Project. In response to these comments, the 2013-2021 Housing Element was revised to include discussions and policies to address early care and education as part of housing development.

1.3.2 Public Hearings

The public participation program included a publicly noticed public hearing on the Draft Housing Element Update prior to submittal of the Housing Element for review by the State Department of Housing and Community Development (HCD). On September 25, 2013, the City conducted a public hearing before the Planning Commission to receive comments on the Draft Housing Element Update. Notices of the public hearing were sent to the City's outreach list.

Additional public hearings will be conducted before the Planning Commission and City Council for the adoption of the Housing Element Update.

1.4 Relationship to Planning Efforts

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 various policies and programs recommended throughout the General Plan were taken into consideration during the preparation of this Housing Element Update. The following findings may be made with respect to the Housing Element's relationship with the adopted City of Bell Garden's General Plan:

- The City of Bell Gardens Housing Element Update does not propose any changes in the land uses or in zoning that would result in any inconsistencies with the adopted Land Use Element or with the other General Plan Elements.

- The City of Bell Gardens Housing Element Update will not change the adopted land use and/or development standards included in the Land Use Element.

- The Housing Element Update does not require any circulation improvements to accommodate the new housing projected under the Element.

1.5 Sources of Information

In preparing the Housing Element Update, various sources of information are consulted and used in the compilation of demographic, housing, and socio-economic information for the City. The 2010 Census provides the basis for population and household characteristics. Supplemental data sources include the following:

- American Community Survey (2006-2010) by the Census Bureau;
- Department of Finance provides yearly updates on population and housing counts;
- SCAG's 2003-2035 Regional Integrated Forecast provides population, housing, and employment projections; and
- HUD's Comprehensive Housing Affordability Strategy (CHAS) provides household income data by type of household

Data Challenges

The 2010 Census is the primary database for population and housing characteristics; however, other required data for preparation of the Housing Element Update must be derived from other sources, particularly from the American Community Survey (ACS). ACS is a sample survey conducted using a relatively small sample size; therefore, when the sample results are extrapolated to represent the community as a whole, the totals do not usually match the 2010 Census 100 percent counts. The Census Bureau technical documentations recommend using sample data only to present relative proportions and magnitudes.

The ACS is conducted every year. However, depending on the population, a jurisdiction may not be surveyed every year and each survey addresses only specific variables. For example, for Bell Gardens with population under 60,000, disability status is surveyed once every three years and poverty status is surveyed only once every five years.

2.0 Community Profile

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

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

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 need in Bell Gardens.

2.2.1 Population Growth and Trends

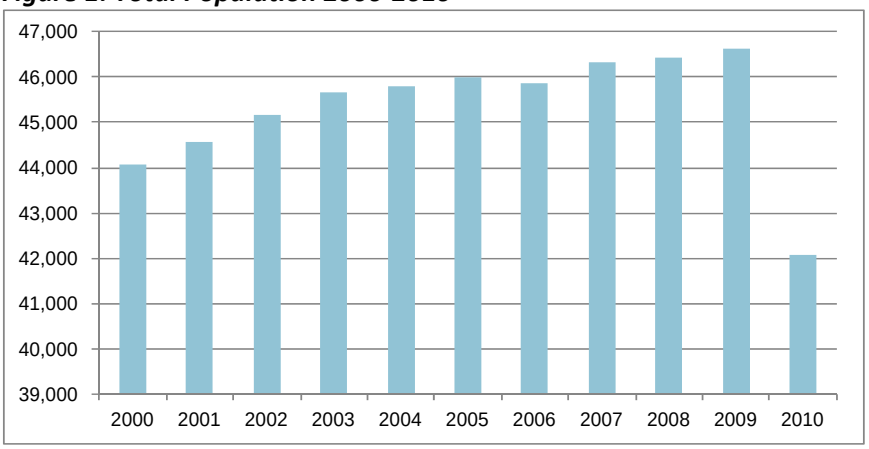
From its roots as a ranch and farming community, Bell Gardens has evolved into a vibrant, family-oriented city. By the 1930s, the Bell Gardens area became an important residential area. Similar to most Southern California cities, Bell Gardens experienced a post-World War II housing boom. The defense 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 1).

Table 1: Population Trends of Neighboring Jurisdictions (1980-2010)

Jurisdiction	*1980*	*1990*	*2000*	*2010*	*Percent Change*		
					1980-1990	*1990-2000*	*2000-2010*
Bell	24,450	34,365	36,664	35,477	40.6%	6.7%	-3.2%
Bell Gardens	**34,117**	**42,315**	**44,054**	**42,072**	**24.0%**	**4.1%**	**-4.5%**
Huntington Park	46,223	56,065	61,348	58,114	21.3%	9.4%	-5.3%
Maywood	21,810	27,893	28,083	27,395	27.9%	0.7%	-2.5%
South Gate	66,784	86,284	96,375	94,396	29.2%	11.7%	-2.1%
Los Angeles County	7,477,503	8,863,164	9,519,338	9,818,605	18.5%	7.4%	3.1%

Sources: Bureau of the Census, 1980-2010.

Figure 1: Total Population 2000-2010

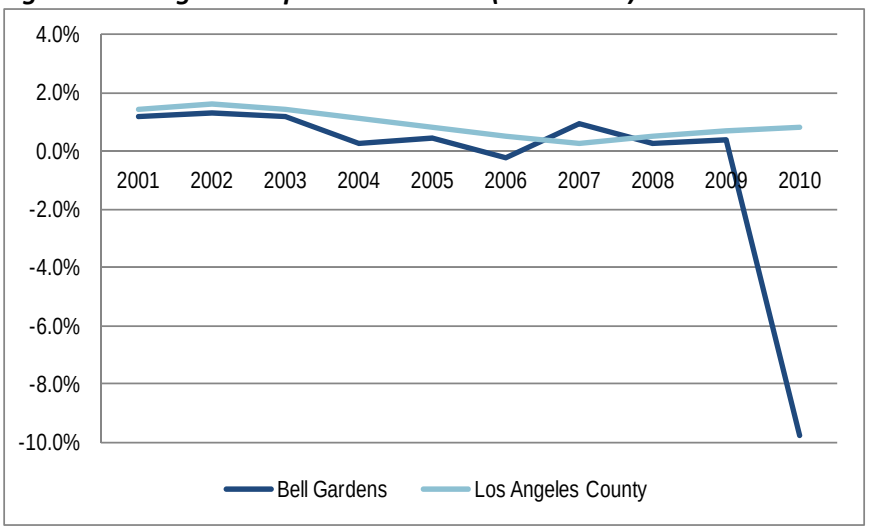


Sources:

1. *California Department of Finance E-5 Report, 2001-2009.*
2. *Bureau of the Census, 2000-2010.*

The 2010 Census recorded the City's population at 42,072 persons, a decrease of 4.5 percent from the previous decade. Specifically, the 2010 Census shows a significant drop in population compared to estimates by the State Department of Finance for the previous years. Figure 2 compares changes in the City's population to the County of Los Angeles. This trend of decline is consistent with surrounding communities (Table 1)

Figure 2: Changes in Population Growth (2001-2010)



Sources:

1. *California Department of Finance E-5 Report, 2001-2009.*
2. *Bureau of the Census, 2000-2010.*

2.2.2 Race and Ethnicity

The greater Los Angeles metropolitan area is known for its diverse and changing ethnic population. Ethnic diversity in a community can affect housing needs and preferences. Different cultures may have varying preferences for family size or structure that affect the type of housing needed. Therefore, understanding the ethnic makeup of a community can lead to a better understanding of housing needs.

The City of Bell Gardens is a densely-populated and culturally diverse community. According to the 2010 Census, 95.7 percent of the residents in Bell Gardens are Hispanic. A key aspect of Bell Gardens is its foreign-born population, which comprises 48 percent of the City's residents, according to the 2006-2010 American Community Survey (ACS). These households often include extended or multigenerational 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: Racial/Ethnic Composition (2010)

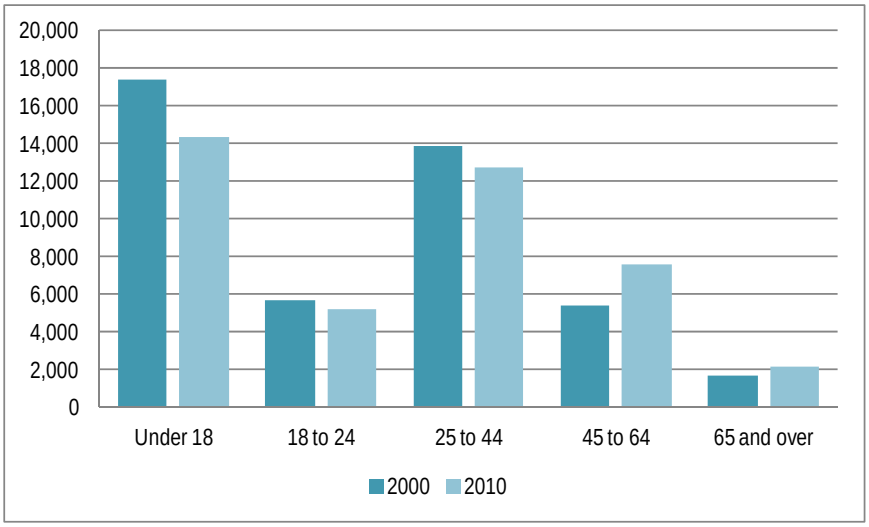
	Bell Gardens		Los Angeles County	
	Persons	**% of Total**	**Persons**	**% of Total**
White	1,133	2.7%	2,728,321	27.8%
Asian	226	0.5%	1,325,671	13.5%
Black	201	0.5%	815,086	8.3%
Other	241	0.4%	261,638	2.7%
Hispanic	40,271	95.7%	4,687,889	47.7%

Source: Bureau of the Census, 2010.

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 3: Population Changes in Age Distribution (2000-2010)



Source: Bureau of the Census, 2000-2010.

During the 1970s and 1980s, the City experienced a significant increase in family-forming adults age 20-34 and their children. The age groups that experienced the greatest rates of growth consisted of residents in the 5-19, 25-34, and 35-44 age groups. According to the 2010 Census, the age distribution of Bell Gardens still reflects a community of primarily young families with children (Figure 3). The predominance of family-forming adults will likely continue to place a strong demand on larger units to accommodate children.

Middle-aged adults, the primary market for move-up housing, also experienced a significant increase in population from 2000 to 2010. This group could place an increased demand on the market for move-up opportunities. Meanwhile, with the aging of the baby boom population, Bell Gardens can expect to see a modest increase in a demand for senior housing as baby boomers approach retirement.

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 3: Resident Employment by Industry (2006-2010)

Industry Type	Number	Percent
Agriculture, forestry, fishing and hunting, mining	388	2.3%
Construction	1,294	7.7%
Manufacturing	3,423	20.4%
Wholesale trade	1,302	7.7%
Retail trade	1,992	11.8%
Transportation, warehousing, and utilities	1,269	7.6%
Information	227	1.3%
Finance, Insurance, Real Estate, Rental and Leasing	488	2.9%
Professional, scientific, management, administration	1,376	8.2%
Educational, health and social services	2,132	12.7%
Arts, entertainment, recreation, and services	1,617	9.6%
Other services	1,104	6.6%
Public Administration	204	1.2%

Source: American Community Survey (ACS), 2006-2010.

Table 4 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 4: Mean Salary by Occupation – Los Angeles Region (2011)

Occupations	Average Salary
Legal	$131,809
Management	$122,665
Architecture and Engineering	$90,170
Healthcare Practitioners and Technical	$82,184
Computer and Mathematical	$82,005
Arts, Design, Entertainment, Sports and Media	$75,670
Business and Financial Operations	$74,138
Life, Physical and Social Science	$69,898
Education, Training and Library	$59,608
Protective Service	$52,006
Community and Social Service	$51,351
Construction and Extraction	$51,160
Installation, Maintenance and Repair	$47,310
Sales	$38,837
Office and Administrative Support	$37,195
Transportation and Material Moving	$33,128
Production	$31,539
Healthcare Support	$28,947
Building, Grounds Cleaning, and Maintenance	$27,520
Personal Care and Service	$26,961
Farming, Fishing and Forestry	$25,145
Food Preparation and Serving Related	$21,800
All Occupations	**$50,844**

Source: California Employment Development Division, Occupational Employment Data, 2011.

According to 2006-2010 ACS, the City's labor force is estimated at approximately 18,292 persons, with 16,816 employed. The unemployment rate in Bell Gardens between 2006 and 2010 was recorded at eight percent, which was comparable to the nine percent unemployment rate for the County of Los Angeles.

In California, employment and real estate values have declined since late 2008, destroying the construction and financial lending industries, with the effects spilling over to other sectors. The nonresidential real estate market is also troubled with funding for new projects and loans extremely difficult to obtain, while some office and retail developments could go well into foreclosure. Table 5 identifies major employers in Bell Gardens with more than 90 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 5: Major Employers in Bell Gardens (2013)

Rank	Name	Type	Employees
1	The Bicycle Casino	Leisure and Hospitality	1,700
2	City of Bell Gardens	Local Government	241
3	Briarcrest Nursing Center	Healthcare	186
4	First Class Vending	Vending Machine Operator	150
5	First Class Vending	Vending Services	150
6	Metal Surfaces, Inc	Metal Manufacturer	125
7	Del Rio Healthcare	Healthcare	100
8	Wei-chuan USA	Food Distributor	100
9	Parkhouse Tire	Tire Installation and Repair	95
10	Food For Less	Grocery	89
11	Sherwood Management Co.	Toys R Us Store	61
12	Marshall's	Retail	53
13	El Tapatio Foods	Grocery Store	40

Source: City of Bell Gardens Business License Division, 2013.

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.

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' residents. 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.

2.4 Neighborhood and Housing Profile

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 percent 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, single-person households, often seniors or young adults, 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 6 shows the household growth trends for the City of Bell Gardens since 1990.

Table 6: Household Growth Trends (1990-2010)

Year	Households	Numerical Change	Percent Change
1990	9,244	--	--
2000	9,466	222	2.35%
2010	9,655	189	2.00%

Sources: Bureau of the Census, 1990-2010.

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 2010 Census, the City consists of 76 percent renter-occupied units, with the remaining 24 percent 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 7: Change in Housing Stock by Tenure (1990-2010)

Resident Type	1990		2000		2010	
	#	%	#	%	#	%
Owner-Occupied	2,082	23%	2,252	24%	2,318	24%
Renter-Occupied	7,162	77%	7,214	76%	7,337	76%
Total Households	**9,244**	**100%**	**9,466**	**100%**	**9,986**	**100%**

Source: Bureau of the Census, 1990-2010.

According to the 2010 Census, the City had a total of 9,986 households. Between 2000 and 2010, the number of households in the City increased by 520, or five percent. By comparison, the City's population decreased by five percent 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 percent of households. Nonfamily households, which consist of single or unrelated persons sharing housing, comprise 11 percent

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 adequate 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 8 shows the total number of vacant housing units in the City by tenure. Of the 9,986 total units in the City, 331 units have been identified as vacant.

Table 8: Vacant Housing Units by Type (2006-2010)

Type of Vacancy	Vacant Units
Vacant for Rent	193
Vacant for Sale Only	49
Rented or Sold, Not Occupied	17
For Seasonal, Recreational, or Occasional Use	20
Other Vacant	52
Total	**331**

Source: ACS, 2006-2010.

The building industry assumes that vacancy rates of two percent for ownership housing and five percent for rental housing are optimal and offer a variety of choices for residents. According to the 2006-2010 Census, the homeowner vacancy rate in Bell Gardens was two percent while the rental vacancy rate was three percent.

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 2010, the County had an average of 2.98 persons per households. The City's average household size in 2010 was 4.31 persons. The average household size for owner-occupied housing in Bell Gardens was 4.54, compared to 4.24 persons for renter-occupied housing.

According to the 2010 Census, approximately 37 percent of Bell Gardens households have three people or fewer. About eight percent of the City's households are single-person households, much lower than the County share of 24 percent. About 43 percent of all households in the City have at least five people or more. The mismatch between household income and housing prices may have led multiple families to live together in one residence.

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 for 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 a greater opportunity to stay in their community.

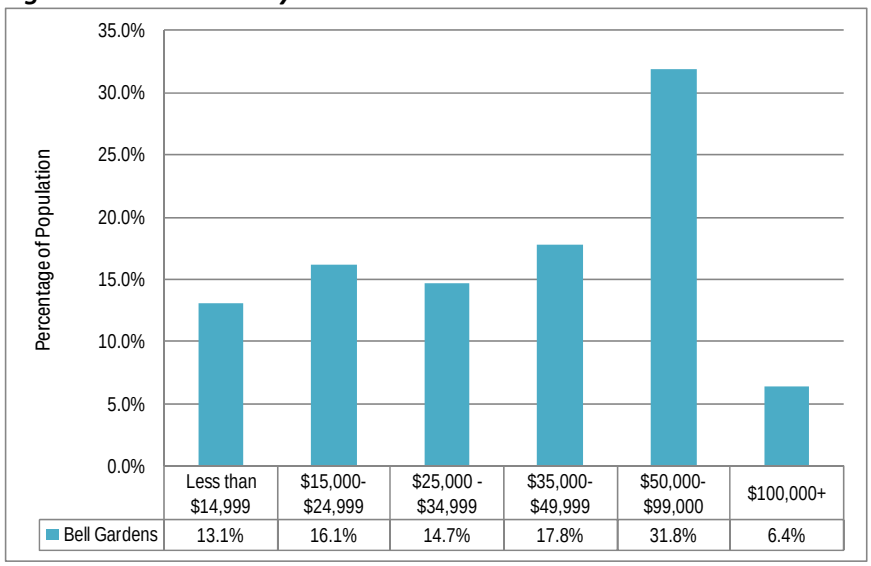
2.4.3 Household Income

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 2006-2010 ACS, the median household income reported for Bell Gardens residents was $39,167. However, median household income only provides partial insight into a community's income profile. As shown in Figure 4, 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 2006 and 2010, about 62 percent of households earned less than $50,000. About 32 percent of households earned between $50,000 and $100,000.

Figure 4: Households by Income



	Less than $14,999	$15,000-$24,999	$25,000 - $34,999	$35,000-$49,999	$50,000-$99,000	$100,000+
Bell Gardens	13.1%	16.1%	14.7%	17.8%	31.8%	6.4%

Source: ACS, 2006-2010.

For planning and funding purposes, the State of California 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 State of California utilizes the following income groups:

- Extremely Low 0-30% MFI
- Very Low 31-50% MFI
- Low 51-80% MFI
- Moderate 81-120% MFI

- Above Moderate 120%+ MFI

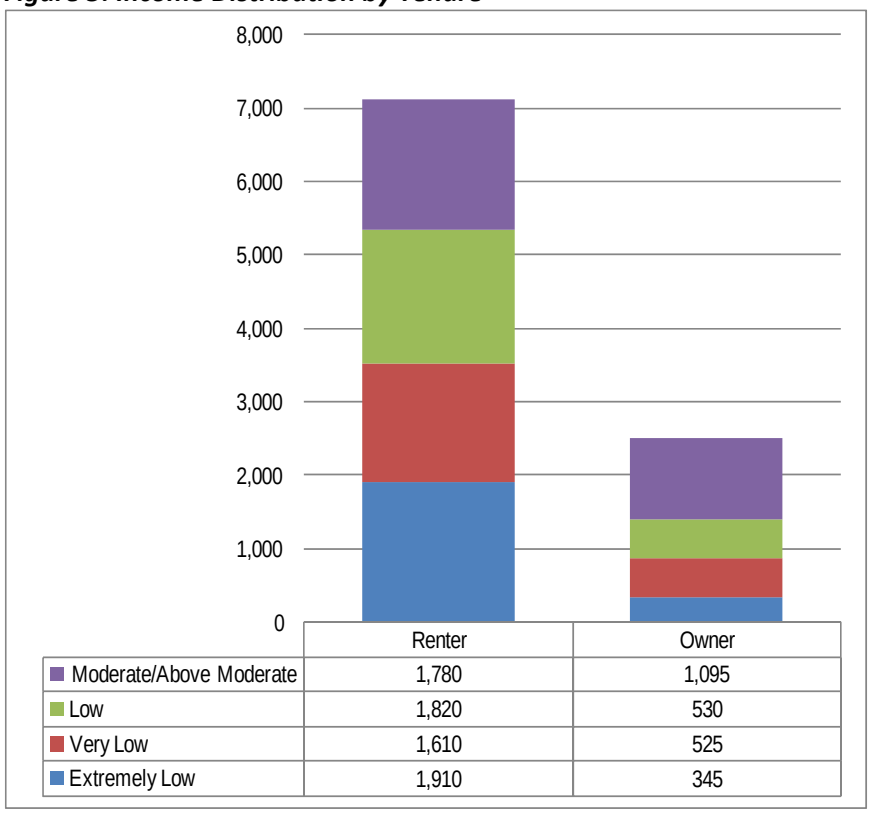
Table 9: Income Distribution by HCD Income Limits for Los Angeles County

Income Category	Percent of Median Family Income (MFI)	2012 Income Limits (4-person household)	Bell Gardens Households	
			Number	Percent
Extremely	0 to 30% MFI	$25,300	2,255	23.5%
Very Low	31% to 50% MFI	$42,150	2,135	22.2%
Low	51% to 80% MFI	$67,450	2,350	24.4%
Moderate	81% to 120% MFI	$64,800	2,875	29.9%
Above Moderate	121% + MFI	$77,750		
		Total	**9,615**	**100.0%**

Sources:
1. *California Department of Housing and Community Development (HCD), 2012*
2. *Comprehensive Housing Affordability Strategy (CHAS) Data Report, 2006-2008.*

As shown in Figure 5, renter-households were relatively evenly distributed among the various income groups. However, owner-households were skewed more toward the moderate and above moderate income levels.

Figure 5: Income Distribution by Tenure



Source: CHAS, 2006-2008.

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 2006-2008 CHAS data, 67 percent of renter-households experienced at least one housing problem compared to only 59 percent of owner-households. CHAS data also found that large renter-households experienced the greatest rate of housing problems (86 percent).

Overpayment

Overpayment (also known as cost burden) refers to a household that pays more than 30 percent of gross income for housing costs. Moderate cost burden refers to payments between 30 to 50 percent of gross income; severe cost burden refers to payments exceeding 50 percent. The extent of overpayment in Bell Gardens is presented in Table 10.

Table 10: Overpayment in Bell Gardens

Income Category	Total Owners		Total Renters		Total Households	
	Households	%	Households	%	Households	%
Extremely Low Income (less than 30% MFI)	**345**	**100%**	**1,910**	**100%**	**2,255**	**100%**
% with any housing problems	240	70%	1,835	96%	2,075	92%
% Overpayment greater than 30%	210	61%	1,765	92%	1,975	88%
% Overpayment greater than 50%	160	46%	1,470	77%	1,630	72%
Very Low Household Income (30%-50% MFI)	**525**	**100%**	**1,610**	**100%**	**2,135**	**100%**
% with any housing problems	385	73%	1,385	86%	1,770	83%
% Overpayment greater than 30%	385	73%	1,225	76%	1,610	75%
% Overpayment greater than 50%	365	70%	465	29%	830	39%
Low Household Income (50%-80% MFI)	**530**	**100%**	**1,820**	**100%**	**2,350**	**100%**
% with any housing problems	285	54%	900	49%	1,185	50%
% Overpayment greater than 30%	250	47%	345	19%	595	25%
% Overpayment greater than 50%	160	30%	--	--	160	7%
Total Households	**2,495**	**100%**	**7,120**	**100%**	**9,615**	**100%**
% with any housing problems	1,470	59%	4,765	67%	6,235	65%
% Overpayment greater than 30%	1,190	48%	3,380	47%	4,570	48%
% Overpayment greater than 50%	795	32%	1,935	27%	2,730	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 2010 Census.
Source: CHAS, 2006-2008.

As shown in Table 10, renter-occupied households are more likely to experience overpayment (67 percent compared to 59 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 24 percent of the City's total households fall within the extremely low income category. Overall 92 percent of the total households within this category experienced a problem with overpayment. Renter-occupied households are more likely to experience any housing problem (96 percent) than owner-occupied households (70 percent). Overall, 88 percent of the total households experience a housing cost burden greater than 30 percent and, while 72 percent experience the same issue greater than 50 percent.

2.4.4 Housing Supply

Housing Production and Growth

Bell Gardens has experienced minimal housing growth since 2000. According to the 2010 Census, the City has a housing stock of 9,986 units, representing a two-percent increase from 2000. Overall, housing growth in nearby jurisdictions and Los Angeles County has also been limited.

Table 11: Housing Unit Growth (2000-2010)

	2000	2010	Percent Change
Bell	9,215	9,217	0.0%
Bell Gardens	**9,788**	**9,986**	**2.0%**
Huntington Park	15,335	15,151	-1.2%
Maywood	6,701	6,766	1.0%
South Gate	24,269	24,160	0.5%
Los Angeles County	3,270,909	3,445,076	5.3%

Source: Bureau of the Census, 2000-2010.

Housing Unit Type and Size

Multiple-family units make up only 22 percent of the City's housing stock. The vast majority of the City's housing is comprised of single-family units (74 percent). Mobile homes make up the remaining four percent of housing in Bell Gardens. The variety of

housing unit types produces a diverse residential neighborhood in the City. Given that 76 percent 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 6: Housing Type (2006-2010)

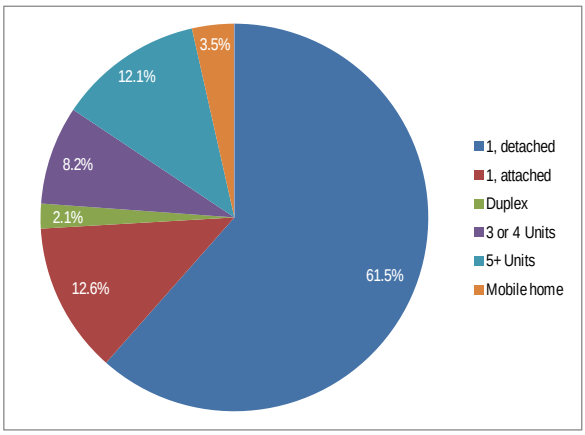


Table 12: Number of Units in Structure

Total Housing Units	**10,316**
1, Detached	6,346
1, Attached	1,297
Duplex	213
3 or 4 Units	848
5+ Units	1,249
Mobile Home	363
Boat, RV, Van, etc.	0

Source: ACS, 2006-2010.

As 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 to 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 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 overtime. 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 2006-2010 ACS, 75 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 30 years of age. The majority of the housing stock in Bell Gardens is in substandard condition. According to the City's Building and Safety Division, there were 926 housing rehabilitation cases opened from 2000-2008 related to housing stock conditions. As of November 2009, the City's Building Official estimates that 3,968 homes are in need of substantial rehabilitation. Out of the 9,788 total housing units in Bell Gardens, the Building Official also estimates that less than 8 units should be replaced completely. Homeowners must continue to invest in updating and expanding their homes in order to maintain and preserve the City's older housing stock.

Lower income households occupy approximately one-third of the substandard owner-units and two-thirds of the substandard rental units. Most of these units that are substandard units are suitable for rehabilitation. However, any property found to be structurally unsound or badly deteriorated is considered in substandard condition, unsuitable for rehabilitation. These units may be candidates for reconstruction. Units that do not meet local code standards for occupancy are uninhabitable because they no longer contain an enclosed, heated residential unit with working plumbing and electricity. There are several basic necessities to housing accommodations including plumbing, heat, kitchen facilities and ample space to sleep all householders. If a unit lacks a complete kitchen or bathroom, the U.S. Department of Housing and Urban Development considers the unit to have a physical defect and is considered a housing problem.

A review of the Building and Safety Division permit records show that from 2006 to 2009, approximately 3,740 residential building permits have been issued for additions and alterations of the existing housing stock. This permit activity represents an upgrade of approximately 38 percent of the City's 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.

According to Los Angeles County's 2008-2013 Consolidated Plan, Bell Gardens has one of the highest incidences of overcrowding[1] within Los Angeles County. The Plan reports that, as of 2000, the incidence of renters experiencing overcrowded conditions is most prevalent within the incorporated cities of Bell, Bell Gardens, and Maywood, which have 2,607, 3,283, and 2,049 renter households severely overcrowded, respectively. Table 13 identifies all overcrowded households in Bell Gardens by tenure. According to the 2006-2010 ACS, there is an extremely high level of overcrowding in the City with over 33 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 36 percent of renter-occupied units. In 2010, the number of persons per household in the City of Bell Gardens was approximately 4.31.

[1] Housing Market Analysis and Needs Assessment, Los Angeles County Housing and Community Development Consolidated Plan 2008-2013

Table 13: Overcrowded Households by Tenure (2006-2010)

Occupants Per Room	Owner		Renter		Total	
	Units	% of Total	Units	% of Total	Units	% of Total
0.5 or less	767	30.5%	1,207	30.5%	1,974	19.6%
0.51 to 1.00	1,203	47.8%	3,618	47.8%	4,821	47.9%
Not Crowded	**1,970**	**78.3%**	**4,825**	**78.3%**	**6,795**	**67.5%**
1.01 to 1.50	414	16.5%	1,887	16.5%	2,301	22.9%
1.51 to 2.00	112	4.5%	606	4.5%	718	7.1%
2.01 or more	19	0.8%	227	0.8%	246	2.4%
Overcrowded	**545**	**21.7%**	**2,720**	**21.7%**	**3,265**	**32.5%**

Source: ACS, 2006-2010.

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. Between 2000 and 2007 median home sale prices in the City more than tripled, jumping from $145,000 to almost $453,000. However, the median price of homes for sale has steadily declined since 2007. In 2008, the median home price in the City was $350,000, about 15 percent lower than median home prices in Los Angeles County.

Table 14 shows median home prices for the City and surrounding jurisdictions. Between 2010 and 2011, there was a four-percent decline in the City's median home sale price. This decrease was comparable to that of nearby cities and the County. Between 2011 and 2012, home prices in the City began to recover, though at a slower rate than the County as a whole.

Table 14: Median Home Sale Prices (2010-2012)

	2010	2011	2010-11 % Change	2012	2012-12 % Change
Bell	$228,500	$220,000	-3.72%	Not Available	--
Bell Gardens	**$211,700**	**$220,000**	**-3.90%**	$230,000	+4.5%
Commerce	$237,700	$246,000	-3.50%	Not Available	--
Downey	$370,000	$340,000	-8.11%	$360,000	+5.9%
South Gate	$240,000	$230,000	-4.17%	$279,000	+21.3%
Los Angeles County	$335,000	$315,000	-5.97%	$425,000	+34.9%

Source: DQNews.com, 2013.

Though housing prices have dropped significantly in recent years, it is still difficult for potential homeowners to obtain home loans. 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 clean-up of these existing properties contribute to the cost of development.

The Housing Authority of the County of Los Angeles (HACoLA) rental search tool was used to sample rental properties available in the City of Bell Gardens (Table 15). On average three-bedroom condominiums were available at a cost of $1,600 per month. Two-bedroom apartments were available at a cost of $1,100 to $1,800 per month, although the rent for the most expensive unit is also listed as "negotiable." One-bedroom apartments were available at a cost of $756 to $851 per month; however, these are affordable senior housing units with requirements for lower rents.

Table 15: Market Rents and HUD Fair Market Rents (2013)

Location	Beds/Baths	Monthly Rent	HUD Fair Market Rents
7953 Garfield Avenue	3/2.5	$1,800	
5930 Gage Avenue	3/2.5	$1,750	$1,921
8136 Wilcox Avenue	3/1.0	$1,300	
5821 A Muller street	2/2.0	$1,800	
5638 ½ Fostoria Street	2/1.0	$1,400	$1,421
8018 S. Garfield	2/1.0	$1,100	
Terra Bella Seniors Housing (5720 Clara Street)	2/1.0	$756-$851	
Terra Bella Seniors Housing (5720 Clara Street)	1/1.0	$756-$851	$1,101

Source: HACoLA, Rental Housing Search Tool, 2013.

Comparing the average rental prices to the Fair Market Rent (FMR) set for the County of Los Angeles (Table 15) indicates that the average costs of rental units in Bell Gardens sit below the FMR estimates for the County. According to the 2006-2010 ACS, the median contract rent for the City of Bell Gardens was $923.

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 Median Family Income (MFI), 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 maximum affordable home and rental prices for residents in Los Angeles County are shown in Table 16.

Table 16 shows the maximum amount that a household at the upper end of each income category can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 14) and market rental rates (Table 15) to approximate what types of housing opportunities a household in Bell Gardens can afford.

Table 16: Affordable Housing Costs (2013)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Rent	Sale
Extremely Low Income (30% of MFI)								
1-Person	$17,950	$449	$449	$76	$82	$90	$373	$64,468
2-Person	$20,500	$513	$513	$88	$96	$103	$425	$73,079
3-Person	$23,050	$576	$576	$106	$117	$115	$470	$80,061
4-Person	$25,600	$640	$640	$127	$142	$128	$513	$86,112
5-Person	$27,650	$691	$691	$146	$165	$138	$545	$90,301
Very Low Income (50% of MFI)								
1-Person	$29,900	$748	$748	$76	$82	$150	$672	$120,091
2-Person	$34,200	$855	$855	$88	$96	$171	$767	$136,848
3-Person	$38,450	$961	$961	$106	$117	$192	$855	$151,743
4-Person	$42,700	$1,068	$1,068	$127	$142	$214	$941	$165,707
5-Person	$46,150	$1,154	$1,154	$146	$165	$231	$1,008	$176,413
Low Income (80% of MFI)								
1-Person	$47,850	$1,196	$1,196	$76	$82	$239	$1,120	$203,643
2-Person	$54,650	$1,366	$1,366	$88	$96	$273	$1,278	$232,037
3-Person	$61,500	$1,538	$1,538	$106	$117	$308	$1,432	$259,034
4-Person	$68,300	$1,708	$1,708	$127	$142	$342	$1,581	$284,867
5-Person	$73,800	$1,845	$1,845	$146	$165	$369	$1,699	$305,115
Moderate Income (120% of MFI)								
1-Person	$54,450	$1,361	$1,588	$76	$82	$318	$1,285	$276,605
2-Person	$62,200	$1,555	$1,814	$88	$96	$363	$1,467	$315,433
3-Person	$70,000	$1,750	$2,042	$106	$117	$408	$1,644	$352,903
4-Person	$77,750	$1,944	$2,268	$127	$142	$454	$1,817	$389,171
5-Person	$83,950	$2,099	$2,449	$146	$165	$490	$1,953	$417,487

Source: California Department of Housing and Community Development, 2013 Income limits; and Veronica Tam and Associates
Assumptions: 2013 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance (2013).

Extremely Low income Households

Extremely low income households earn 30 percent or less of the County MFI – up to $17,950 for a one-person household and up to $27,500 for a five-person household in 2013. 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 percent and 50 percent of the County MFI – up to $29,900 for a one-person household and up to $46,150 for a five-person household in 2013.

A very low income household can generally afford homes offered at prices between $120,000 and $176,000, adjusting for household size. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately $672 to $1,008 in monthly rent, depending on household size. 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 percent and 80 percent of the County MFI - up to $47,850 for a one-person household and up to $73,800 for a five-person household in 2013. The affordable home price for a low income household at the maximum income limit ranges from $204,000 to $305,000. Based on the asking prices of homes for sale in 2013 (Table 14), ownership housing may be affordable to some low income households, but adequately sized housing units could still be difficult to find. After deductions for utilities, a one-person low income household could afford to pay up to $1,120 in rent per month and a five-person low income household could afford to pay as much as $1,699. Most low income households in Bell Gardens would be able to find adequately sized affordable apartment units in the City (Table 15).

Moderate income Households

Moderate income households earn between 81 percent and 120 percent of the County MFI – up to $83,950 depending on household size in 2013. The maximum affordable home price for a moderate income household is $277,000 for a one-person household and $417,000 for a five-person family. Moderate income households in Bell Gardens would be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between $1,285 and $1,953 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

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 17 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 17: 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 2017
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. Thus, this at-risk housing analysis covers the period from October 15, 2013 through October 15, 2023.

Consistent with State law, this section identifies publicly assisted housing units in Bell Gardens, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

At-Risk Housing

Within the 2013-2023 "at-risk" housing analysis period for both Housing Element Update cycles, 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, although the contract renewal is fairly automatic. Furthermore, the project is nonprofit owned, conversion to market-rate housing is unlikely. Nonetheless, for the purpose of the Housing Element law, this project is considered at risk of conversion to market-rate housing due to potential 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; and 2) 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 non-profit ownership can ensure long-term affordability of the project. However, because the at-risk project – Westminster Court – is already owned by a nonprofit, the option 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 18 estimates the rent subsidies required to preserve the affordability of the 74 at-risk units. Based on the estimates and assumptions shown in this table, approximately $276,072 in rent subsidies would be required annually.

Table 18: Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (50% AMI)							
Studio	18	$911	1	$29,900	$672	$239	$4,302
1-BR	56	$1,101	2	$34,200	$767	$334	$18,704
Total	74	---	---	---	---	---	$23,006

Notes:

1. *Fair Market Rents (FMR) FY 2013 are determined by HUD.*
2. *Los Angeles County Median Family Income (MFI) 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 subsides 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 $82,000 per unit for multi-family rental housing, replacement of the 74 at-risk units would require approximately $6,068,000, excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 19: Estimated New Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
Studio	18	450	9,720	$1,181,830.50
1-BR	56	600	40,320	$4,902,408.00
Total	**74**		**50,040**	**$6,084,238.50**
Average Per Unit Cost:				$82,219.44

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 $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)*

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 $6 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 Special Needs Populations

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 20). 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. Bell Gardens also has a large number of households with children, and these households, particularly single-parent households, have a need for quality, affordable early care and education facilities within the City.

Table 20: Special Needs Groups in Bell Gardens (2000-2010)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	1,623	--	--	--	--	16.8%
Senior Headed Households	968	418	43.2%	550	56.8%	10.0%
Seniors Living Alone	262	91	34.7%	171	65.3%	2.7%
Persons with Disabilities*	3,139	--	--	--	--	7.5%
Large Households	4,115	1,059	25.7%	3,056	74.3%	42.6%
Single-Parent Households	1,899	--	--	--	--	19.7%
Female Headed Households with Children	1,285	--	--	--	--	13.3%
People Living in Poverty*	--	--	--	--	--	25.8%
Farmworkers**	388	--	--	--	--	0.9%
Homeless	195	--	--	--	--	0.5%

** = 2010 Census data not available. Estimate is from the 2008-2010 ACS.*
*** = 2010 Census data not available. Estimate is from the 2006-2010 ACS.*
Sources:
1. *Bureau of the Census, 2000-2010.*
2. *ACS, 2008-2010 and 2006-2010.*

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 9,655 households in the City, approximately 17 percent (1,623 households) include elderly persons over 65 years of age. The number of households containing elderly persons as a head of household stayed relatively stable, decreasing from 1,123 in 1970 to 968 in 2010.

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 2008-2010 ACS, 48 percent of Bell Gardens' senior population was listed as having one or more disabilities. Furthermore, about 16 percent of the City's senior population had incomes below the poverty level between 2006 and 2010. In 2010, about 57 percent of the City's senior-headed households were renters and 43 percent owned their homes (Table 21).

Table 21: Senior Households by Tenure

Age Group	Owners		Renters		Total Households
	Households	%	Households	%	
65-74 Years Old	280	43%	369	57%	649
75-84 Years Old	103	42%	145	58%	248
85+ Years Old	35	49%	36	51%	71
Total	**418**	**43%**	**550**	**57%**	**968**

Source: Bureau of the Census, 2010.

Resources

Bell Gardens is home to Westminster Court, a 75-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.

Construction of Terra Bella, a 65-unit affordable senior housing complex, was recently completed on July 10, 2013. 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 health costs associated with a disability. 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 2008-2010 ACS reported that 3,139 persons in the City suffered from one or more disabilities. Table 22 summarizes the types of disabilities identified in residents living within Bell Gardens. Housing modifications and services are often critical in assisting individuals to maintaining 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 disability.

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 22: Types of Disabilities by Age Group

Age of Person and Type of Disability	Number
Total Disabilities Tallied	3,139
Total Disabilities Tallied for People 5 to 17 Years:	153
Hearing Difficulty	0
Vision Difficulty	0
Cognitive Difficulty	86
Ambulatory Difficulty	15
Self-Care Difficulty	34
Total Disabilities Tallied for People 18 to 64 Years:	1,849
Hearing Difficulty	218
Vision Difficulty	464
Cognitive Difficulty	564
Ambulatory Difficulty	1,194
Self-Care Difficulty	487
Independent Living Difficulty	725
Total Disabilities Tallied for People 65 Years and Over:	1,076
Hearing Difficulty	557
Vision Difficulty	265
Cognitive Difficulty	513
Ambulatory Difficulty	785
Self-Care Difficulty	624
Independent Living Difficulty	760

Source: ACS, 2008-2010.

Developmental Disability

A recent change in State law requires that the Housing Element Update discuss the housing needs of persons with developmental disabilities. As defined by federal 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;

- 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.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Bell Gardens. According to the State's Department of Developmental Services, as of November 2012, at least 681 Bell Gardens residents with developmental disabilities were being assisted at the Developmental Center and Regional Center. Most of these individuals were residing in a private home with their parent of guardian and 448 of these persons with developmental disabilities were under the age of 18.

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 installation of accessibility ramps and railings to meet handicapped accessibility. In addition, the City's Public Works Department received funds from the American Recovery and Reinvestment Act of 2009 and constructed 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 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 2010 Census, the average household size in the City was 4.31 persons. By contrast, the average household size in Los Angeles County was 2.98 persons. Table 23 shows household size by tenure. Approximately 4,115 households in Bell Gardens were considered large households with five or more persons, making up 43 percent of total households in the City.

Table 23: Household Size by Tenure

Household Size	Owners		Renters		Total	
	Households	% of Owners	Households	% of Renters	Households	% of Total
1-4 Persons	1,259	54%	4,281	58%	5,540	57%
5+ Persons	1,059	46%	3,056	42%	4,115	43%
Total	**2,318**	**100%**	**7,337**	**100%**	**9,655**	**100%**

Source: Bureau of the Census, 2010.

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, often require special consideration and assistance because of their greater need for affordable housing and accessible early care and education, health care, and other supportive services. Housing opportunities can be improved through policies that call for the provision of affordable early care and education, and for the location of family housing sites close to transportation, recreational facilities, health care and supportive services.

According to the 2010 Census, an estimated 20 percent of the City's households were headed by single parents (Table 24); the large majority of which were headed by females (68 percent). Furthermore, approximately 13 percent (1,285 households) of the total households in Bell Gardens were female-headed households with children. The average single-parent household spends 12-25 percent of annual income for early care and education, leaving less income available to pay for housing. According to the 2006-2010 ACS, 49 percent of female-headed single-parent households in Bell Gardens had incomes below the poverty level.

Table 24: Single-Parent Households (2010)

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent Single-Parent Households
Bell Gardens	9,655	1,899	19.7%	1,285	67.7%
Los Angeles County	3,241,204	331,173	10.2%	239,012	72.2%

Source: Bureau of the Census, 2010.

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.

Bell Gardens recognizes that single-parent households have a need for quality early care and education. Bell Gardens will work with local early care and education advocates to provide information on available early care and education services available in the City of Bell Gardens.

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 health care, substance abuse treatment, English language education, and other services.

There are two categories of need that should be considered in discussing the homeless. Transient housing provides shelter only, and usually on a nightly basis. Short-term housing usually includes a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

The issue of homelessness has emerged as a major issue in 2008 during the current severe economic recession that Southern California is experiencing at this time. Since 1990, conditions that typically contribute to homelessness have not significantly changed. As a result, homelessness within the larger Southern California region continues to be a problem.

The Los Angeles Homeless Services Authority's 2011 Greater Los Angeles Homeless Count, identifies 45,422 persons that are homeless in the County on a given day. LAHSA has no specific homeless count for Bell Gardens, but the City's homeless population can be estimated. Bell Gardens is a part of Service Planning Area 7 (East), which was found to have a homeless population of 4,759 persons in 2011. Bell Gardens makes up approximately 4.1 percent of the total population of SPA 7. After applying this percentage to the homeless population of SPA 7, this equates to approximately 195 homeless persons in the City of Bell Gardens.

Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals whit insufficient incomes,

and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.

- Minors who run away from home;
- Low income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) who are escaping domestic violence.

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: the Long Beach Rescue Mission, Long Beach Salvation Army, Bell 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 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

Bell Gardens has a very small agricultural industry, totaling approximately 40 jobs. However, according to the 2006-2010

ACS, about 388 residents were employed in farming, fishing, and forestry occupations. These occupations, like service industries and retail occupations, tend to earn lower incomes. Given that the majority of agricultural employment in Los Angeles County is year-round work, the needs of farm workers must be addressed with permanent affordable housing.

3.0 Housing Constraints

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

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, under 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 Environmental and Infrastructure Constraints

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.

3.2.1 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 era 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 provides water service to the City, Golden State Water Company (GSWC). Presently, the City has one well and one connection with 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. Major repairs to the Water System include the drilling and equipping of a new large capacity water well in 1997 and in 2006 a new water main was installed along with the replacement of existing water mains. The new water main was proposed to close a gap in the system to mitigate areas of the water system that

could not provide flows from hydrants to meet requirements of the County of Los Angeles Fire Department set for new residential building construction.

In 2008, the City adopted a Water System Master Plan. This Plan establishes a series of recommendations to be implemented over an 18-year period.

The most critical elements include waste water 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. In 2007, the City prepared a Sanitary Sewer Master Plan outlining the then current state of the sewer system including an analysis of base flow conditions.

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.

3.2.2 Flood Hazards

As of September 26, 2008, 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.

3.2.3 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.

3.2.4 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 (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 as they have historically been utilized for residential uses only.

3.3 Zoning for a Variety of Housing Types

3.3.1 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 percent, is designated as residential. Table 25 itemizes the land area devoted to the various land use designations that comprise the City of Bell Gardens General Plan.

Table 25: General Plan Land Use Designations

Land Use Designation (Zone District)	Land Use Description	Density Standard	Area (acres)	% of Land Area
Residential				
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%
Subtotal Residential			**701.2**	**58.0%**
Other				
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%
Total			**1,209.8**	**100.0%**

Source: City of Bell Gardens Land Use Element, 1995

3.3.2 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 in the City. The majority of the City (58 percent) is designated for residential development as indicated in Table 25. 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, and mobile homes. Table 26 summarizes the different housing types and the specific residential zones in which they are permitted.

Table 26: Housing Types by Residential District

Housing Type	Residential Zone Districts			
	R-1	R-2	R-3	MU
Dwelling, One-Family	Permitted	Permitted	Permitted	Permitted
Dwelling, Second Unit	Permitted	Not Applicable	Not Applicable	Not Applicable
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 Housing	Permitted	Permitted	Permitted	Permitted

Source: Bell Gardens Zoning Code, 2013

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 is so designated.

- **Medium Density Residential (R-2).** This land use designation consists of both single-family 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 acres of land in the City is 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 percent of the City's total land area is 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 on street frontages. The City recently completed a rezoning to implement this mixed-use designation. However, the zoning map has not been updated to reflect this designation.

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.

Second Units

A second unit is defined by the Zoning Code as a residential unit consistent with Government Code Section 65852.2. Development of a second unit is subject to the following supplemental requirements:

- A minimum lot area of 10,000 square feet of area;
- Not designated as historic;
- Unit size must be a minimum of 600 square feet, a maximum of 1,000 square feet, and not be more than 50 percent of the primary living area of the primary unit;
- It must be located behind the primary unit;
- Comply with primary unit setbacks and parking requirements; and
- Limited to one-story unless the primary unit is two-story.

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-3 and MU zones.

Multiple-Family dwellings

Housing for three or more dwelling units is typically considered multiple-family. Multi-family housing is permitted in the 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 has been concentrated on parts of Eastern Avenue and parts of Gage Avenue. Residential densities correspond to the High Density Residential designations and the commercial uses a guideline of a 4.0 floor area ratio (FAR).

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. The Zoning Map is pending revision to include this zoning designation.

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 23 Mobile Home Parks ranging from seven units to 56 units per park totaling approximately 406 mobile home units in the City. This represents a total of four percent 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 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 currently exist in the City without prior approval of a CUP.

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.

In August 2013, the City revised the Zoning Code to address the provision of residential care facilities. 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 zones, 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 similar residential

uses in the same zones. The City of Bell Gardens has a total land area of approximately 1,200 acres, of which about 700 acres (58 percent) are designated for residential and mixed use developments. Properties with R-3 and MU zoning constitute 646 acres (92 percent) of the residential and mixed use land. Therefore, the City offers ample opportunities for residential care facilities for seven to 15 persons. Currently, four adult residential care facilities are located in the City, providing a total capacity of 163 persons, ranging in size from four beds to 141 beds.

Farm Employee Housing

The City of Bell Gardens is a fully urbanized community with no agricultural land uses. The Census only identifies less than one percent, or 151 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.

Emergency Shelters

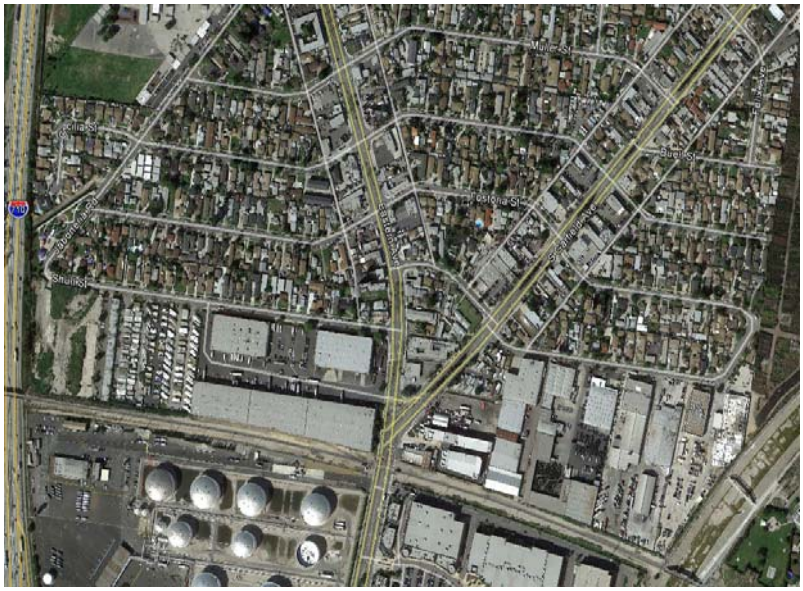
State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

No emergency shelters for the homeless are currently located within the City of Bell Gardens. Pursuant to State law, the City amended the Zoning Code in August 2013 to permit homeless shelters by right, without discretionary review, consistent with State law, 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. 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. Figure 7 and Figure 8 show aerial views of the general conditions and development intensities in this area.

Figure 7: M-1 Properties along Garfield Ave, Florence Ave, Clara Street and Scout Ave

Figure 8: M-1 Properties along Garfield Ave, Shull St, and Scout Ave



Public transit routes along Garfield Avenue, Gage Avenue, Eastern Avenue, Florence Avenue, Florence Place, 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.

For example an approximately two-acre vacant site is located along Suva Street, and an approximately half-acre vacant site is located along Garfield Avenue, both of which are suitable for construction of at least one emergency shelter with capacity to house the City's homeless population. The City's homeless population is generally estimated at 195 based on proportional share of the regional homeless estimates. However, observations by City staff and the police indicate that the actual homeless population in the City should be much smaller. Approximately 37,200 square feet of underutilized M-1 building space exist within three properties at separate locations. The smallest underutilized property is an approximately 4,000-square- foot building and the largest is an approximately 18,000-square- foot building. All three of the underutilized properties have large surface parking lots. The adaptive reuse of these properties can be an appropriate option for accommodating emergency shelters.

In amending the Zoning Code, the City established objective development standards to regulate the following aspects of emergency 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. <u>On Site Facilities:</u>

   <u>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</u>

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 areas 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) Onsite security personnel and an onsite 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 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 to address, at a minimum, the following:

- Staff training
- Neighborhood outreach
- Security

- Loitering control
- Alcohol and illegal substances control
- Staffing and services plan for assisting residents to obtain permanent shelter and income
- Counseling services
- Litter control

Transitional and Supportive Housing

Under Housing Element law, transitional 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.

Supportive Housing

Under the 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 onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 (b)).

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 (California Health and Safety Code 53260 (d)).

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 Health and Safety Code definition, such uses are permitted by right where housing is permitted.

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 and 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 fifty 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:

    a. Onsite security personnel and an onsite manager shall be present at the facility during all hours of operation.

    b. Loitering is prohibited.

c. 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, loitering control.

3.3.3 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 community 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 community care facilities in compliance with the Lanterman Act.

The Land Use Element and Zoning Code provide for the development of multiple-family housing in the R-3 and M-U 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.

As discussed earlier, the City's Zoning Code was also amended in August 2013 to specifically address the provision of transitional/supportive housing and single-room occupancy housing – housing options appropriate for persons with disabilities.

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 enjoy 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.

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.

3.3.4 Density Bonus

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing 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, State law 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. Under State law, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- Very Low Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or

- Low Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or

- Moderate Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or

- Senior Units: A senior citizen housing development of 35 units or more.

The City amended the Zoning Code in September 2013 to comply with State density bonus law, providing the granting of density bonus and incentives and/or concessions to eligible projects.

3.4 Development Standards and Procedures

3.4.1 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 27 summarizes the development standards that are applicable to the residential zones.

Density levels range from 8.7 units per acre in the Single Family (R-1) zone and up to 30 units per acre in the High Density Residential (R-3) zone. While the City has not adopted specific guidelines for affordable housing, it has approved a number of housing through the State's Density Bonus and through Government Section 65865 that allows City's to grant concessions to developers through a development agreement. These zoning incentives for affordable and special needs housing have proven to be successful.

Over the last ten years, the City has approved approximately 318 affordable housing units utilizing a combination of exemptions. In 2008, Parkview Terrace Senior Housing was completed with a total of 71 units restricted to very low income seniors and one market rate unit for the property manager (an overall density of 47 units per acre) on a 1.51-acre site. In 2010, the City approved the Terra Bella Senior Apartment project that will provide 65-unit senior apartments at a density of approximately 38 units per acre. Building Permits for the Terra Bella Senior Apartment were issued by the City on August 15, 2011.

Table 27: Development Standards by Residential Zone District

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
Lot Standards				
Minimum Lot Area	5,000 sf	5,000 sf	5,000 sf	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
Setbacks				
Front	20 feet	20 feet	15 feet	15 feet for a residential use and 5 feet for a commercial use
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
Density				
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%

Table 27: Development Standards by Residential Zone District

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
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)	
Distance between Buildings on the Same Lot				
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
Height				
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, 2013

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 guest/visitor parking. Table 28 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 28: 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 visitors 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 visitors 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, 2013

Conclusion

Overall, the City's development standards are appropriate for its character as a developed community in urbanized areas. The City continues to monitor the impact of its development standards on the feasibility and cost of development. For example, the City amended its parking requirements in 2007 that upon implementation were found to be rather restrictive and did not account for the full range of circumstances associated with the construction of a new unit. Specifically, the revised parking requirements did not take into account the impact it could have on lot coverage and the limitation on the size of proposed development. As a result, in 2008, the City amended the parking standards to revert back to the previous parking standards.

3.4.2 Building Codes and Enforcement

California Building Code

In 2010, the City adopted the 2010 California Building Code along with amendments by the County of Los Angeles. This includes but it 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 health, safety, and welfare. The Code Enforcement program consists of two Code Enforcement Officers, one Rehabilitation Inspector, and one Code Enforcement Officer/Building Inspector. 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.

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.

3.4.3 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 are in line with those currently assessed by the Los Angeles County Department of Public Works' Engineering Department, and are sufficient to reimburse the City for its contractual expenses.

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

Table 29: Fee Schedule for Residential Development

Type of Fee	Cost
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, 2013
**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 of 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. 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.

3.4.4 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-site 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.

3.4.5 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 (AB884) 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 AB884.

In 2007 the City updated the Zoning Code to allow for the administrative review and approval of projects that previously may have required Planning Commission approval. These types of ministerial projects are categorized as minor exceptions to the code. Similar conditions of approval are imposed on these types of projects; however, the review period decreased from several months to several weeks.

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.

Since the downturn of the market, 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 30 and Table 31 summarize the City's review process and timeframe for various types of housing development.

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.

In addition, the recent market and housing crisis has significantly changed the processing time for development permits. With a reduction in construction activity and the City's continued effort to ensure projects are not delayed, today the average review process is approximately three months from first submittal. This includes 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.

Table 30: Processing Time by Development Type

Project Type	*Reviewing Body*	*Public Hearing Required*	*Appeal Body (if any)*	*Estimated Total Processing Time*
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 (Type III) (with subdivisions)	PC	No (Discussion Item)	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, 2013.

Table 31: Processing Time by Process/Permit

Process/Application	*Time*
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, 2013

3.5 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.

3.5.1 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, 355 households applied for mortgage loans for homes in Bell Gardens in 2010 (Table 32). Of the applications for conventional purchase loans, 66 percent were approved and 19 percent were denied. An additional 16 percent were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was slightly lower at 63 percent. Less than half (48 percent) of refinance applications were approved. The denial rate was greatest for home improvement loans (44 percent).

Table 32: Disposition of Home Purchase and Home Improvement Loan Applications – 2010

Loan Type	Total Applicants	Approved	Denied	Other
Government-Backed Purchase	82	63.4%	20.7%	15.9%
Conventional Purchase	32	65.6%	18.8%	15.6%
Refinance	214	47.7%	29.9%	22.4%
Home Improvement	27	51.9%	44.4%	3.7%
Total	**355**	**53.2%**	**27.9%**	**18.9%**

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.*

Source: www.lendingpatterns.com, Home Mortgage Disclosure Act (HMDA), 2010.

The housing market rose rapidly from 2002-2006 in terms of number of home sales and sales prices. Some of these price increases were made possible through liberal underwriting requirements for home mortgage financing. Creative mortgage financing also permitted liberal use of variable rate mortgage loans, no documentation loans, and more loans available for homes priced at "jumbo loan" prices. This allowed more homebuyers to qualify for higher priced homes than in the past.

During the 2007 market crisis, subprime loans and creative mortgage financing became the scapegoat for one of the primary factors and contributors to the current housing crisis which has led to increased foreclosure rates.

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount.

Between 2006 and 2008 no foreclosed or homes in default were reported in the City. From January 2008 and August 2009, foreclosure rates began to escalate with approximately 26 homes in default and 33 fully foreclosed homes, as reported by the County Recorders' Office. As of June 28, 2011, 195 homes were listed in various stages of foreclosure sales in the City, including

71 properties that were fully foreclosed and are bank-owned, 57 properties were in auction, and 29 properties in pre-foreclosure sale. By August 2013, the number of homes listed in foreclosure sales in the City was only 28.

As a result, although interest rates are low, the availability of financing has become increasingly more difficult to obtain particularly for low income households.

3.5.2 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.

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.

3.5.3 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. Costs of materials rose rapidly from 2000-2004 due to competition for limited resources based upon increased demand for materials internationally and locally. Naturally as the demand for housing decreased the cost of construction soon followed with material costs stabilizing in 2007.

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.

4.0 Housing Resources

This chapter provides an inventory, analysis, and assessment of the City's resources to address its housing needs.

4.1 Introduction of Housing Resources

The City of Bell Gardens has a diverse population and extensive housing needs. To address the community's housing needs require significant public resources and investment, in terms of land resources, financial investment, and administrative capacity. This chapter assesses the City's available land resources to accommodate the RHNA, financial resources available to facilitate affordable housing development and preservation, and administrative capacity available to implement housing programs and deliver housing services. Opportunities for energy conservation will also be discussed.

4.2 Residential Development Potential

4.2.1 Regional Housing Needs Allocation (RHNA)

A key criterion in measuring the City's ability in meeting its future housing needs is the Regional Housing Needs Allocation (RHNA). Future housing need refers to the City's share of the regional housing need that has been allocated to the City of Bell Gardens. The State Department of Housing and Community Development (HCD) provides a regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to cities and counties in the six-county region (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). In allocating the region's future housing needs to local jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;

- Over-concentration of lower income households; and
- Geological and topographical constraints.

4.2.2 2014-2021 RHNA

This Bell Gardens Housing Element Update covers the fifth Housing Element update cycle with the corresponding RHNA planning cycle as follows:

Table 33: Housing Element Update and RHNA Planning Period

Housing Element Update Cycle	Housing Element Planning Period	RHNA Planning Period
Fifth	October 15, 2013 – October 15, 2021	January 1, 2014 – October 31, 2021

For this Housing Element cycle, the City's RHNA is 46 housing units. Table 34 provides a summary of the City's RHNA by income group. Because this RHNA period will not officially begin until January 1, 2014, credits for recent housing construction and pending projects cannot be applied towards the overall RHNA as in the previous planning period. The following discussion, therefore, focuses on an analysis of available land for housing.

Table 34: Regional Housing Needs Allocation (2014-2021)

Income Category	Units Needed
Extremely Low (30% AMI)	5
Very Low (50% AMI)	6
Low (80% AMI)	7
Moderate (120% AMI)	8
Above Moderate (>120% AMI)	20
Total Units	**46**

Pursuant to State law (AB 2634), the City must estimate its existing and future housing needs for extremely low income households needs based on Census income distribution or assume 50 percent of the very low income households as extremely low. Income data provided by SCAG does not separately identify the extremely low income group. Therefore, the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD using American Community Survey data is used to apportion the SCAG income distribution to identify the split between extremely low income (0-30 percent AMI) and very low income (31-50 percent AMI). According to CHAS, within the very low income category, the split between extremely low and very low income is 46.8 percent and 53.2 percent, respectively, and the City's very low income RHNA of 11 units is split into five extremely low income and six very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

<u>Available Land for Housing</u>

<u>Gotham Street Neighborhood</u>

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 five vacant properties within the Gotham Street neighborhood which have more than adequate capacity to accommodate the City's RHNA (Table 35).

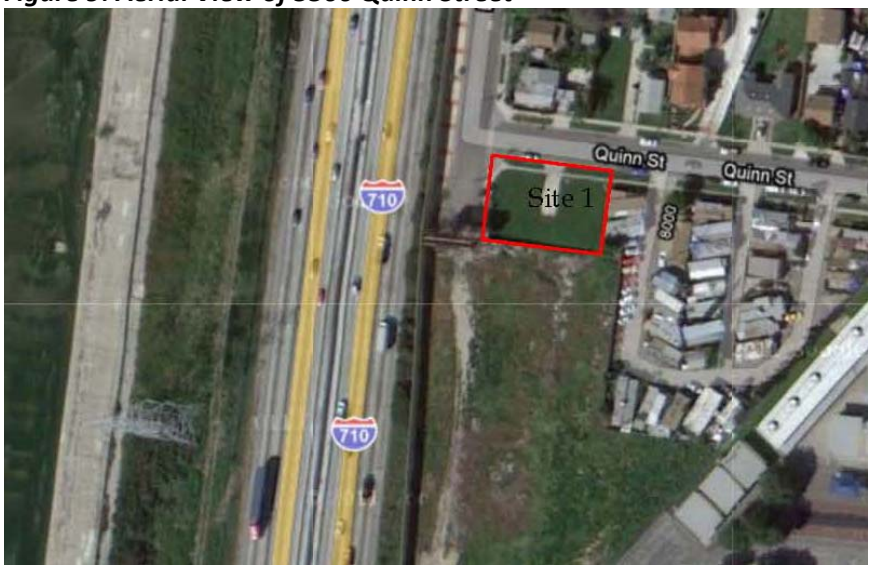
Table 35: Gotham Street Neighborhood - Vacant Sites

APN	Address	General Plan Designation	Zoning	Existing Use	Acres	Potential Units
6227-026-001	5500 Quinn St.	High Density Multiple Res.	R-3	Vacant	0.18	5
6227-026-005	8000 Bell Gardens Ave.	High Density Multiple Res.	R-3	Vacant	2.13	53
6230-009-024	5829 Muller St.	High Density Multiple Res.	R-3	Vacant	0.24	6
6227-020-010	5614 Clara St.	High Density Multiple Res.	R-3	Vacant	0.53	13
6330-017-052	6030 Gage Ave.	High Density Multiple Res.	R-3	Vacant	0.26	7
				Total	**3.34**	**84**

<u>Site 1: 5500 Quinn Street</u>

The subject property is located at the corner of Quinn Street and Bell Gardens Avenue and is approximately 7,841 square feet (0.18 acre) in size. The property is zoned R-3, with a High Density Residential designation, allowing up to 30 dwelling units per acre. The property is currently vacant and has the potential to accommodate five housing units at an average density of 25 units per acre.

Figure 9: Aerial View of 5500 Quinn Street



Source: http://maps.google.com

<u>Site 2: 8000 Bell Gardens Avenue</u>

The subject property is approximately 92,783 square feet (2.13 acres) and is zoned R-3 with a High Density Residential designation, allowing up to 30 dwelling units per acre. Currently, the property is vacant. Pursuant to the General Plan policy, High Density Residential offers a density range of 20 to 30 units per acre with an average density of 25 units per acre. Based on this average density, this property has the potential to accommodate 53 housing units. Figure 10 illustrates the location and existing conditions of this site and the adjacent site at 5500 Quinn Street (Site 1).

Figure 10: 8000 Bell Gardens Avenue

Source: http://maps.google.com

Site 3: 5829 Muller Street

The subject property is approximately 10,454 square feet (0.24 acre). It is zoned R-3 with a High Density Residential designation, allowing up to 30 dwelling units per acre. The site is currently vacant. With an average density of 25 units per acre, this site can accommodate six new housing units.

Figure 11: 5829 Muller Street

Source: http://maps.google.com

Site 4: 5614 Clara Street

This site is zoned R-3 with a High Density Residential Land Use Designation, allowing up to 30 dwelling units per acre. Currently the site is vacant with approximately 23,130 square feet (0.53 acre) of land. Surrounding properties are zoned residential and developed with multi-family uses. The City has previously entered into a Development Agreement for the construction of seven single-family dwelling units, two of which would be restricted for low to moderate income. However, this approval expired in November 2011. Therefore, the site is expected to be available again and at an average of 25 units per acre, 13 new housing units can be achieved on this site.

Figure 12: 5614 Clara Street

Source: http://maps.google.com

Site 5: 6030 Gage Avenue

The subject property is approximately 11,326 square feet (0.26 acre) in size. It is zoned R-3 with a High Density Residential designation, allowing up to 30 dwelling units per acre. The site is currently vacant, with the potential to provide seven new housing units at 25 units per acre.

Figure 13: 6030 Gage Avenue

Source: http://maps.google.com

Summary

The sites inventory above identifies five vacant sites with R-3 zoning, which permits development of up to 30 units per acre, with a potential capacity of 84 units. This inventory is more than adequate to achieve the City's RHNA of 46 units for the 2014-2021 planning period.

4.2.3 Availability of Infrastructure and Services

The five sites identified above are all infill sites within the fully developed Gotham Street neighborhood. Existing infrastructure and services are available to serve residential development on these 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.

4.2.4 Availability of Water Supply and Sewage Capacity

Existing water delivery and wastewater collection infrastructure is available to all five properties identified above and the City has adequate water supply and wastewater treatment capacity to accommodate the 2014-2021 RHNA of 46 units.

4.3 Financial Resources

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.

As a small city, Bell Gardens has limited financial resources to facilitate the provision of affordable housing. The following are the primary resources available to the City.

4.4.1 Redevelopment Housing Set-Aside

As of February 1, 2012, the Bell Gardens Redevelopment Agency was dissolved pursuant to AB1X26. The City took on the responsibility to function as the Successor Agency to the former Community Development Commission. Pursuant to the Successor

Agency's Obligation Payment Schedule, the City will pay for the following activities/projects with the housing set-aside funds:

- Abode Communities – Terra Bella Senior Housing Project: $1,800,000
- Property maintenance for affordable projects at Specht and Emil: $30,000
- Legal services - $ 48,841.07

4.4.2 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 $700,000. The City uses CDBG funds to make public improvements, provide a variety of supportive services, and perform housing code enforcement activities.

4.4.3 City of Industry Funds

The City of Industry Funds Program (Industry Funds) is another financial resource for the development of affordable housing. Industry Funds are tax increment set-aside funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Industry Funds help fund affordable rental housing for non-special needs and special needs populations, and affordable Homeownership developments.

Industry funds may be used in any jurisdiction within a 15-mile radius of the City of Industry. The City of Bell Gardens is located entirely within that radius and therefore, affordable housing projects in the City may apply for funding from the City of Industry Funds Program.

To be eligible, a non-special needs rental housing project must set aside a minimum of 20 percent of the units for households earning at or less than 50 percent of the Area Median Income (AMI). A special needs rental housing project must set aside 35 percent of the units to serve one of the following special needs populations earning at or less than 50 percent of the AMI:

- Permanent Housing for Persons with Mental Illness
- Permanent Housing for Persons with Living with HIV/AIDS
- Transitional Housing for Victims of Domestic Violence
- Permanent Housing Persons with Development Disabilities
- Transitional and Permanent Housing for Transition Age Youth
- Permanent Housing for Homeless Households
- Permanent Housing for Frequent users of services of the Department of Health Services and/or Department of Mental Health

Industry Funds are also available for the development of affordable single-family and condominium (both attached and detached) housing. These funds are primarily available for site acquisition and permanent financing. A minimum of 20 percent of the project units or five units (whichever is greater) must be reserved for households earning less than 120 percent of the AMI.

Using a combination of City redevelopment funds, City of Industry Funds, and Low Income Housing Tax Credits (LIHTC), the City was able to facilitate the development of Park View Terrace Senior Apartments project (completed in 2007).

4.4.4 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.

4.5 Administrative Capacity

4.5.1 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, to develop a 65-unit affordable senior apartment project, Terra Bella Senior Apartments. This project will provide service-enhanced affordable housing for lower income households.

4.5.2 Other Public Agencies

In addition to the nonprofit developers identified above, the Los Angeles County Community Development Commission (LACDC) and the Housing Authority of the County of Los Angeles offer additional administrative capacity to the City of Bell Gardens. LACDC administers the Mortgage Credit Certificates (MCC) and City of Industry Funds, which are available resources to the City of Bell Gardens. The County Housing Authority also administers the Housing Choice Vouchers for the City.

4.6 Opportunities for Energy Conservation

Establishment and enforcement of energy and water conservation standards, as well as continuing programs and establishing new programs aimed at efficiency awareness, are key factors in reducing energy and water consumption. In addition to required compliance with the Building Code and Title 24 of the California Code of Regulations (C.C.R.) relating to energy conservation, the City sets forth goals and policies that encourage the conservation of nonrenewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency.

Some conservation measures require a higher up-front cost, but result in a net savings over the life of the improvement from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through the incorporation of energy conserving design features.

4.6.1 Active Energy Efficiency Programs

While the City does not directly offer energy-efficient programs, it serves as an information center for the various programs available for area residents. Below is a list of energy efficiency programs offered by various organizations:

Southern California Edison (SCE) Energy Efficiency Programs

The following two programs are offered by SCE to help low income customers reduce energy costs and control their energy use:

- **Energy Management Assistance (EMA) Program:** This program is designed to assist income-qualified households with the conservation of energy and reduce their monthly electrical costs. Southern California Edison will pay for purchasing and installation costs associated with energy-efficient appliances and equipment. The equipment is free to eligible customers.

- **Energy Assistance Fund (EAF):** The Energy Assistance Fund Program assists customers who are unable to pay their electric bill due to a financial constraint. A maximum of $100 is available to eligible customers once in a 12-month period. In order to receive this assistance, customers requiring this assistance should

Southern California Gas Company Energy Efficiency Programs

The following five programs are available to residents of the City of Bell Gardens.

- **California Alternate Rates for Energy (CARE):** The CARE program provides a 20% discount on the monthly gas bill for eligible households. In addition, for those who qualify, and are approved within 90 days of starting new gas service will also receive a $15 discount on the Service Establishment Charge.

- **Direct Assistance Program:** The Gas Company offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services includes but is not limited to attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.

- **Home Energy Upgrade Financing sponsored by The Gas Company℠:** Under this program, residents can qualify for

$2,500 to $20,000 to purchase and install energy-efficient upgrades. This includes an unsecure financing with terms ranging between one and ten years. Eligible improvements include water heater replacement, cooling, windows, ceiling and attic, insulation, roofing, etc.

- **Low-Income Home Energy Assistance Program (LIHEAP):** This is a federally funded energy assistance program for income-qualified families to assist in paying their utility bill. Funds are distributed through local community-based organizations, assistance agencies and certain government agencies. The City of Bell Gardens is serviced by the Maravilla Foundation, a non-profit community based organization dedicated to providing comprehensive, multi-purpose no cost social services.

- **Medical Baseline Allowance:** The Gas Company knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled, or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

4.6.2 Building and Site Design Conservation

LEED® for Existing Buildings

Total Possible Points**	110*
Sustainable Sites	26
Water Efficiency	14
Energy & Atmosphere	35
Materials & Resources	10
Indoor Environmental Quality	15

*Out of a possible 100 points + 10 bonus points

**Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

Innovation in Operations	6
Regional Priority	4

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_2 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.

5.0 Goals, Policies, and Programs

This section describes the overall strategy for addressing housing needs in light of various constraints that may limit the City in its ability to affect housing affordability, accessibility, and provision thereof.

5.1 Introduction to Goals, Policies, and Programs

The housing programs do not intend to address all housing issues or accommodate all needs in the City. It would be unreasonable to expect any city, with its limited resources, to accomplish all of its goals. However, these programs represent a continuing effort on the part of the City to expand the availability of housing units to all residents of Bell Gardens.

5.2 Goals and Policies

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: Prevent the encroachment of incompatible uses or densities into established residential areas.

1.6: Encourage private and public investments to alleviate neighborhood deterioration.

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: Strive to achieve a housing market that recognizes housing as shelter and not as speculative investments so as to deter rapid turnover, which leads to the deterioration of housing stock.

2.2: Encourage new housing construction for homeownership in a mixture of price ranges ad housing types.

2.3: Continue to pursue and utilize federal and state assistance for the provision of affordable housing.

2.4: Support the inclusion of space for early care and education facilities in new residential developments. The provision of space for early care and education facilities at major new residential developments permits the integration of this needed service in residential areas as they are developed. Explore the feasibility of encouraging new residential developers to provide space for future early care and education facilities.

Goal 3: Identification of Adequate Sites

Remain committed to the maintenance of a land use plan that offers adequate capacity for a variety of housing types.

Policies

3.1: Maintain an inventory of available sites that would be suitable for housing construction.

3.2: Continue to pursue federal and state funds designed to facilitate land acquisition.

3.3: Encourage the recycling of underutilized residential 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 high-density residential and mixed use developments where appropriate.

Goal 4: Removal of Governmental Constraints

Continue to explore and implement strategies designed to remove those governmental constraints to new housing production

Policies

4.1: Support changes in the zoning, subdivision, and other applicable codes and ordinances, which will facilitate and encourage affordable housing construction.

4.2: Maintain lower fees for qualifying projects to encourage construction of affordable housing.

Goal 5: Equal Housing

Promote equal housing opportunities in the City.

Policies

5.1: Promote equal housing opportunities for all segments of the population.

5.2: Promote housing that meets the special needs of large households, elderly, disabled, single-parent households, and the homeless.

5.3: Promote a greater awareness of tenant/landlord rights and responsibilities.

5.3 Housing Programs

5.3.1 Housing Preservation

Program 1: Code Enforcement

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.

Objectives	2013-2021
▪ Continue to operate a Code Enforcement program that addresses neighborhood conditions through property maintenance, housing rehabilitation, and housing and building code corrections.	Ongoing
▪ Research State and federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.	Annually
Responsible Agencies:	Community Development Department -Code Enforcement Division and Planning Division
Funding Sources:	CDBG and General Fund

5.3.2 Affordable and Special Needs Housing Opportunities

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.

Objectives	2013-2021
▪ Monitor the at-risk status of Westminster Court by maintaining contact with property owner and operator.	One year prior to potential Section 8 expiration (2017), contact property owner or HUD for status update
▪ Research State and federal funds available for preservation of at-risk housing and support funding application by the property owner to maintain affordability.	Annually
▪ 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.	One year prior to Section 8 expiration (2017)
Responsible Agencies:	Community Development Department - Planning Division
Funding Sources:	None required

Program 3: Density Incentives

The City of Bell Gardens utilizes two mechanisms to provide density incentives to facilitate the construction of affordable housing and housing for seniors:

- **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.

- **Zoning Code Density Bonus:** Pursuant to the City's Zoning Code amendment providing for a density bonus for eligible projects, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

  - Very Low Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or

  - Low Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or

  - Moderate Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or

  - Senior Units: A senior citizen housing development of 35 units or more or a mobilehome park.

  In addition, the project is eligible for certain incentives and/or regulatory concessions to enhance economic feasibility.

Objectives	2013-2021
▪ Implement the Zoning Code provisions for granting of density bonus and incentives and/or concessions for eligible projects.	Ongoing implementation
▪ Promote density incentives to developers via City website, handouts, and newsletter.	Ongoing
Responsible Agencies:	Community Development Department -Planning Division
Funding Sources:	None required

Program 4: Developer Consultation

City staff provides consultation to aid developers in the development and acquisition/rehabilitation of affordable housing and housing for persons with disabilities (including developmental disabilities) 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.

Objectives	2013-2021
▪ Research State and federal funds available for the development and acquisition/ rehabilitation of affordable housing, including housing for extremely low income households and housing for persons with disabilities (including developmental disabilities). Provide Notices of Funding Availability (NOFA) information to interested developers.	Annually
▪ Provide letters of support for funding applications by developers if the proposed projects are consistent with the City's General Plan and other plans.	Ongoing
▪ Provide developer consultation meetings to discuss potential projects.	Ongoing
Responsible Agencies:	Community Development Department -Planning Division
Funding Sources:	None required

Program 5: Homebuyer Assistance

Two programs are available to Bell Gardens residents through the Los Angeles County Community Development Commission (LACDC):

- **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.

- **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.

  The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent with the remaining 85 percent taken as a deduction from the income in the usual manner.

Objectives	2013-2021
▪ Promote homebuyer assistance programs through City website and newsletter.	Ongoing
▪ Research State and federal funds available for the homeownership assistance and pursue funding if feasible and appropriate.	Annually
Responsible Agencies:	LACDC; Community Development Department – Planning Division
Funding Sources:	HOME and federal income tax credit allocations

Program 6: Housing Choice Vouchers

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.

Objectives	2013-2021
▪ Promote the Housing Choice Voucher program through City website and newsletter. Encourage rental property owners to accept Housing Choice Vouchers.	Ongoing
▪ Provide letter of support for the County Housing Authority in its application for increased Section 8 funding.	As needed
Responsible Agencies:	LACDC; Community Development Department – Planning Division
Funding Sources:	HUD Section 8 allocations

5.3.3 Identification of Adequate Sites

Program 7: Land Use Policies

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.

Objectives	2013-2021
▪ Provide adequate sites for the City's Regional Housing Needs Allocation (RHNA).	Provide adequate sites for RHNA of 46 units: ▪ 11 extremely low/very low income units; ▪ 7 low income units; ▪ 8 moderate income units; and ▪ 20 above moderate income units
▪ Maintain an inventory of vacant and underutilized sites available for residential development.	Update inventory annually
▪ Amend Zoning Map to implement the Mixed Use zoning designation.	By the end of 2014, amend Zoning Map to include the Mixed Use zoning designation consistent with the General Plan.
Responsible Agencies:	Community Development Department – Planning Division
Funding Sources:	None required

5.3.4 Removal of Governmental Constraints

Program 8: Zoning Provisions for Special Needs Housing

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:

- **Residential Care Facilities:** 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.

- **Transitional and Supportive Housing:** 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.

- **Emergency Shelters:** 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.

- **Single-Room Occupancy Housing:** SRO units are conditionally permitted in the MU zone. Conditions for approval are similar to other mixed uses in the same zone.

Objectives	2013-2021
▪ Implement the Zoning Code to provide for special needs housing.	Ongoing implementation
▪ Monitor the implementation of the new zoning provisions for special needs housing to determine effectiveness and appropriateness, and modify as necessary and legally feasible.	Ongoing. Continue to monitor the City's various policies and regulations for provision of housing for persons with disabilities, including regulations on reasonable accommodation, residential care facilities, and definition of family to ensure that they do not constrain housing for persons with disabilities. If constraints are identified, the City will amend the Zoning code as appropriate. Within one year of Housing Element adoption, review and revise the Zoning Code for the provision of emergency shelters, especially relating to the distance requirements, to ensure consistency with State law (SB2).
Responsible Agencies:	Community Development Department – Planning Division
Funding Sources:	None required

5.3.5 Equal Housing

Program 9: Reasonable Accommodation Procedure

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.

Objectives	2013-2021
▪ Monitor the implementation of the reasonable accommodation ordinance.	Ongoing implementation
Responsible Agencies:	Community Development Department – Planning Division
Funding Sources:	None required

Program 10: Fair Housing

Through the Los Angeles 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.

Objectives	2013-2021
▪ 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.	Ongoing
▪ 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.	Annually

Responsible Agencies:	Housing Rights Center; Community Development Department – Code Enforcement Division
Funding Sources:	CDBG

5.4 Quantified Objectives

The quantified objectives established in this Housing Element Update reflect the significant financial constraint facing the City of Bell Gardens due to the dissolution of the Redevelopment Agency and diminished State and federal resources.

Table 36: Summary of Quantified Objectives

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	5	6	7	8	20	46
Rehabilitation	--	--	--	--	--	--
Preservation	37	37	--	--	--	74

Appendix A: Review of Accomplishments

Government Code Section 65588 requires that each local government review its housing element to evaluate all of the following:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the city in the implementation of the housing element.

The 2008-2013 Housing Element was prepared and adopted by the City of Bell Gardens in May 2013. The following is a review and evaluation of the 2008 Housing Element Update:

- Effectiveness of the element – A description of the actual results or outcomes of the prior element's goals, objectives, policies, and programs. The results are quantified where possible and may be qualitative where necessary.
- Progress in implementation – For each program, the analysis compares significant differences between what was projected or planned in the earlier element and what was achieved. An analysis of the differences includes the determination of where the previous housing element met, exceeded, or fell short of what was anticipated.
- Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element.

All Zoning Code amendments identified in the 2008-2013 Housing Element will be adopted by October 2013.

A.1 Objectives of Prior Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the update to their housing elements. These results should be quantified where possible (e.g. the number of units

rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should be then compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Bell Gardens 2008-2013 Housing Element set forth a series of housing programs with related objectives in the following areas:

- Maintain and preserve the existing housing stock
- Provide adequate sites for the development of new housing
- Assist in the provision of affordable housing
- Minimize the impact of governmental constraints on housing production
- Assure equal housing opportunity for all residents

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2021 Housing Element Update.

Table A-1: Program by Program Review

Policy/Program	Accomplishments
Goal 1: ***Housing Conservation. Provide and preserve decent housing within a satisfying living environment for households of all socioeconomic backgrounds.***	
<u>Code Enforcement Program:</u> 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. **Timing:** ongoing during the Planning Period **Responsibility:** Code Enforcement Division **Funding Source:** CDBG and General Fund	**Progress and Effectiveness:** The City continues to implement its Code Enforcement program and generally achieves 100 percent compliance. The Code Enforcement Division has met its objectives to respond to all public complaints, conduct field inspections, and provide public outreach for compliance of the Rehabilitation Chapters of the City Building Code. Code Enforcement now includes nuisance abatement and an abandoned vehicle abatement program designed to clean up unsightly and unsafe properties, helping to improve the quality of life for many residents. There has been an increase in code enforcement activity in recent years due to additional staffing. The program has contributed to major improvements throughout the City's housing stock, working with property owners, landlords, and tenants to correct violations. **Appropriateness:** Given the level of visual blight in the City and the necessity to maintain safe neighborhoods, the Code Enforcement program will continue to play an important role in preserving the City's existing housing stock. Code Enforcement Program will be divided into two separate programs, Property Maintenance Program and Housing Rehabilitation Code Enforcement Program, for the 2013-2021 period.
Goal 2: ***New Housing Opportunities. Promote and encourage the provision of decent and affordable housing for all socioeconomic segments of Bell Gardens residents.***	
<u>Preservation of Affordable Housing:</u> 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. **Timing:** ongoing during the Planning Period **Responsibility:** Community Development Dept. **Funding Source:** None required	**Progress and Effectiveness:** No at-risk project was converted to market-rate housing. **Appropriateness:** This program continues to be appropriate for monitoring the status of at-risk units.

Table A-1: Program by Program Review

Policy/Program	Accomplishments
Density Incentives: The City of Bell Gardens utilizes two mechanisms to provide density incentives to facilitate the construction of affordable housing and housing for seniors: Density Increase Program and State Density Bonus Program. **Timing:** Amend Zoning Code by the summer of 2013 **Responsibility:** Planning Division **Funding Source:** None required	**Progress and Effectiveness:** The Zoning Code was amended in October 2013 to maintain consistency with the State Density Bonus law. **Appropriateness:** The City will continue to provide density increases as an incentive for affordable housing development. This program is included in the 2013-2021 Housing Element.
Developer Consultation Program: City staff provides consultation to aid developers in expanding housing opportunities to facilitate development of more affordable housing and to assist developers in applying to various agencies for funding for the development of affordable and/or assisted housing. **Timing:** ongoing during the Planning Period **Responsibility:** Community Development Dept. **Funding Source:** None required	**Progress and Effectiveness:** The City's Zoning Code was amended in 2013 to address a range of housing-related issues. City staff will provide technical assistance to developers for the implementation of these changes. In addition, City staff will continue to provide consultation to developers when designing the projects. **Appropriateness:** This program remains appropriate to the updated Housing Element. The City will continue to provide consultation and marketing materials to the development community.
Homebuyer Assistance: Two programs are available to Bell Gardens residents through the Los Angeles County Community Development Commission (LACDC): ▪ 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. ▪ 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	**Progress and Effectiveness:** The City continues to refer interested residents to the County programs. **Appropriateness:** These resources are important to the City for providing affordable homeownership. This program is continued in the 2013-2021 Housing Element.

Table A-1: Program by Program Review

Policy/Program	Accomplishments
to reduce the housing expense ratio by tax savings. **Timing:** ongoing during the Planning Period **Responsibility:** Community Development Dept. **Funding Source:** HOME and federal income tax credit allocations	
Housing Choice Vouchers: 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. **Timing:** ongoing during the Planning Period **Responsibility:** LACDC; Community Development Dept. **Funding Source:** HUD Section 8 allocations	**Progress and Effectiveness:** About 200 households in Bell Gardens are receiving Section 8 assistance. **Appropriateness:** This program is one of the most significant resources for extremely low and very low income households. This program is included in the 2013-2021 Housing Element.
Goal 3: ***Identification of Adequate Sites. Remain committed to the maintenance of a land use plan that offers adequate capacity for a variety of housing types.***	
Land Use Policies: The City has a remaining RHNA of two units for the 2006-2013 RHNA planning 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. **Timing:** By the summer of 2013, amend the Zoning Map to include the Mixed Use zoning designation consistent with the General Plan **Responsibility:** Planning Division **Funding Source:** None required	**Progress and Effectiveness:** The City continued to maintain an inventory of vacant and underutilized sites adequate to meet its RHNA. However, due to the limited time lapse between the adoption of the 2008-2013 Housing Element and this 2013-2021update, the City has not yet amended the Zoning Map to include the Mixed Use zoning. **Appropriateness:** This program is modified and continued in the 2013-2021 Housing Element.

Table A-1: Program by Program Review

Policy/Program	Accomplishments
Goal 4: ***Removal of Constraints. Continue to explore and implement strategies designed to remove those governmental constraints to new housing production***	
Zoning Provisions for Special Needs Housing: The Bell Gardens Zoning Code will be amended to accommodate special needs housing as follows: ▪ Residential Care Facilities ▪ Transitional and Supportive Housing ▪ Emergency Shelters ▪ Single-Room Occupancy Housing **Timing:** Amend Zoning Code by the summer of 2013 **Responsibility:** Planning Division **Funding Source:** None required	**Progress and Effectiveness:** In August 2013, the City amended the Zoning Code to address the provisions of residential care facilities, transitional/supportive housing, emergency shelters, and single-room occupancy housing. **Appropriateness:** This City will continue to monitor the implementation of these recent code changes. This program is modified and included in the 2013-2021 Housing Element.
Goal 5: ***Equal Housing & Services.*** *Promote equal housing opportunities in the City.*	
Policy/Program	**Accomplishments**
Reasonable Accommodation Procedure: 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. Currently, the City does not have a formal process to grant relief from the strict or literal application of development standards and procedures for persons with disabilities to make homes accessible. **Timing:** Amend Zoning Code by the summer of 2013 **Responsibility:** Planning Division **Funding Source:** None required	**Progress and Effectiveness:** In August 2013, the City amended the Zoning Code to adopt a reasonable accommodation ordinance. **Appropriateness:** This City will continue to monitor the implementation of this new ordinance. This program is modified and included in the 2013-2021 Housing Element.
Fair Housing: Through the Los Angeles County Community Development Commission's (LACDC) CDBG-funded fair housing program, the City of Bell Gardens provides fair housing services to the community. As a subcontractor to the Housing Rights Center under contract with LACDC, Fair Housing Foundation offers fair housing services, tenant/landlord counseling, and outreach and education activities to residents and property owners in Bell Gardens.	**Progress and Effectiveness:** Through LACDC, the City contracts with the Housing Rights Center to offer fair housing services, tenant/landlord counseling, education and outreach activities to local residents. **Appropriateness:** The City will continue to make fair housing information and material available throughout the entire community 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

Table A-1: Program by Program Review

Policy/Program	Accomplishments
Timing: ongoing during the Planning Period **Responsibility:** Code Enforcement Division **Funding Source:** CDBG	the City's website. The Fair Housing Program provides an important service to residents and landlords in the community, remaining appropriate for the Housing Element Update.

The table below summarizes the City's overall accomplishments regarding its RHNA. Specifically, the Terra Bella senior housing project provided 64 affordable units to seniors.

Table A-2: 2006-2013 RHNA and New Housing Provided

Income Category	Housing Need	Units Provided
Extremely Low (30% AMI)[1]	14	64
Very Low (50% AMI)	15	
Low (80% AMI)	18	0
Moderate (120% AMI)	20	1
Above Moderate (>120% AMI)	54	87
Total Units	**122**[2]	**152**