



City of Bellflower

2014-2021 Housing Element

CITY OF BELLFLOWER



Families. Businesses. Futures.

"GROWING TOGETHER"

October 2013

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City of Bellflower

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1. Introduction

1.1 – Housing Overview

1.1.1 – Historical Perspective

The City of Bellflower is a full service City of more than 76,000 people located in Los Angeles County. As shown in **Figure 1**, Bellflower is located near and adjacent to the Artesia Freeway (SR-91) and the San Gabriel River Freeway (I-605).

In 1909, a petition was granted to form the Somerset School District. The new school was the main draw for families to settle in the community that became Bellflower. Before the school was built, children had to go to neighboring towns for schooling, which was a serious drawback to the area. The school was Bellflower's first public building and embodied what were then the latest technology and ideas in school construction.

In 1909, residents of the area petitioned for a post office under the name of Somerset. The postal authorities granted the post office but rejected the name because there was already a Somerset, Colorado in existence. As a result, the City named itself Bellflower. The most common explanation of the how the name Bellflower was decided upon for the City, is the relation to the orchard of Bellefleur apples grown by pioneer settler William Gregory in the north part of town (meaning literally “beautiful” flower in French rather than “bell” flower).

Between 1908 and 1912, Bellflower experienced a population increase from an estimated 100 to 1200. There was a general store, a school, a post office, affordable lots, and access to Los Angeles. Bellflower operated under the County government for 45 years. However, after the development burst in 1910, the population in Bellflower did not continue to grow until the 1920s. According to the U.S. Census, there were only 1,500 residents in 1920. In the 1920s, new sources of prosperity coupled with agricultural expansion, caused the population to increase reaching 6,710 residents by 1930. The increase in population created new businesses, new schools, and new churches.

In the 1940s, Bellflower's population surged from 11,000 to 44,000. Households doubled up and homeowners felt obligated to rent out their extra rooms. Post WWII waves of population further expanded and defined the area. Bellflower was incorporated on September 3, 1957 as California's 348th City.

During the 1970s Bellflower was home to several small, local “Mom and Pop” stores



while other Southeast Los Angeles cities were reaping the benefits of regional auto and shopping malls. As retail shopping thrived, Bellflower's choice to focus on smaller businesses left the community with no formal redevelopment plans or federal redevelopment funding. In the early 1990s Bellflower sat on the verge of bankruptcy.

In 2010, there were a total of 24,897 dwelling units in the City, a 0.8 percent increase from the 2000 Census.

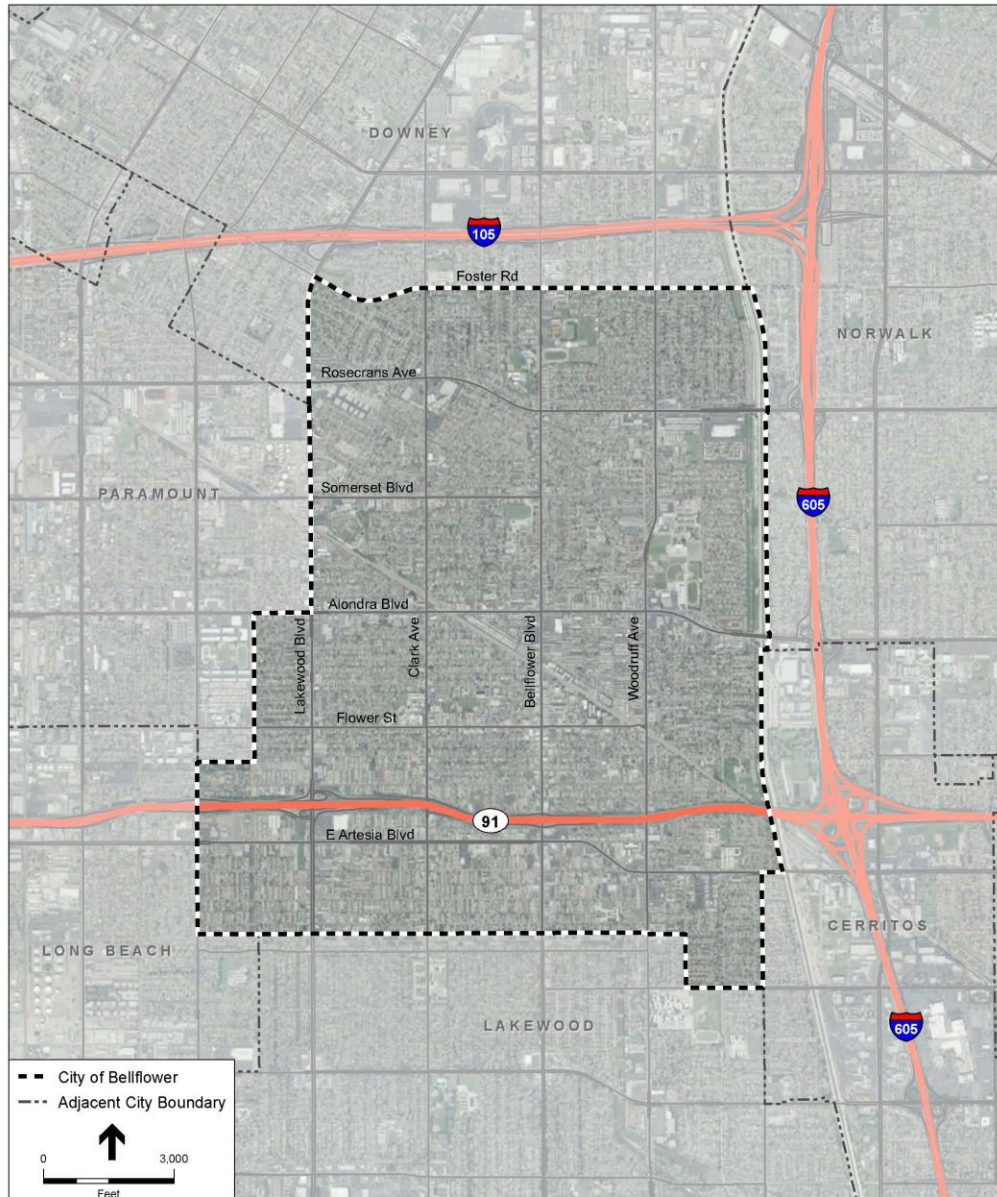
From its development as a sparse and isolated settlement of farms at the turn of the century, Bellflower today has emerged as a city with more than 76,000 residents (a five population percent increase from 2000) with an innovative approach to enhancing services and generating revenues to support the growing community.

The City of Bellflower's ongoing core objectives center on public safety, economic development and community beautification. By raising development standards, adding new housing stock, and attracting quality businesses to Bellflower, the City has taken aggressive, proactive steps to meet the challenges they face today to create a better tomorrow.

See **Figure 1** for the location and vicinity map of the City of Bellflower in the region.



Figure 1: Location of Bellflower



SOURCE: Bing Maps; ESA, 2012.

City of Bellflower Housing Element . 120020

Figure 1
Project Location Map



1.1.2 – Demographics

Located in southeast Los Angeles County, the City of Bellflower encompasses 6.1 square miles. Since its incorporation in 1957, Bellflower's population steadily increased from 45,909 residents in 1960 to an estimated 76,616 residents in 2010.

Based on the U.S. Census, since 1990, the City's population has become more ethnically diverse with an increase of African Americans, American Indians, Eskimos or Aleuts, Asians or Pacific Islanders, and other races (including individuals who are two or more races). In addition, household sizes have grown larger, while the number of housing units has increased at a slower rate. Employment-generating business sectors and occupations are undergoing change with Bellflower's workforce, and the recent economic downturn has created high unemployment rates. According to the U.S. Department of Labor, as of May 2012, the unemployment rate in Bellflower was approximately 11.2 percent (the unemployment rate for Los Angeles County was 12.2 percent and the unemployment rate for the U.S. was approximately 7.9 percent). Approximately 57 percent of Bellflower's housing units are rented, 38 percent are owner-occupied and approximately five percent are vacant.

Bellflower is surrounded by the cities of Downey (north), Norwalk (northeast), Cerritos (southeast), Lakewood (south), Long Beach (southwest), and Paramount (northwest). In comparison to the six neighboring cities, Bellflower ranks fourth in population size and sixth in geographic area, but ranks first as the most dense, with nearly 12,357 persons per square mile.

1.1.3 – Housing Stock

In 2010, there were a total of 24,897 dwelling units in the City, a 0.8 percent increase from the 2000 Census.

Nearly half of the City's housing stock consists of single-family detached dwelling units. As the City plans for future housing activity, it is important to note that 82.7 percent of Bellflower's housing stock was constructed before 1970, making the majority of the housing stock more than 40 years old, and may be in need of repair or rehabilitation now or in the near to mid-term future. The 2010 Census estimates that about half of the City's housing stock was estimated to be more than 50 years old.

Despite the limited availability of vacant residentially zoned land in the City, Bellflower has experienced modest housing growth over the past several decades. Through various incentive programs, the City has encouraged larger underutilized parcels, including large residential estate/agricultural parcels to be recycled and divided into smaller parcels for new single-family homes or consolidated for the development of larger projects.



As a successfully developed community, Bellflower will focus on preserving and enhancing its existing housing stock, while encouraging and facilitating compatible higher density development to meet identified housing needs within the 2014-2021 Housing Element. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and improve the quality of life in the City's neighborhoods.

1.2 – Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every five years.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. **Table 1-1** summarizes these State requirements and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

Various amendments have recently been made to Housing Element law. These include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- **AB 1867:** Under certain conditions, the City can now count multi-unit home ownership units that have been converted to affordable units toward their RHNA allocation.



- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

1.2.1 Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Bellflower is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county region that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period, the City of Bellflower was allocated a total of two units, including one for very low-income and one for low-income.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period."

The Housing Element for the 4th cycle, 2008-2014 planning period, was not adopted. Consequently, the City is required to plan for the 5th cycle, 2014-2021 planning period, as well as any unaccommodated shortfall identified from the previous 2008-2014 planning period. Combining both of the planning periods, the City will need to accommodate a total of 849 units and has provided a strategy in Chapter 6, Housing Resources, to address AB 1233 as well the current RHNA allocation.



1.3 – Required Housing Element Contents

State law contains very specific requirements concerning the content and effect of programs identified to implement the housing element. The State's Housing Element requirements are summarized in **Table 1-1**.

Table 1-1: Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 4.1.4
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 4.3.6
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 4.4.4.D
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 6.3.1
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.1
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5.2
Analysis concerning the needs of the homeless.	Section 65583.a	Section 4.3.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 4.3
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 6.6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 4.5
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 4.5
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 2 Goal 1



Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Section 6.3.1
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 6.3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Section 1.4
Description of the RHNA prepared by the Southern California Association of Governments.	Section 65583.e	Section 6.1
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 7

Source: State of California, Department of Housing and Community Development.



1.4 – Public Participation

Section 65583 (c)(7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

The City held a joint study session with the Planning Commission and City Council on April 29, 2013 at Bellflower City Hall. The study session sought to inform the Planning Commission, City Council, residents, and interested stakeholders of the 2014-2021 Housing Element update process and key provisions of Housing Element law. Members of the Planning Commission asked clarifying questions on the consequences of not accommodating the 2014-2021 RHNA versus not constructing the allocated housing units during the planning period. City staff and consultants made clear that the City is required to accommodate the RHNA through their land use standards, zoning, and policy programs, but is not required to construct housing units.

After the State Department of Housing and Community Development has reviewed the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, and provided on the City's website in advance of each hearing.

1.5 – General Plan Consistency

The California Government Code requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in other elements of the General Plan, in particular, the Land Use Element. The proposed goals and policies of the Housing Element have been reviewed for consistency with the other elements of the adopted General Plan. As a result, the Housing Element is internally consistent with the balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.



1.6 – Organization of the Element

The Housing Element sets forth housing goals and policies for Bellflower to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Bellflower Housing Element is comprised of the following major components:

1. Introduction: A background of the City of Bellflower's historical population and housing trends.
2. Housing Plan: Addresses Bellflower's identified housing needs, including housing goals, policies and programs.
3. Quantified Objectives: Presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.
4. Housing Profile: An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
5. Housing Constraints: Examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.
6. Housing Resources: Identifies the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.
7. Progress Report: Reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period.
8. Appendix A: Provides unit capacity and parcel specific information for the sites identified in the **Section 6, Housing Resources** section.



2. Housing Plan

For the City of Bellflower, the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal, the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period. Bellflower's housing goals, policies, and programs address the following five major areas:

1. Maintain and enhance the quality of existing housing and residential neighborhoods;
2. Provide a variety of housing types to accommodate special needs groups and all economic segments of the City;
3. Minimize the impact of governmental constraints on housing production and affordability;
4. Promote equal housing opportunities for all residents;
5. Identify adequate sites to achieve a variety of housing.

Bellflower's Housing Plan for addressing unmet needs, removing constraints, and achieving qualitative and quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs, which have been added to address the City's unmet housing needs.



Goal 1: Maintain and enhance the quality of existing housing and residential neighborhoods.

Continued maintenance and preservation of the existing housing stock in Bellflower is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 1.1: Monitor and enforce building and property maintenance code standards in residential neighborhoods including existing mobile home parks.

Policy 1.2: Maintain General Plan and Zoning Ordinance provisions that prevent the encroachment of incompatible uses into established residential areas, while providing for an appropriate mix of development.

Policy 1.3: Provide public facilities improvements where needed and particularly in the City's target "neighborhood improvement" areas.

Policy 1.4: Monitor housing conditions throughout the City in order to target and expand maintenance and rehabilitation efforts of existing renter- and owner-occupied housing units.

Policy 1.5: Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of the deficiencies or removal and replacement of those substandard units which cannot be rehabilitated.

Program 1 - Code Enforcement

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues. The Code Enforcement Division will continue to enforce, on a complaint or request basis, local zoning; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties. The City handles approximately nine complaints per month for structural types of violations. Building code violations are referred to the Building Division and to



housing staff for rehabilitation assistance. Identified in the 2010-2015 Consolidated Plan, the City anticipates \$218,090 of CDBG funding will be available to provide code enforcement assistance. The City will continue to conduct inspections on a complaint or request basis through the City's Code Enforcement Division.

Program Objective:

- Enforce and expand, where necessary, the property maintenance provisions embodied in the California Green Building Code and the Zoning Ordinance in order to conserve and improve the quality of housing units in the City.

Funding Source: General Fund, CDBG funds

Responsible Agency: Code Enforcement Division, Planning Department

Time Frame: Ongoing, 2014-2021

Program 2 – Housing Rehabilitation

Priority is given to preservation and home ownership in Bellflower, due to the age of Bellflower's existing housing stock, the fact that the City is completely built-out, and the low rate of home ownership. Bellflower's Housing Rehabilitation Programs offer low and moderate income homeowners the opportunity to apply for small grants, rebates, deferred payment loans, and low interest rate loans to complete a wide range of property, structural, and energy/water conservation improvements on their properties. Examples of types of programs currently available include:

- Fix-it Grants: Available to senior citizens (62 years or older) and disabled residents. This grant provides up to \$5,000 in assistance for exterior repairs. This form of assistance can only be used once, and funds are available on a first-come, first serve basis.
- Mobile Home Grants: These grants provide up to \$3,000 in assistance to very low-income applicants residing in mobile homes. Both exterior and interior improvements are eligible.
- Deferred Loans: Under this program, principal and interest payments are deferred until the property is sold or title transferred. Approval of all deferred loans is at the discretion of the City's Loan Review Committee. The deferred loans are at an interest rate of 3% for up to \$5,000 or a 4% interest rate for any loans greater than \$5,000. Deferred loans up to \$50,000 are available to senior citizens (62 years or older) and disabled residents.

Program Objective: Address property, structural, and energy/water conservation improvements for special needs, and low and moderate income homeowners in the City. Annually, the City anticipates that 10 grants or loans during the planning



period will be administered based on funding availability.

Funding Source: CDBG and HOME funds

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014 – 2021

Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing & Grants Division, the use of additional affordable housing assistance programs, as appropriate, for existing homes that are at risk of converting to market-rate. When available, the City will utilize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III Home Ownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities. Similarly, the City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Program Objectives:

- Maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units.
- Collect information on units without deed restrictions to maintain affordable housing data and communicate with land owners and/or property managers of unrestricted units to encourage the establishment of an affordability covenant.
- Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.
- Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance (California Housing Finance Agency, State HCD, predevelopment funds, tax-exempt bonds, tax credits, CDBG, HOME, etc.).

Funding Source: CDBG, General Fund

Responsible Agency: Housing & Grants Division, Planning Department



Time Frame: Ongoing, 2014 – 2021

Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, appliance upgrade programs and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. The City will encourage energy conservation devices in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided. Furthermore, the City of Bellflower Climate Action Plan (CAP), adopted on December 12, 2012, Strategy 1: Buildings, requires a concerted effort by government, utility companies, businesses, and individual homeowners to improve the performance of existing buildings to increase energy efficiency of their homes and businesses. Strategy 1 outlines ways to improve residential energy efficiency such as weatherization of existing building stock, projected renewable energy goals for Bellflower, solar rebate programs, energy efficient appliances, water efficiency and conservation, and increased diversion of waste. The City will promote energy efficient buildings in all residences based on the parameters set forth in Strategy 1 of the CAP. Additionally, the City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program, Energy Savings Assistance Program and Energy Upgrade California that are intended to help homeowners implement energy conservation measures and, when funding is available, will seek to supplement them with additional money. As part of the Housing Preservation Program and the Home Improvement Loan Program, outlined above, residents can apply for loans to increase the energy efficiency of their home. Lastly, the City will continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design. The City will continue to monitor technology advances, new materials and equipment and review new ordinances when appropriate.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing 2014-2021



Goal 2: Provide a variety of housing types to accommodate special needs groups and all economic segments of the City.

Bellflower is home to a number of groups with special housing needs, including seniors, large families, persons with disabilities including developmental disabilities, single parent families, and extremely low-income households, among others. These groups may face greater difficulty in finding decent and affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, disability, or health issues. Incentive programs, such as the City's density bonus allowance for projects with affordable units continue to offer a cost effective means of supporting affordable housing development.

Furthermore, Bellflower strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner households.

Policy 2.1: Designate sufficient land in the General Plan Land Use Element and Zoning for the development of a range of housing types to meet the identified needs of all economic segments of the community, while providing a high quality of life for all residents.

Policy 2.2: Facilitate and encourage the development of affordable housing for seniors, large families, persons with disabilities, and other identified special housing needs.

Policy 2.3: Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods while ensuring compatibility with the primary unit and surrounding neighborhood.

Policy 2.4: Establish and implement procedures for the provision of density bonuses or other incentives for housing developments incorporating units affordable to lower income households.

Policy 2.5: Assist private and nonprofit developers in providing affordable housing to lower income residents and special needs groups.

Program 5 - Second Units

Development of second unit housing provides lower income households an affordable housing opportunity within a single-family neighborhood setting. The



City allows second unit developments in all residential zones, provided the parcel is: a) developed with one single-family dwelling as the primary use of the property or b) vacant, in which case second dwelling units may be constructed at the same time as the primary residence. Any second dwelling units built will comply with all additional standards listed in the Code which are applicable to the zone in which the subject lot is located (i.e., SF, A-E, R-1). Notwithstanding the foregoing, no second dwelling unit will be permitted in any area of the City identified by resolution of the City Council as being significantly impacted by insufficient capacity for sewers, traffic circulation, parking, public utilities or similar infrastructure needs. The City will continue to allow for second units to be constructed within residential zones.

To ensure greater participation on behalf of Bellflower residents in the program, the City will design and distribute handouts and brochures that allow second units in conformance with the proposed Zoning Ordinance. Copies will be made available to the public at City Hall and included in informational packets provided to the City Planning Commission and the City Council. Materials will also be available on the City's website.

The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by Bellflower residents.

Program Objectives:

- Based on previous planning periods, it is reasonable to expect 10-15 second units to be constructed during the planning period.
- Throughout the planning period, the City will inform eligible property owners of the potential to construct second units through updated handouts and information on the City's website.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014 – 2021

Program 6 - Density Bonus

To facilitate development of affordable units, the City adopted a Density Bonus Ordinance in compliance with Government Code Sections 65302, 65913, and 65915-65918. The ordinance specifically offers developers the opportunity to participate in a density bonus program which offers a density increase of 20 percent plus a development incentive for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low-income households; or (2) at least 5 percent reserved for very low-income households; or (3) at least 50 percent reserved for senior households. Additional incentives, such as a reduction in development



standards, will be available to qualifying projects. The units must remain affordable for at least 30 years if both the density bonus and development incentives are granted. Developers will be informed of the density bonus program through contact with Planning Department staff members and handouts.

Program Objective:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014–2021

Program 7 - Senior Housing Zoning

To provide housing for the unique needs of senior citizens in a manner compatible with existing and future developments in surrounding areas, the City facilitates and encourages the construction of senior housing in the R-3 (multi-family) zone through application of the Senior Citizen Housing (S-C-H) Overlay. Within the S-C-H overlay, affordable senior projects are permitted at densities up to 70 units per acre and additional incentives such as reduced parking standards (only 1 space per unit), height (up to 3 stories), and increased maximum lot coverage (50 percent) are permitted.

To further assist and facilitate the development of affordable senior housing, the City will amend the Zoning Code to allow senior housing in the R-2 and R-3 (multi-family) zones through application of the Senior Citizen Housing (S-C-H) Overlay. The City is committed to informing local and regional developers of the Senior Housing program incentives and will strive to promote the application to further encourage development.

Program Objectives:

- The City will continue to offer incentives to developers to facilitate the development of senior housing.
- Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: The City will amend the Zoning Code within 12-36 months of Housing Element adoption; and continue to offer incentives and distribute information throughout the planning period, 2014-2021.



Program 8 – Alternative Assisted Living Housing Model

The City recognized the changing housing needs of its population, including aging seniors, and residents with disabilities including those with developmental disabilities in need of supportive services. To meet such needs, the City will encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors and the disabled. Assisted living facilities are designed for individuals needing assistance with activities of daily living but desire to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes, and offer residents assistance with daily activities such as eating, bathing, dressing, laundry, housekeeping, and assistance with medications. Assisted living can help to meet the housing and supportive services needs of Bellflower's senior population and residents with disabilities.

Program Objectives:

- Facilitate the development of the assisted living alternative housing model suited to the community housing needs through the provision of flexible zoning regulations.
- Continue to provide appropriate standards to encourage development of senior housing to meet the needs of the City's growing senior population.
- Promote alternative housing models during discussions with developers.
- Assist in the development of an assisted living facility.
- Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021

Program 9 –Incentives for Large Multi-Family Units

City staff will review the Zoning Ordinance to determine what incentives and/or regulations can be implemented as a means to promote the development of rental housing with three or more bedrooms. One option may be to require any rental housing development with more than a specified number of units (for example more than 10 units) that a certain percentage of the units must contain three or more bedrooms. These potential requirements would not apply to senior housing units. The proposed standards for mixed-use housing may be even more stringent requiring a minimum of three bedrooms per unit for at least 30% of the housing units contained in a mixed-use development. The requirements for mixed-use housing would be applicable to both rental- and owner-occupied



housing.

Program Objective:

- To increase the number of affordable multi-bedroom units to accommodate larger low-income families.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Staff will review the Zoning Code and establish a list of incentives within 12-36 months of Housing Element adoption.

Program 10 – Los Angeles County Partnership

As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Community Development Commission (CDC) and the Housing Authority of the County of Los Angeles (HACoLA) to promote resident awareness and application for County-run housing assistance programs. These programs include:

- Housing Economic Recovery Ownership (HERO),
- Home Ownership Program (HOP),
- American Dream Down Payment Initiative (ADDI),
- The Single Family Grant Program (SFGP), and
- The Single Family Rehabilitation Loan Program.

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website, in the City's newsletter and at City Hall.

Program Objective:

- Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.

Funding Source: HACoLA

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2014 – 2021



Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources to absorb additional costs. The City is committed to removing governmental constraints under its control that hinder the production of housing and offer a streamlined permitting process to facilitate efficient entitlement and building permit processing.

Policy 3.1: Support innovative public, private and non-profit efforts toward the development of affordable housing.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing to meet identified needs.

Policy 3.4: Continue the provision of incentives, including the density bonus incentive program, which encourages developers to include affordable units in their projects.

Policy 3.5: Allow second units in the single-family residential zone as a means to provide additional infill housing opportunities.

Policy 3.6: Identify funding to be used to lower land costs of proposed projects, to ensure that affordable units are incorporated within the development.

Policy 3.7: Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed-use projects.

Program 11 – Remove Development Constraints

As housing needs change over time, City Staff will specifically review the development standards for residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City will review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In the interim, Staff will continue to, on a case by case basis, identify ways that standards can



be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing, and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group. The City will revise the development code to address all constraints identified in Section 5 of the Housing Element.

Program Objectives:

- The City will review development standards, to ensure that the development of lower income housing is not constrained.
- Amend the development code to address all constraints identified in Section 5 of the Housing Element.
- Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the multi-family zone and the new Mixed-Use Overlay.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021

Program 12 - Planning and Development Fees

The City conducts reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. In addition, the City recently conducted a comprehensive review of its internal organization, operations, and finances. Included in this comprehensive study were recommendations for changes to the City's fee structure, including development fees.

Bellflower also streamlines the permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant. The City will continue to conduct annual review of planning and development fees.

Program Objective:

- Continue to conduct review of planning and development fees to ensure fees are not excessive and are appropriate for cost of service.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021



Program 13 – Planned Development Overlay Districts

The Residential Planned Development (RPD) Overlay district is intended to provide maximum flexibility and encourage creative, innovative, and quality new single family (attached or detached) infill development, in the Single Family (R-1) Zone. The RPD Overlay process is intended to be a voluntary procedure that a property owner would elect to enter. It should be noted that the Residential Planned Development Overlay does not apply to Agriculture Estate (A-E) Zoned property.

The Planned Development (PD) Overlay district provides developers with the opportunity to plan creative projects that are not constrained by the literal application of zoning codes. The PD application process allows for flexibility in site development standards and encourages innovative and imaginative land use concepts. The standards of the base zone apply; however, density, setbacks, and open space requirements are calculated on a project wide basis.

The City will continue to allow and encourage application of the planned development Overlay districts where appropriate. The City is committed to informing property owners and developers of the PD Overlay programs and will strive to promote the application to further encourage development. The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation and committing to discuss potential amendments aimed at removing constraints. Under the program, developers will be informed of the density incentives. The City will inform developers of the density incentives under this program.

Program Objective:

- Continue to encourage use of the Planned Development Overlay as a means to provide affordable housing through creative land use techniques.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021

Program 14 – Prioritize Housing Program Activities

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain and upgrade existing stock. In addition, the City uses CDBG and HOME funding sources to assist in improvements and expansions to the City's existing housing stock.

The City recognizes that housing priorities shift over time as housing needs



change. The characteristics of the City's current housing need have been identified through the Housing Needs Assessment specifically the analysis of the special needs groups. Based on the needs analysis in this Housing Element, there is a need to provide affordable rental units for large families. The City will prioritize its program activities to meet these new identified needs through annual updates to the Consolidated Plan.

Program Objective: Focus programs on areas of greatest need, such as large families.

Funding Source: Section 8, CDBG, HOME funds

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014-2021

Program 15 - Streamline Processing

The City will continue efforts to streamline and improve the development review process, and eliminate any unnecessary delays and restrictions in the processing of development applications.

Program Objective:

- Continue efforts to streamline and improve the development review process, and eliminate any unnecessary delays and restrictions in the processing of development applications.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021

Program 16 – Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Bellflower is required to deliver its adopted housing element and any amendments to local water and sewer service providers. Those local providers in Bellflower include, Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, City of Bellflower Municipal Water System, Park Water Company, the Central Municipal Water District and Los Angeles County Consolidated Sewer Maintenance District. All of the providers are City of Bellflower service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower income households.



Program Objective:

- Submit the adopted Housing Element to local water and sewer providers for their review and input.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Staff will submit Housing Element to providers immediately following certification.

Program 17 - Flood Management

In accordance with Government Code Section 65302, the City is required to review and revise where appropriate its Conservation and Safety Elements to consider flood risks when making land use decisions. Specifically, the City is required to update the Conservation Element to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.

The City will update the Safety Element to identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

Program Objective:

- Ensure that flood risks are considered when making land use decisions.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: The City will update the Conservation and Safety Elements of the General Plan, as needed, within 1-2 years of Housing Element adoption.



Goal 4: Promote equal housing opportunities for all residents.

To fully meet the community's housing needs, the City must ensure that housing is accessible to all residents, regardless of age, race, religion, family status, or physical disability. The City will attempt to achieve this through reasonable accommodation and through a partnership with the Fair Housing Foundation of Long Beach.

Policy 4.1: Promote greater awareness of tenant and landlord rights and obligations.

Policy 4.2: Avoid displacement of low-income households and, where necessary, ensure that it is carried out in an equitable manner.

Policy 4.3: Encourage housing construction or alteration to meet the needs of residents with special needs such as large families, the elderly and persons with disabilities.

Policy 4.4: Use public resources, as feasible, to support the provision of housing for lower income households and special needs groups.

Program 18 - Fair Housing

The City will continue to contract with the Fair Housing Foundation of Long Beach to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the Fair Housing Foundation include counseling and mediation between tenants and landlords. The Fair Housing Foundation also conducts seminars and information activities throughout the region. The City will refer fair housing complaints to the Fair Housing Foundation as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations.

Program Objectives:

- Continue to assist households through the Fair Housing Foundation, and continue to refer fair housing complaints to the Fair Housing Foundation.
- Based on historical performance, the City will assist approximately 2,775 individuals during the planning period.

Funding Source: CDBG

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014-2021



Program 19 - Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Bellflower is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of Bellflower encourages and promotes accessible housing for persons with disabilities. This includes the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction.

The City has amended the Zoning Code to establish reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities. The City provides information in public places regarding the reasonable accommodation ordinance that expands upon the provisions of the Housing Rehabilitation program and makes information on this program more widely available to residents. The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the City's various Housing Rehabilitation Programs and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities.

Program Objective:

- Provide information in public places regarding the City's reasonable accommodation ordinance and Housing Rehabilitation Programs.

Funding Source: General Fund

Responsible Agency: Planning and Building Division, Planning Department

Time Frame: Ongoing, 2014-2021



Program 20 - First Time Homebuyers

The City provides assistance to home buyers through its First Time Homebuyer Program. This assistance takes the form of down payment assistance loans including closing cost assistance, federal income tax credits, and below market rate loan programs. With the elimination of the redevelopment agency the City has limited funding available for this program. The City will administer the program as funds become available and until a permanent funding source is secured. While the City debated the possibility of ending the program, Staff felt the mechanisms necessary to administer the program should remain in place and ready for when a new funding source becomes available.

Program Objective:

- Provide home ownership opportunities to first time homebuyers on a case by case basis when funding is available.

Funding Source: HOME funds

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014-2021. However, this program is currently suspended until funding for the program can be identified.

Program 21 - Mortgage Credit Certificate (MCC)

The City may participate in the federal Mortgage Credit Certificate (MCC) Program operated by the Los Angeles County CDC. The MCC program allows qualified first-time homebuyers to take an annual credit against their federal income taxes of up to 10 percent of the annual interest paid on the applicant's mortgage. The MCC helps the buyer qualify for a loan by allowing an authorized lender to reduce housing expense ratio by the amount of the tax savings, allowing homebuyers more income available to make monthly payments. While the City is not directly responsible for the administration of this program, Staff has the opportunity to direct residents to the County website and provide information on the program at City Hall, on the City website, and in public places.

Program Objective:

- Advertise program availability.

Funding Source: General Fund

Responsible Agency: Los Angeles County CDC

Time Frame: Ongoing, 2014-2021



Program 22 - Section 8 Rental Assistance

The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (no more than 30 percent of their income) and the payment standard negotiated for the community. The City maintains an on-going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Bellflower. The City's Housing Division keeps record on the number of households in Bellflower that participate in the Section 8 program. According to the Housing Authority, on average, there are approximately 689 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals. The City will continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Program Objective:

- Continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Funding Source: HACoLA

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014 – 2021

Program 23 – Homeless Assistance

The City will continue to use CDBG funds to support agencies providing services to the homeless, persons at risk of becoming homeless and non-homeless persons with special needs. The City will continue to support efforts by local non-profits to expand the transitional and temporary housing units with support services within the City as shown in Program 27. The City provides CDBG and HOME funds annually to various nonprofit organizations that offer a range of homeless and supportive service for those who are homeless and at-risk of becoming homeless. Agencies that have received funding in the past include: Little House, Angel Step Too, and Su Casa. Further, the City participates in the Los Angeles County Continuum of Care system. During the planning period, the City of Bellflower will make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as Los Angeles Homeless Services Authority.

Program Objective:



- Expand transitional and temporary housing opportunities and support services within the area.

Funding Source: CDBG and HOME funds

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014 – 2021

Program 24 – Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Bellflower will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Bellflower will work with the South Central Los Angeles Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Program Objective:

- Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the South Central Los Angeles Regional Center within 1-year of Housing Element adoption.

Funding Source: General Fund

Responsible Agency: Housing & Grants Division, Economic Development Department

Time Frame: Ongoing, 2014 – 2021



Goal 5: Identify Adequate Sites to Achieve Housing Variety.

Meeting housing needs of all residents of the community requires the identification of adequate sites for various types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will ensure that adequate residentially zoned and mixed-use sites are available.

- Policy 5.1:** Provide a range of housing types, including low density single-family homes, moderate density townhomes, higher density multi-family units, and residential/commercial mixed-use in order to address the City's share of RHNA.
- Policy 5.2:** Create mixed-use opportunities along key commercial corridors as a means of providing housing in close proximity to services and transit, enhancing pedestrian activity and community interaction.
- Policy 5.3:** Encourage infill development and reuse of underutilized land, where reuse is consistent with desired neighborhood character.
- Policy 5.4:** Encourage recycling of existing, poorly designed, substandard multi-family developments to higher densities as a means of facilitating housing for all economic segments of the community and providing improvements to housing in need of major upgrades.
- Policy 5.5:** Avoid concentration of low- and moderate-income housing in any single portion of the City.
- Policy 5.6:** Explore opportunities for new residential development within those areas of the City occupied by vacant or underutilized obsolete commercial or industrial uses.
- Policy 5.7:** Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Program 25 – Ensure Adequate Sites to Accommodate the RHNA

To facilitate the development of affordable housing and accommodate the City's remaining RHNA of 849 units, including 423 lower income units, the City will establish and implement the Bellflower/Alondra Mixed-Use (BAMU) Overlay Zone. The BAMU Overlay Zone will provide the policy and regulatory mechanisms to encourage the development of higher density residential uses. The application



of the Overlay zone will require residential development of at least 40 dwelling units per acre. The BAMU Overlay Zone will be initially applied to approximately 120 acres: 48 acres dedicated to mixed-use and 72 acres dedicated to exclusively residential uses of at least 40 dwelling units/acre.

In accordance with Government Code, 65583.2(h) at least 50% of the City's remaining lower income RHNA need (212 units) will be accommodated on parcels designated exclusively for residential uses, to satisfy RHNA obligations for the 2014-2021 planning period. The City of Bellflower has identified the area bounded by Alondra Boulevard to the north, Flora Vista Street to the south, Eucalyptus Avenue to the west, and Woodruff Avenue to the east. The area encompasses 72 acres of land to permit exclusively residential uses permitted by right without a Conditional Use Permit (CUP) consistent with Government Code Section 65583.2(h) and (i), and will provide for densities of at least 40 dwelling units per acre to accommodate a net of 720 dwelling units.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained within the BAMU Overlay Zone, the City will develop and implement a monitoring program. The program will track development approvals on identified sites in the BAMU Overlay Zone and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses. The City will utilize this monitoring program to identify and designate additional sites as necessary to ensure the development capacity of the BAMU Overlay Zone can accommodate the net remaining RHNA need through the 2014-2021 planning period. This means that if any one of the identified sites is not developed in accordance with the development requirements outlined for the BAMU Overlay Zone, an alternative site or sites must be identified and rezoned to maintain the overall affordable unit capacity.

To encourage the development of residential projects with affordable units, the City will meet with land owners to facilitate redevelopment on vacant sites and severely underutilized sites within the BAMU Overlay Zone. To further encourage development, the City will evaluate the feasibility of providing land owners and developers a menu of incentives including: development fee modifications, fast track processing, density bonus incentives, flexible development standards, and funding for off-site improvements, as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds. The City will make efforts to prioritize funding for projects that incorporate units for extremely low income households.

Program Objectives:

- Prepare and adopt the BAMU Overlay Zone to allow for the development of high density mixed-use and residential developments.
- Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.



Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Prior to October 2014

Program 26 – Lot Consolidation

Parcels identified as part of the BAMU Overlay Zone are typically smaller in size and in some cases are narrow or shallow, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, the City will establish a lot consolidation program, which offers incentives such as reduction in development standards (i.e. lot size, parking, and open space requirements) to merge adjacent lots. The City may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on underutilized sites within the BAMU Overlay Zone. The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.

Program Objective:

- Encourage lot consolidation of smaller parcels to accommodate viable projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher to comply with AB 2348.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Prior to October 2014, in conjunction with adoption of the BAMU Overlay Zone.

Program 27 –Emergency and Transitional/Supportive Housing

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City has amended the Zoning Code so that the General Commercial (C-G) zone permits emergency shelters by right without a Conditional Use Permit or other discretionary action. This zone is appropriate to accommodate emergency shelters as C-G areas are typically located along major arterial roadways with access to employment centers and near stores and other services. There are currently 47 acres of land zoned C-G in the City. Of these sites approximately 3 parcels of land between 0.5 and 5 acres in size are underutilized and appropriate and able to accommodate a shelter of approximately 20 beds, if one is proposed. To better accommodate emergency shelters in the City, specific siting and operational standards have been developed in accordance



with State law.

The City also amended the Zoning Code to permit transitional and supportive housing, including SRO units, as a residential use, subject only to those regulations that apply to other residential uses of the same type in the same zone. As mentioned in Program 23, the City also partners with homeless assistance service providers and will continue to do so throughout the planning period.

Program Objective:

- Ensure that the housing need of all residents is met by providing opportunities for transitional and supportive housing, emergency shelters, including SRO units to be accommodated within the City.

Funding Source: General Fund

Responsible Agency: Planning Division, Planning Department

Time Frame: Ongoing, 2014-2021.

3. Quantified Objectives

3.1 – Affordable Housing Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Bellflower cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, substantial rehabilitation of substandard units and the conservation of affordable housing. New construction of affordable units focuses on the City's ability to accommodate its combined remaining RHNA allocation of 849 units (see **Table 6-4**) on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community.



Table 3-1: Quantified Objectives

Table Header	Extremely Low ^(d)	Very Low	Low	Moderate	Above Moderate	Total
Construction ^(a)	132	132	165	111	315	849
Rehabilitation ^(b)	2	2	2	4	0	10
Conservation/Preservation ^(c)	0	3	0	0	0	3

Source: City of Bellflower, 2012.

(a) Construction objectives represent the City's combined RHNA need including the 2014-2021 allocation and AB 1233 carryover

(b) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with the City's Housing Plan.

(c) The conservation/ preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk.

(d) 50% of Very Low-Income category.

4. Housing Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Bellflower. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Bellflower in an effort to determine the specific housing needs of the City and its residents.

4.1 – Population Trends and Characteristics

4.1.1 Population Growth Trends

The 1990 U.S. Census reported that the City of Bellflower had a population of 61,815 persons. The number of residents grew to 72,878 by the year 2000, marking an increase of 11,063 people in ten years. This is a 17.89 percent increase. During the same period, Los Angeles County's population grew 7.8 percent from 8,863,164 to 9,519,338. Between 2000 and 2010 Bellflower's population growth (5.13 percent) was higher than the percentage growth for Los Angeles County (3.1 percent),¹ but lower than the percentage change in population growth for California (10 percent) and the United States (3.1 percent).²

Bellflower's percentage population growth, between 1990 and 2010, ranks at the top when compared with surrounding cities. The City of Downey had the second highest percentage population growth between 1990 and 2010. Cerritos, however, experienced a population decline between 1990 and 2010. **Table 4-1** compares Bellflower's population growth with six surrounding cities from 1990 through 2010.

1. Between 2000 and 2010, this percentage growth in population for Los Angeles County was 3.1%.

2. Between 2000 and 2010, the percentage growth in population for the state was an estimated 9.7%.



Table 4-1: Population Growth Trends

Jurisdiction	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Bellflower	61,815	72,878	76,616	+17.89%	+5.13%
Cerritos	53,240	51,488	49,041	-3.3%	-4.75%
Downey	91,444	107,323	111,772	+17.4%	+4.14%
Lakewood	73,555	79,345	80,048	+7.9%	+0.89%
Long Beach	429,522	461,522	462,257	+7.5%	+0.16%
Norwalk	94,279	103,298	105,549	+9.6%	+2.2%
Paramount	47,669	55,266	54,098	+15.9%	-2.1%
Los Angeles County	8,832,500	9,519,330	9,818,605	+7.8%	+3.1%
State of California	29,558,000	33,873,086	37,253,956	+14.6%	+10.0%

Source: California Department of Finance, 2009; Office of Planning and Research, 2009; U.S. Census Bureau, 2010.

4.1.2 Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low to moderate priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** provides the number of residents in each age cohort in 1990, 2000, and 2010; whereas each age cohort is displayed as a percentage of the population.

The percentage of children and young adults younger than nineteen years old has been and continues to be large, increasing from 28.8 percent of the population in 1990; to 34.7 percent of the population in 2000; to 31.7 percent of the population in 2010. All three decades display a steady decrease in percentage of young adults between 20 and 34 years of age, inclusive, from 29.6 percent of the population in 1990, 24.3 percent in 2000, to 22.66 percent of the population in 2010. The percentage of seniors at and over the age of 60 also decreased from 14.6 percent of the population in 1990, to 12.8 percent in 2010.



Table 4-2: Age Distribution

Age Group	1990		2000		2010	
	Population	Percent	Population	Percent	Population	Percent
newborn–9 years	10,327	16.7%	14,074	19.3%	11,564	15.1%
10–19 years	7,464	12.1%	11,227	15.4%	12,784	16.6%
20–24 years	5,364	8.7%	5,432	7.5%	5,894	7.7%
25–34 years	12,946	20.9%	12,267	16.8%	11,440	14.96%
35–44 years	8,943	14.5%	11,057	15.2%	10,978	14.3%
45–54 years	5,516	8.9%	7,995	11.0%	10,092	13.2%
55–59 years	2,230	3.6%	2,653	3.6%	4,043	5.3%
4	2,328	3.8	2,028	2.8%	3,204	4.2%
65–74 years	3,917	6.3%	3,146	4.3%	3,781	5%
75–84 years	2,162	3.5%	2,265	3.1%	2,033	2.6%
85+ years	618	1.0%	734	1.0%	803	1.0%
Total Population	61,815		72,878		76,616	
Median Age			29.7 years		31.9 years	

Source: U.S. Census Bureau, 1990, 2000, and 2010.

4.1.3 Ethnicity

The ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of Bellflower residents between 1990, 2000, and 2010.

Since 1990, Bellflower has become a more ethnically diverse city, both in terms of numbers and how its residents identify themselves to the Census. **Table 4-3** illustrates the changes in Bellflower's racial demography. **Table 4-4** shows the number and racial demographics of Hispanics living in Bellflower. In 1990, Hispanics (the term used by the U.S. Census Bureau) accounted for approximately 24 percent of the City's residents (14,776 persons); in 2000, Hispanics accounted for approximately 43 percent of the population (31,503 persons); and by 2010, Hispanics accounted for approximately 52 percent of the population (40,085 persons). In 1990, over half of the Hispanic population identified themselves racially as "other"; in 2000, approximately 62 percent of the Hispanic population identified themselves as "other"; and by 2010, 48 percent of the Hispanic population identified themselves as "other."

In Bellflower, between 1990 and 2010, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group, transitioning from a white, non-Hispanic majority. In 2010, the Hispanic population made



up 52 percent of the total population; a 27 percent increase from 2000 and 171 percent increase from 1990.

Table 4-3: Ethnic Change

Race	1990		2000		2010	
	No.	Percentage	No.	Percentage	No.	Percentage
White	43,129	70%	33,593	46%	32,337	42.2%
Black (African-American)	3,874	6%	9,540	13%	10,760	14%
American Indian, Eskimo or Aleut	560	1%	667	1%	731	1.0%
Asian or Pacific Islander	6,235	10%	7,573	10%	9,480	12.4%
Other Race (Including 2 or more races)	8,017	13%	21,505	30%	23,308	30.5%
Total	61,815	100%	72,878	100%	76,616	100%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

Table 4-4: Ethnic Change

Race	1990		2000		2010	
	No.	Percentage	No.	Percentage	No.	Percentage
Hispanic	14,776	24%	31,503	43%	40,085	52.3%
Not Hispanic or Latino	47,039	76%	41,375	57%	36,531	47.7%
Total Population	61,815	100%	72,878	100%	76,616	100%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

4.1.4 Employment

Bellflower's largest employers are listed below (Bellflower Chamber of Commerce, 2010). The employers listed employ both Bellflower residents as well as non-residents. Although medical and health-related services have maintained strength through the economic downturn, others such as car sales, have experienced both downturns and upswings.

The U.S. Census provides economic data on the number of jobs held by the Bellflower business sector. This information is presented below in **Table 4-5**. The data indicates that there were fewer residents in the workforce in 2000 than in 1990, even though the



number of residents increased. This is likely related to a lack of job opportunity in the area for residents between 1990 and 2000. On the contrary, in 2010, the number of residents in the workforce increased. This data also indicates that from 1990 to 2010, the largest sector employing residents shifted from the Manufacturing sector (approximately 24 percent) in 1990, to the Educational, Health, and Social Services sector (approximately 24 percent), in 2010.

The smallest employment sector continuously from 1990 to 2010 is Agriculture, Forestry, Fishing and Hunting, and Mining, which by 2010, employed approximately 0.7 percent of Bellflower's workforce.

Table 4-5: Employment by Sector

Industry Sector	1990		2000		2010	
	No	Percent	No	Percent	No	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	429	1%	70	0% ¹	240	0.7%
Construction	2,123	7%	1,753	6%	1,418	4.2%
Manufacturing	7,173	24%	4,942	17%	4,124	12.3%
Wholesale Trade	2,015	7%	1,727	6%	834	2.5%
Retail Trade	5,387	18%	3,491	12%	3,859	11.6%
Transportation, Warehousing, and Utilities	1,735	6%	2,130	7%	2,943	8.8%
Information	686	2%	772	3%	952	2.9%
Finance, Insurance, Real Estate, Rental and Leasing	1,764	6%	1,681	6%	1,961	5.9%
Professional, Scientific, Management, Administration	1,298	4%	2,494	9%	3,572	10.7%
Educational, Health and Social Services	4,188	14%	5,657	19%	8,108	24.3%
Arts, Entertainment, and Recreation/ Accommodation and Food Services	438	1%	2,147	7%	1,885	5.6%
Other Services	2,178	7%	1,429	5%	2,870	8.6%
Public Administration	943	3%	1,029	4%	635	1.9%
Total	30,357	100%	29,322	100%	33,401	100%

Source: U.S. Census Bureau, 1990, 2000; American Community Survey, 2010 estimates.

Notes:

1. Number is rounded to the nearest whole number. In some cases the number is less than 0.5 and is rounded to zero.
2. Rounding error.



4.2 – Housing Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

4.2.1 - Household Composition and Size

The U.S. Census Bureau defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2010 U.S. Census, there were 23,651 households in the City of Bellflower with an average household size of 3.21 persons. Of these households, approximately 75.1 percent were families. In fact, Bellflower was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprise approximately 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 10.2 percent of all households in Bellflower were single person households. The remaining 24.9 percent of households were unrelated non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-6**.



Table 4-6: Bellflower Household Characteristics

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	17,117	73.3%	17,769	75.1%	3.8%
With children	10,206	59.6%	9,564	53.8%	-6.2%
Without children	6,911	40.3%	8,205	46.1%	18.7%
Singles	2,629	11.3%	2,411	10.2%	-8.2%
Other non-families	6,250	26.7%	5,882	24.9%	-5.8%
Total Households	23,367	100%	23,651	100%	1.2%
Average Household Size	3.09		3.21		
Average Family Size	3.59		3.67		

Source: U.S. Census Bureau 2000 and 2010.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As noted in **Table 4-7**, among neighboring cities, Bellflower had the fourth lowest persons per household compared to its neighboring cities. The persons per household among neighboring cities range from a low of 2.80 persons per household in the City of Long Beach to a high of 3.73 persons per household in the City of Norwalk. The County of Los Angeles had 2.97 persons per household in 2010.



Table 4-7: Average Household Size

City	Persons Per Household
Bellflower	3.13
Cerritos	3.30
Downey	3.27
Lakewood	3.09
Long Beach	2.80
Norwalk	3.73
Paramount	3.72
Los Angeles County	2.97

Source: U.S. Census Bureau: State and County QuickFacts, 2010.

4.2.2 – Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Renters tend to have lower incomes than household owners and it is difficult for lower income households to find affordable housing. Thus, renters and lower income households sometimes live together so that housing can be made affordable and as a result those households become overcrowded. In Bellflower, one in five renter dwelling units is overcrowded. The rate of overcrowding is also far greater for very low-income households. As with renters, owner-occupant households with higher incomes have lower rates of overcrowding. **Table 4-8** describes overcrowding estimates in Bellflower in 2010, and indicates a high level of overcrowding in the city.



Table 4-8: Overcrowding by Tenure

Tenure	Owner-Occupied Units		Renter-Occupied Units	
	No. of Households	Percent of Owner-Occupied Units	No. of Households	Percent of Renter Occupied Units
1.00 or less	9,537	94%	11,437	76%
1.01 to 1.50 Persons	542	.05%	931	.06%
1.51 to 2.00 Persons	53	.05%	1,257	8%
2.01 or More Persons	0	0%	1,442	10%
Total	10,132	99.5%	15,067	100%
Total Overcrowded	595	.06%	3,360	22%

Source: U.S. Census Bureau, 2011 American Community Survey.

4.2.3. – Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. According to the 2010 Census, the median household income in Bellflower was approximately \$50,565. The median household incomes were below the Los Angeles County estimated median household income of \$52,684. Among neighboring cities, the median household income ranged from a low of \$41,333 in Paramount to a high of \$88,743 in Cerritos. The \$50,565 median household income for the City of Bellflower was the second lowest among neighboring cities, lower than Long Beach at \$51,173 and Downey at \$59,674.

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.



The 2010 MFI for the Los Angeles County MSA (\$63,000) was used to interpolate the City's income distribution from the Census according to the above categories. The income distribution of the City of Bellflower, based on 2010 Census data, is presented in **Table 4-9**. In 2010, it is estimated that 4.2 percent of the households earned less than \$10,000 annually; 23.6 percent earned between \$15,000 and \$34,999 annually; 15.5 percent earned between \$35,000 and \$49,999 annually; 20.5 percent earned between \$50,000 and \$74,999 annually; and 29.7 percent earned above \$75,000 annually.

Table 4-9: Bellflower Household Income – 2010

Income Level	No. of Households	% of Total
< \$10,000	1,014	4.2
\$10,000 - \$14,999	1,560	6.5
\$15,000 - \$24,999	2,936	12.2
\$25,000 - \$34,999	2,748	11.4
\$35,000 - \$49,999	3,750	15.5
\$50,000 - \$74,999	4,943	20.5
\$75,000 - \$99,999	2,832	11.7
\$100,000 - \$149,000	3,119	12.9
\$150,000 +	1,230	5.1
Total Reporting	24,132	100

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

4.2.4 – Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. In 2010, there were 21,196 total households paying mortgage or rent, of those households 53 percent were overpaying for housing according to the Census. Of these overpaying households, 6,836 (53.1 percent) were households with a mortgage, while the remaining 14,360 households (54.9 percent) were in renter-occupied units. **Table 4-10** summarizes housing overpayment statistics by tenure for the City of Bellflower and Los Angeles County.



Table 4-10: Summary of Housing Overpayment in Bellflower

Overpayment	Households	Bellflower Percent	LA County Percent
Owners with mortgage	6,836		--
Overpayment (>30% income on housing)	3,611	53.1%	55.1%
Occupied units paying rent	14,360		--
Overpayment (>30% income on housing)	7,811	54.9%	56.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

4.3 – Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition. **Table 4-11** summarizes the special needs populations in Bellflower. Each of these population groups, as well as their housing needs is described below.



Table 4-11: Special Needs Groups

Special Needs Group	Persons	Households	Percent ¹
Total Persons or Households in City	76,616	24,091	
Large Households (5+ persons)		5,203	21.5%
Renter		2,837	55% ¹
Owner		2,366	45% ¹
Seniors (65+)	6,617		8.6%
With a Disability	2,201		33% ¹
Senior Households		3,836	16%
Renter		1,521	40% ¹
Owner		2,315	60% ¹
Seniors Living Alone		1,777	46% ¹
Persons with Disability	7,626		10%
Female-Headed Households	4,561		5%
with Related Children	2,578		57% ¹
Farm workers²	683		0.9%

Source: 2006-2010 American Community Survey 5-Year Estimates.

1. The percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households renter vs. owner.

2. Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.



4.3.1 – Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-12**, the 2008 - 2010 American Community Survey Estimates indicate that 52 percent of the population 18 years and older have a disability. A total of 43 percent of that population is age 65 years or older. A total of 28 percent of the City's population age 18 years and over has a sensory, physical, and mental disability. See **Table 4-12** for details about the disability status of the population age 18-64 and 65 years and older.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.



Table 4-12: Disability Characteristics of Non-Institutionalized Persons

Disability Status	Number	Percent of total Population ⁴
Persons 18-64 Years With Disability	4,441	9
With Employment Disability ¹	2,042	4
Mobility/Self-Care ²	3,035	6
Sensory, Physical & Mental ³	1,766	4
Persons 18-64 Years Old Total	47,291	--
Persons 65 Years and Over with Disability	2,782	43
With Employment Disability ¹	923	14
Mobility/Self-Care ²	2,499	39
Sensory, Physical & Mental ³	1,585	24
Persons 65 Years Old Total	6,474	--

Source: U.S. Census Bureau, 2008 - 2010 American Community Survey.

Notes:

1. Census data that represents persons with cognitive disability.
2. Census data that represents persons with self-care and an independent living difficulty.
3. Census data that represents persons with hearing and vision difficulty.
4. Percent of Total with disability / Total Persons of that age category

4.3.2 – Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.



Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities 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 persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities in the City of Bellflower. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-13 provides information from the South Central Los Angeles Regional Center of on the number of individuals with developmental disabilities in the City of Bellflower. In 2012, there were approximately 6 individuals actively utilizing services at the South Central Los Angeles Regional Center for a developmental disability.

Table 4-13: Developmentally Disabled Residents by Age

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
90706	2	1	3	0	0	6
90707	0	0	0	0	0	0

Source: South Central Los Angeles Regional Center, 2012.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs (included in Program 24 of the Housing Plan) to coordinate housing activities and outreach with the South Central Los Angeles Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.



4.3.3 – Large Households

The 2010 Census reports that 5,203 households (21.5 percent) in the City of Bellflower were large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 2,837 large households were renter households, representing 54.5 percent of all large households and 20 percent of all renter households in the City.

There are approximately 2,048 housing units in the City with four or more bedrooms. There are an additional 6,635 three-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan.

4.3.4 – Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2006–2010 American Community Survey indicates that there were 4,561 female-headed households in the City of Bellflower, of which 2,578 have children under the age of 18. These numbers account for approximately 18.9 percent and 10.7 percent, respectively, of all households in the City. In the County, there were 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is slightly lower than that of County as a whole.



4.3.5 – Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2006–2010 American Community Survey reported that less than one percent of the City of Bellflower's residents (683 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Bellflower's urban setting and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

4.3.6 – Extremely Low-Income Households

According to 2005–2009 CHAS data generated for the City, there were approximately 3,880 very low-income households living in Bellflower. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 3,285 extremely low income households in Bellflower (renters and owners). **Table 4-14**, below, includes data characterizing affordability and other housing problems in Bellflower for various income groups.

There are limited opportunities to address the housing needs of extremely low-income households in Bellflower. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.



Table 4-14: Housing Problems for All Households in Bellflower

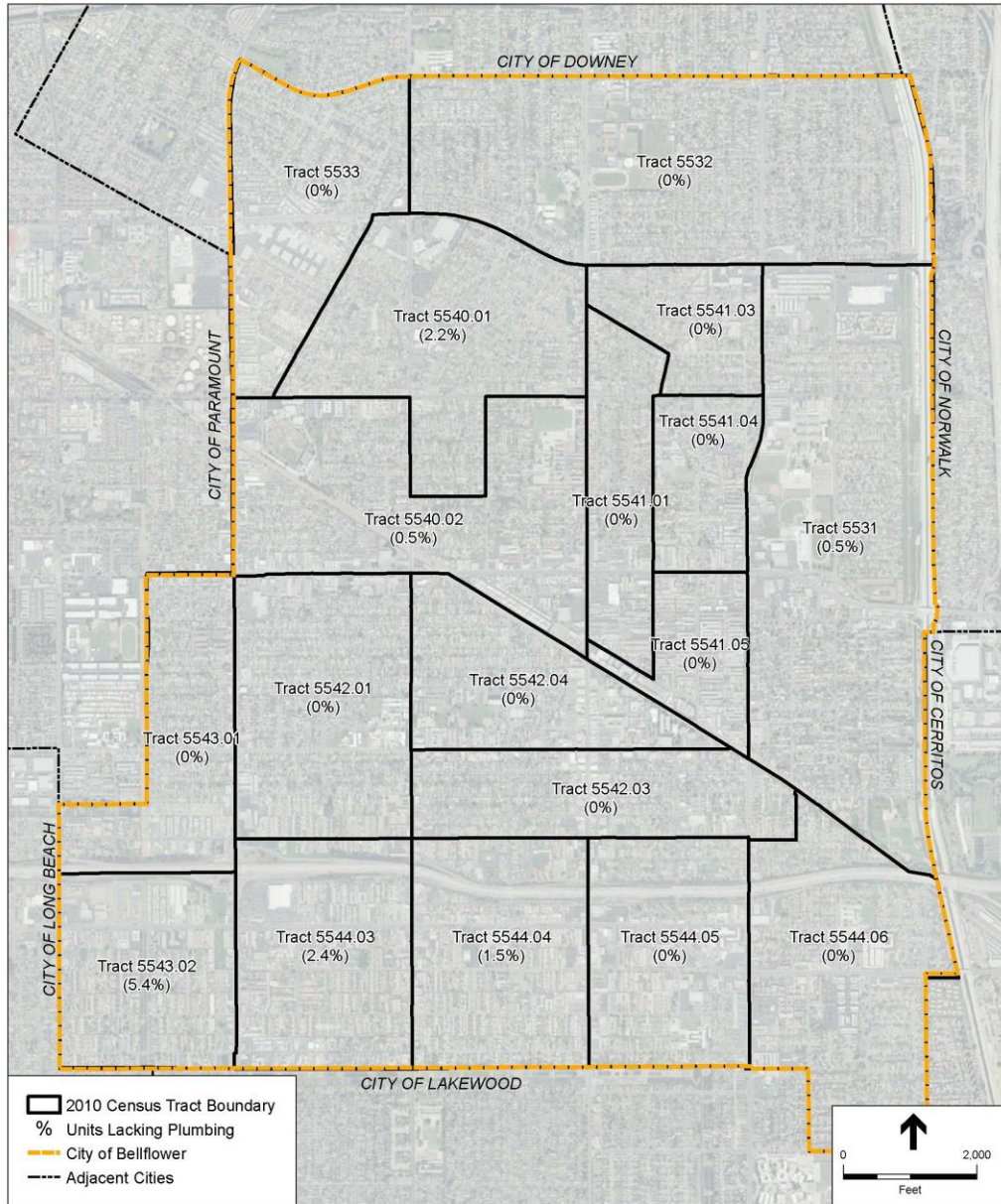
Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	2,520	765	3,285
# with any housing problems	2,340	490	2,830
# with cost burden > 30%	2,300	490	2,790
# with cost burden > 50%	2,100	270	2,370
Very Low-Income (31-50% MFI)	2,925	955	3,880
# with any housing problems	2,565	630	3,195
# with cost burden > 30%	2,480	620	3,100
# with cost burden > 50%	1,030	505	1,535
Low-Income (51-80% MFI)	3,590	1,730	5,320
# with any housing problems	2,150	1,035	3,185
# with cost burden > 30%	1,710	980	2,690
# with cost burden > 50%	225	540	765
Moderate-Income (81% + MFI)	4,875	5,375	10,250
# with any housing problems	870	1,835	2,705
# with cost burden > 30%	340	1,580	1,920
# with cost burden > 50%	0	355	355
Total Households	13,910	8,825	22,735

Source: CHAS Data Book, 2005 - 2009.

Based on analysis of Census data, some dense areas within the City may be experiencing illegal conversions. **Figure 3** provides census tract information showing where older homes (built before 1960) are located in Bellflower; and **Figure 2** provides information on the locations of potentially substandard housing (based on the lack of sufficient plumbing facilities) by census tract. When comparing Figure 2 and Figure 3, Figure 3 indicates that substandard housing is located throughout the City, but not necessarily in areas with large numbers of older homes built before 1960. Instead, it indicates that in some dense areas, illegal conversions may be occurring.



Figure 2: Substandard Units in Bellflower

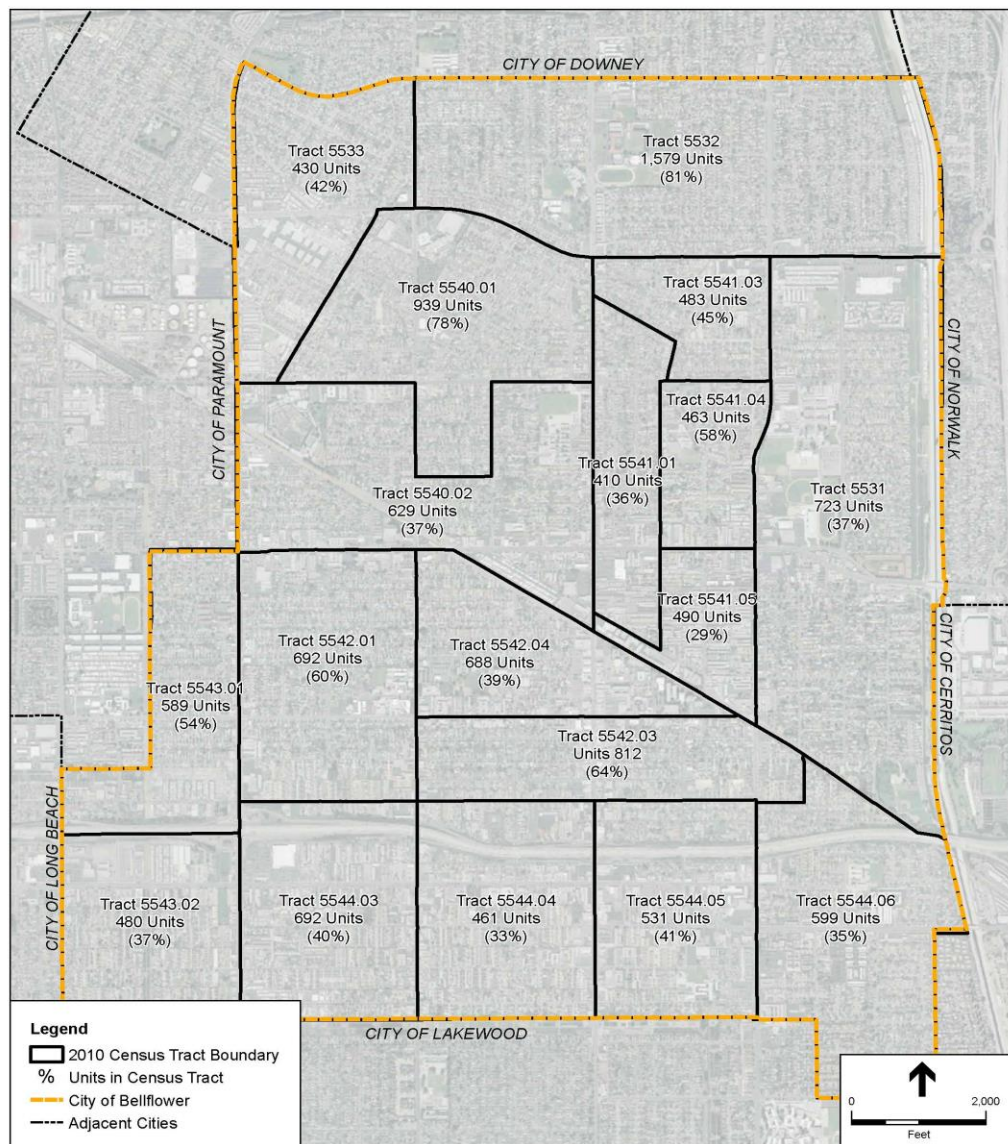


SOURCE: US Census, 2010.

City of Bellflower Housing Element . 120020
Figure 2
Substandard Units by Census Tract (2010)



Figure 3: Number of Housing Units Built Before 1960



SOURCE: US Census, 2010.

City of Bellflower Housing Element . 120020

Figure 3
Number of Housing Units Built before
1960 by Census Tract (2010)



4.3.7 – Homeless Persons

The City of Bellflower's Public Safety Department, currently estimates that there are approximately 45-100 homeless individuals in the City. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan. Program 23 commits the City to make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as LAHSA.

According to estimates from the Greater Los Angeles Homeless Count (published on August 2011), the overall homeless population of the Los Angeles Continuum of Care (CoC) Region at a given point in time is 45,422 persons. Of the total homeless population, 16,882 or 37 percent were sheltered and 28,540 or 63 percent were unsheltered. There were 26,297 unsheltered single adults and 9,541 sheltered single adults.

4.3.8 – Emergency Shelters and Transitional Housing

Little House is the only transitional housing facility within the Bellflower City limits. Little House offers transitional housing and support services to alcohol and drug addicted women and their children.

However, the City of Bellflower has contributed, through its Community Development Block Grant (CDBG), to Su Casa Family Crisis and Support Center. Su Casa provides supportive services for men, women and their children who are victims of domestic violence. Its outreach center provides group and individual counseling, parenting classes, legal assistance, court accompaniment and other related services. Since 1996, its Transitional Shelter Program provides individuals and families with the transition from crisis to independent living for up to 24 individuals for a one-year period. Residents at the transitional shelter are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKS advocacy, and transportation.



Table 4-15: Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
Su Casa Family Crisis and Support Center ³ 3840 Woodruff Ave., Suite 203 Long Beach, CA 90808	Provides counseling, shelter food and a 24-hour hotline to victims of domestic abuse.
Beacon Light Mission 525 Broad Avenue Wilmington, CA 90744 (310) 830-7063	Provides 7 nights temporary shelter for men (over 18 years old with ID). Breakfast & dinner are also provided.
Catholic Charities 123 East Fourth Street Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach Appeal 515 East 3rd Street Long Beach, CA 90813 (562) 432-1440	Provides clothing to homeless, federal food, hot meals (Monday thru Friday and every 1st and 3rd Saturday), baby food/diapers and transitional housing for women.
Cold Weather Hotline (800) 548-6047	Provides information regarding temporary shelter.
Little House 9718 Harvard St. Bellflower, CA 90706 (562) 925-2777	Offers transitional housing and support services to alcohol and drug addicted women and their children.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90813 (562) 591-1292	Provides shelter, food and clothing for the homeless.
Lutheran Social Services. Of So.CA 1611 Pine Avenue Long Beach, CA 90813 (562) 591-1292	Provides referral to shelter and emergency food and clothing.

³ The City of Bellflower has contributed, through its Community Development Block Grant (CDBG), \$3,743 in funds to the Su Casa Family Crisis and Support Center.



Organization	Services Provided
Rio Hondo Transitional Housing 1400 Norwalk Blvd. #213 Norwalk, CA 90650 (562) 563-8805	Temporary transitional housing and services for families. This facility provides several support services and programs to assist homeless household's transition back into permanent housing status.
Salvation Army 7950 S. Pickering Whittier, CA (562) 698-8348	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
United Way Hotline (310) 603-8962	Provides generic telephone and referral services for the homeless in the Los Angeles County area.

Source: Bellflower Public Service Agencies listing at: <http://www.bellflower.org/home/index.asp?page=212>

4.4 – Housing Characteristics

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

4.4.1 – Housing Growth

According to the 2006 – 2010 American Community Survey, there are 25,446 dwelling units in Bellflower, an increase of 1,199 units (4.9 percent) since 2000. The growth rate for the City is slightly lower than the growth rate for the County overall (5.4 percent). Compared to neighboring jurisdictions, Bellflower had one of the highest growth rates for the time period of 2000 to 2010. A comparison of housing growth trends for Bellflower and neighboring jurisdictions is provided in **Table 4-16**.

Table 4-16: Housing Growth Trends

City or Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
Bellflower	24,247	25,446	4.9%
Cerritos	15,607	14,957	-4.1%
Downey	34,749	34,836	0.3%
Lakewood	27,310	25,597	-6.2%
Long Beach	171,632	175,732	2.3%
Norwalk	27,554	28,492	3.4%
Paramount	14,591	15,441	5.8%
Los Angeles County	3,270,909	3,449,489	5.4%

Source: U.S. Census Bureau, 2000 and U.S. Census Bureau 2006-2010 American Community Survey.

4.4.2 – Housing Type and Tenure

Table 4-17 provides characterization of the City's housing stock in 2000 and 2010 by unit type. As shown, single-family detached homes remain the predominant housing type; however the majority of growth occurring in the City includes condominium and apartment complexes with five or more units. As the City is largely built out, most new



housing development is occurring as infill on underutilized parcels. According to the 2010 Census, the proportion of renter-occupied households in Bellflower was 39.2 percent which is lower than that of renter-occupied households at 60.7 percent.

Table 4-17: Comparative Housing Unit Mix in 2000-2010

Housing Type	2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	10,878	84.4%	12,628	85.5%
Attached	2,005	18.4%	2,125	14.4%
Total	12,883		14,753	
Multi-Family				
2-4 Units	1,385	15.4%	1,836	19.6%
5+ Units	7,599	84.5%	7,514	80.3%
Total	8,984		9,350	
Mobile Homes	1,368		1,301	
Total Housing Units				
Total Occupied	23,367		24,091	
Owner-occupied	9,427	40.3%	9,459	39.2%
Renter-occupied	13,947	59.6%	14,632	60.7%
Vacancies	880	3.6%	1,355	5.6%

Source: U.S. Census, 2000; U.S. Census Bureau, 2006-2010 American Community Survey

Notes: The 2000 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other." Department of Finance also includes manufactured housing under the count of mobile homes.



4.4.3 – Age and Condition of Housing Stock

Table 4-18 shows the age of the housing stock in Bellflower. In general, housing over 30 years old may need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in Table 4-18, approximately 75 percent of Bellflower's housing units were constructed prior to 1980 with a significant portion (42 percent) constructed between 1940 and 1959. Typically units that are more than 30 years old, require preventative maintenance to avoid widespread housing deterioration. Some households, such as senior households, who are longtime homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs, including the Housing Rebate Program. These existing programs can help preserve the City's existing affordable housing stock.

Table 4-18: Age of Housing Stock

Structures Built	Number	Percent
2005 or later	256	1%
2000 to 2004	929	3%
1990 to 1999	1,359	5%
1980 to 1989	3,951	15%
1970 to 1979	3,379	12%
1960 to 1969	3,860	14%
1940 to 1959	11,496	42%
1939 or earlier	1,946	8%
Totals	27, 176	100%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

The City had 111 total structural code enforcement violations between July 1, 2011 and July 1, 2012. Of these 111 violations, City Staff has addressed and resolved 92 cases. These 92 cases are considered "closed". The remaining 19 cases are still pending and are considered "open". The City prefers not to provide any details regarding these violations due to case confidentiality.



4.4.4 – Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-19: Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

4.4.4.A – For Sale Housing

The City of Bellflower median value for owner-occupied housing stock is \$325,000. This is slightly lower than the County-wide median value of owner-occupied units of \$351,000. **Table 4-20** compares single-family and condominium sales prices during September 2012 in Bellflower and nearby communities by ZIP code, and contrasts this with the sale prices during September 2011. A total of 35 units were sold in the City during 2012, commanding a median sales price of \$325,000. Median sale prices in Bellflower were about the same to neighboring communities. The year to year price increase was comparable to that experienced among all the neighboring jurisdictions, the majority of which experienced an increase in single-family median home prices.



Table 4-20: 2010 Median Housing Unit Values

Community	Zip Code	No. of Homes Sold	Median Home Price	Percent Change from 2011	No. of Condos Sold	Median Condo Price	Percent Change from 2011
Bellflower	90706	35	\$325,000	11.1%	7	\$180,000	-12.2%
Cerritos	90703	44	\$502,500	-6.07%			88.6%
Downey	90240	19	\$360,000	9.1%	1	\$174,000	-21.8%
	90241	32	\$395,000	17.0%	2	\$214,000	22.1%
	90242	21	\$308,000	-6.6%	3	\$210,000	16%
Lakewood	90712	23	\$360,000	5.9%	n/a		
	907213	35	\$380,000	4.8%	n/a		
	907215	6	\$321,000	-5.6%	5	\$240,000	-27.3%
Long Beach	90802	4	\$118,000	-37.6%	39	\$178,000	36.9%
	90803	14	\$840,000	36.6%	12	\$458,000	19.6%
	90804	7	\$300,000	-11.5%	7	\$161,000	8.8%
	90805	35	\$237,000	0.6%	3	\$67,000	22%
	90806	15	\$289,000	-13.7%	n/a	n/a	n/a
	90807	15	\$409,000	-3.9%	6	\$150,000	-12.1%
	90808	41	\$460,000	10.8%	n/a	n/a	n/a
	90810	17	\$219,000	-10.8%	1	\$78,000	28.6%
	90813	4	\$315,000	80%	10	\$120,000	-27.95%
	90814	3	\$450,000	2.3%	6	\$184,000	9.2%
	90815	29	\$450,000	2.3%	5	\$295,000	76.1%
Norwalk	90650	85	\$270,000	0.0%	11	\$200,000	-8.0%
Paramount	90723	11	\$233,000	-1.1%	13	\$103,000	12.6%
Los Angeles County		5,633	\$348,000	8.7%	1,899	\$290,000	5.5%

Source: DQNEWS – 2012 Los Angeles Times ZIP Code Chart, <http://dqnews.com>

Table 4-21, below, indicates that two- and three-bedroom homes still constitute the greatest proportion of housing units within the City. Two-bedroom homes make up the most significant part (37.9 percent) of the City's housing stock. Four or more bedroom homes were approximately 7.9 percent of the housing stock. Most of these larger homes were built since the 1980s.



Table 4-21: Number of Bedrooms

Bedrooms	Number	Percent
Housing Units	25,446	
No Bedroom	2,020	8%
1-bedroom	4,829	19%
2-bedrooms	9,644	38%
3-bedrooms	6,930	27%
4-bedrooms	1,686	7%
5 or more bedrooms	337	1%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

4.4.4.A – Housing Rental Rates

According to the 2006-2010 American Community Survey Estimates, there were 24,091 total occupied housing units in Bellflower. Approximately 58 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Bellflower was \$1,094 per month between 2006 and 2010. This was the lowest median rent level among all neighboring cities, which had a median rental range from \$1,094 in Bellflower to a high of \$1,388 in Lakewood. The median rent for the County overall was approximately \$1,117. **Table 4-22** provides a comparison of median rental rates for Bellflower and its neighboring jurisdictions.

Table 4-22: Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Bellflower	\$1,094
Downey	\$1,139
Lakewood	\$1,388
Long Beach	\$1,033
Norwalk	\$1,207
Paramount	\$1,107
County of Los Angeles	\$1,117

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Rental information for Bellflower was obtained from Internet rental listings on Trulia.com. **Table 4-23** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.



Table 4-23: Inventory of Rental Units

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	11	\$825 - \$1,075	\$900
2	28	\$1,050 - \$1,545	\$1,250
3	3	\$1,765	\$1,765
Condominiums/Townhomes			
2	2	\$1,300 - \$1,525	\$1,412
3	2	\$1,495 - \$1,795	\$1,645
Single-Family Homes			
1	1	\$985	\$985
2	1	\$1,395	\$1,395
3	4	\$1795 - \$2,250	\$2025

Source: Trulia.com, 2012.

4.4.4.C –Tenure and Housing Size

As indicated in **Table 4-24**, out of 24,091 occupied housing units in 2010, renter-occupied units constituted the majority of these units in Bellflower at 61 percent. Owner-occupied units constituted 39 percent of all occupied units in the City. About 88 percent of the owner-occupied units were single-family attached or detached dwellings. Approximately 12.4 percent of all owner-occupied units were in buildings with 2 or more units. Overall, renter-occupied units are primarily found in multiple family buildings while owner-occupied units were primarily single-family dwellings.



Table 4-24: Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Housing Units	24,091	
Owner-Occupied	9,459	
1-detached	7,572	80%
1-attached	719	8%
2 – 4 units	35	0.4%
5 or more units	205	2%
Other Unit Types	928	10%
Renter-Occupied	14,632	
1-detached	4,400	30%
1-attached	1,342	9%
2 – 4 units	1,630	11%
5 or more units	6,890	47%
Other Unit Types ^A	370	3%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

A. Other Units is defined as Mobile home, Boat, RV, Van, etc.

4.4.4.D – Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. **Table 4-25** illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

Comparison of these maximum affordable housing costs with the sales price data shown sold in Bellflower. It should be noted, however, that listing previously, indicates that not even moderate income households (81 to 120 percent MFI) would be able to afford the lowest priced single-family homes. Recently surveyed sales prices can often be higher than actual sales prices.

According to the data in **Table 4-25**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment



for \$950/month. The maximum rent affordable to very low-income households is \$658 (for a four-person household). Some low-income households are also priced out of the rental market in Bellflower. The maximum rental rate affordable to a low-income household is \$1,026. This would make only studios and one-bedroom apartments available to the highest earning low-income households.

Table 4-25: Tenure by Number of Units in Structure

Apartments			
1	11	\$825 - \$1,075	\$900
2	28	\$1,050 - \$1,545	\$1,250
3	3	\$1,765	\$1,765
Condominiums/Townhomes			
2	2	\$1,300 - \$1,525	\$1,412
3	2	\$1,495 - \$1,795	\$1,645
Single-Family Homes			
1	1	\$985	\$985
2	1	\$1,395	\$1,395
3	4	\$1,795 - \$2,250	\$2,025

Moderate-income households could afford rental units within the City. However, they would be limited to one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$825 to \$1,075. Some 3-bedroom apartments would also be affordable to the moderate-income households with a rent cost of \$1,765 and below.

As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,250 per month. Within this range, there are limited rental opportunities for some moderate-income households.



Table 4-26: Housing Affordability by Income Group

Income Group	AMI adjusted by Size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance ¹	Owner ²	Renter
Extremely Low (0-30 MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293		\$ 332	\$ 332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192		\$ 380	\$ 380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091		\$ 427	\$ 427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$23,325		\$ 583	\$ 583	\$125	\$100	\$83,390	\$458
Very Low (30-50 MFI)	50% AMI							
One Person (Studio)	\$12,650		\$316	\$316	\$50	\$115	\$35,219	\$266
Two Person (1 bedroom)	\$21,075		\$527	\$527	\$50	\$115	\$84,263	\$477
Three Person (2 bedrooms)	\$33,725		\$843	\$843	\$100	\$130	\$142,767	\$743
Four Person (3 bedrooms)	\$32,400		\$810	\$810	\$125	\$140	\$126,904	\$685
Five Person (4 bedrooms)	\$38,875		\$972	\$972	\$175	\$145	\$151,790	\$797
Lower (50-80 MFI)	60% AMI	70% AMI						
One Person (Studio)	\$15,180	\$17,710	\$443	\$443	\$48	\$150	\$57,107	\$395
Two Person (1 bedroom)	\$25,290	\$29,505	\$738	\$738	\$85	\$165	\$113,544	\$653
Three Person (2 bedrooms)	\$40,470	\$47,215	\$1,180	\$1,180	\$125	\$190	\$201,504	\$1,055
Four Person (3 bedrooms)	\$38,880	\$45,360	\$1,134	\$1,134	\$175	\$210	\$174,406	\$959
Five Person (4 bedrooms)	\$46,650	\$54,425	\$1,361	\$1,361	\$200	\$220	\$219,026	\$1,161
Moderate Income (81-120 MFI)	110% AMI							
One Person (Studio)	\$27,830		\$696	\$812	\$135	\$405	\$63,268	\$561
Two Person (1 bedroom)	\$46,365		\$1,159	\$1,352	\$135	\$405	\$189,149	\$1,024
Three Person (2 bedrooms)	\$74,195		\$1,855	\$2,164	\$157	\$475	\$356,734	\$1,698
Four Person (3 bedrooms)	\$71,280		\$1,782	\$2,079	\$211	\$571	\$302,009	\$1,571
Five Person (4 bedrooms)	\$85,525		\$2,138	\$2,494	\$238	\$628	\$379,195	\$1,900

Notes:

1. Property taxes and insurance based on averages for the region.

2. Calculation of affordable home sales prices based on a down payment of 20, annual interest rate of 5, 30-year mortgage, and monthly payment 30 of gross household income. 3. Based on 2012 Riverside County MFI \$64,800 and 2012 HCD State Income Limits 4. Monthly affordable rent based on payments of no more than 30 of household income.



4.5 – Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Bellflower, and evaluates those units at risk of conversion during the eight year 2014-2021 planning period.

Table 4-27: Affordable Housing At-Risk of Conversion to Market Rate

Address of Location	Number of Units	Total Affordable Units	Date of Agreement	Termination of Covenant	Risk Status (2014-2024)
9921 Flora Vista Street #4,#9,and #13	3	3 low-income	8/30/2012	8/30/2021	At-Risk
16322 Eucalyptus Avenue #201	1	1 low-income	10/3/2008	10/3/2038	Not at Risk
13645 Carpintero Avenue	1	1 low-income	2/23/2009	2/23/2039	Not at Risk
9444 Ramona Street	1	1 low-income	5/11/2009	5/11/2039	Not at Risk
10427 Hayford Street #G	1	1 very-low income	9/25/2009	9/25/2039	Not at Risk
16414 Cornuta Avenue #9	1	1 very-low income	7/14/2009	7/14/2039	Not at Risk
6507 Flower Street #101	1	1 low-income	5/14/2010	5/14/2040	Not at Risk
9815 Walnut Street	6	4 low-income, 2 very low-income	12/11/2007	12/11/2062	Not at Risk



Address of Location	Number of Units	Total Affordable Units	Date of Agreement	Termination of Covenant	Risk Status (2014-2024)
9920 Flora Vista Street	178	89 moderate, 18 extremely low-income, 46 very low-income, 25 low-income	5/30/2001	4/11/2007	Not at Risk
15365 Woodruff Avenue #1	1	1 moderate-income	7/15/2010	7/15/2040	Not at Risk
8822 Oak Street	2	2 low-income	4/28/2008	4/22/2038	Not at Risk
16630 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16632 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16634 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16680 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16650 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16640 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16642 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16644 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16674 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16676 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk
16678 Bellflower Boulevard	1	1 low-income	2013	2058	Not at Risk



The three low-income units on 9921 Flora Vista St. shown in **Table 4-27**, are at-risk of conversion during the 2014-2021 planning period. These units are ownership units and therefore do not require an analysis of the cost of preservation versus replacement. The City will actively work to create programs in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

5. Housing Constraints

This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock.

Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

5.1 – Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

5.1.1 – Land Use Controls

The City of Bellflower's General Plan provides for six residential land uses. The six residential classifications are Agricultural Residential; Single Family Residential; Low Density Residential; Medium Density Residential; High Density Residential; and Senior Citizen Housing.



The Zoning Code, which implements the General Plan, provides residential zoning districts: A-E; SF; R-1; R-2; R-3; MU (Mixed-use); and TC. The City also has five zoning Overlays: S-C-H (Senior Citizen Housing District), RPD (Residential Planned Development Overlay Zone), P-D (Planned Development Overlay District), BVOZ (Bellflower Village Overlay Zone), and BVOZ-N (Bellflower Village Overlay Zone-North). Development standards for these zones and districts are summarized in **Table 5-1**.

A-E zoning was created “to provide an area for more rural residential development than in other areas of the city, to retain a rural character, and permit the area to transition to a low-density, detached multiple-unit residential area. This area is to maintain and encourage the keeping of horses and farm animals for the enjoyment of area residents” (Bellflower, 2010). A-E zoning is generally concentrated in one location, near an existing nursery or truck farm operation, between Woodruff (west) and the eastern border (east) of the city, and between Alondra Boulevard (north) and State Route 91 (south). The City has noted that the trend in this zoning classification is toward larger homes with less open area on the site.

SF zoning was created as a “restrictive residential zone, composed of individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood” (Bellflower, 2010). SF zoning is concentrated in northern Bellflower, north of Somerset, with one pocket of SF zoning in southeast Bellflower and two small pockets near the city’s southwest boundary. This zoning allows single-family dwellings on 7,000 square foot lots, and also allows second units.

According to Section 17.24.010 of Bellflower’s Municipal Code, R-1 zoning is considered “the most restrictive of residential zones” and is composed mostly of “individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood.” This zoning is located primarily between Somerset and Alondra, adjacent to SF zones, and in pockets south of Flora Vista, including areas along the southern boundary of the city and just below State Route 91.

R-2 zoning and R-3 zoning districts provide for multi-family housing, and are located along or near Bellflower Boulevard and south of State Route 91. R-2 zoning is “intended to provide a variety of housing types such as garden apartments, town houses, condominiums, and groups, and guarantees their compatibility with surrounding existing residential development. Much of the development that will occur in this zone will bring people into close living arrangements, such things as dwelling unit privacy, openness, convenient parking, private and common outdoor spaces, security and overall visual qualities will be of utmost importance” (Bellflower, 2010). R-3 zoning has the same intent and purpose as R-2 zoning, except that according to the Municipal Code (Section 17.32.010), “Development in this zone, although providing for higher density living environments, will be expected to create a low density residential image.”

Mixed-use zoning provides for a combination of residential uses with either retail and/or office uses. An area zoned for MU development does not allow residential units to be located on the ground floor of the building.

Additionally, upon approval of the Planning Commission, residential uses are permitted on second floor and above in the TC district. The TC district was created to provide for



the development and redevelopment of the City's downtown area.

S-C-H, RPD, PD Overlays are found in various locations in the city and must, in general, provide maximum flexibility in the encouragement of creative, innovative, and quality developments and allow for deviations in development standards, where necessary. Moreover, the BVOZ and BVOZ-N are found in the downtown area and conform to the underlying zoning district requirements. The exception to this is the S-C-H zone for senior housing, which allows denser development with building heights of 40 feet or three habitable stories, and up to 70 units per net acre.



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Table 5-1: Single Family Development Standards

Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit	Second Unit Requirements / Comments
A-E	2 stories or 30 feet, whichever is less	40 (maximum floor area of 50 is also applicable)	20 ft	5 ft	Lots less than 150 ft in depth: 15 ft or 15 of lot depth, whichever is greater Lots 150 ft or more in depth: 20 of lot depth	10,000 sf	9,900 sf	1 unit per 9,000 sf of net land area	If developed with a single DU: 2 enclosed, If developed with multiple DU: 2 enclosed, plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest	Cannot cause lot coverage to exceed maximum for lot: Maximum 1,200 sf floor plan (if detached), Maximum 30 of the size of the primary unit (if attached), and One on-site parking space per bedroom
SF	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	7,000 sf	7,000 sf	Maximum 1 DU per lot	2 enclosed	Cannot cause lot coverage to exceed maximum for lot: Maximum 1,200 sf floor plan (if detached), Maximum 30 of the size of the primary unit (if attached), and One on-site parking space per bedroom
R-1	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	5,000 sf	5,000 sf	1 unit per 5,000 sf	If developed with a single DU: 2 enclosed If developed with multiple DU:	Cannot cause lot coverage to exceed maximum for lot: Maximum



Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit	Second Unit Requirements / Comments
									2 enclosed, plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest	1,200 sf floor plan (if detached), Maximum 30 of the size of the primary unit (if attached), and One on-site parking space per bedroom
R-2	2 stories or 30 feet, whichever is less	Not applicable*	Based on formula: 6 feet + 2 Feet (number of stories) + 1 foot building wall (length) / 10	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 3,350 sf	8 to 13 units per net acre	If developed with a single DU: 2 enclosed If developed with multiple DU: 2 enclosed, plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest	If developed with a single DU, a second unit is possible: Cannot cause lot coverage to exceed maximum for lot, Maximum 1,200 sf floor plan (if detached), Maximum 30 of the size of primary unit (if attached), One on-site parking space per bedroom
R-3	2.5 stories or 35 feet, whichever is less	Not applicable*	Based on formula: 6 feet + 2 Feet (number of stories) + 1	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 1,980 sf	14 to 22 units per net acre	If developed with a single DU: 2 enclosed If developed with multiple DU: 2 enclosed,	If developed with a single DU, a second unit is possible: Cannot cause lot coverage to exceed maximum for



Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit	Second Unit Requirements / Comments
			foot building wall (length) / 20						plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest	lot, Maximum 1,200 sf floor plan (if detached), Maximum 30 of the size of primary unit (if attached), One on-site parking space per bedroom
Overlay Zones										
S-C-H	40 feet or three habitable stories.	Shall not exceed 50%	15 ft	5 ft	5 ft	6,000 sf	1 DU per 622 sf	22 to 70 units per acre	1 per living unit, plus 0.2 per unit for guest	Incentives provided for lower income senior housing. Applicant must submit a Zone Change.
RPD (not applicable to A-E)	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Must conform to underlying zoning classification.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Deviation from the underlying zoning classification may be allowed if specific desirable elements are provided.	Must conform to underlying zoning classification.	Applicant must submit a Precise Plan, Subdivision Map, and Zone Change.
P-D	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Applicant must submit a Precise Plan, Subdivision Map, and Zone Change.



Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit	Second Unit Requirements / Comments
BVOZ	3 stories or 45 feet. For structures great than 3 stories pursuant to a Conditional Use Permit.	Must confirm to underlying zoning classification.	5 ft	5 ft	5 ft	5,000 sf	Must conform to underlying zoning classification	Must conform to underlying zoning classification	Residential: Minimum of 2 covered spaces per unit. Guest: The provision of BMC Ch 17.88 shall apply, except a "parking space" shall not be less than 9'0" in width by 18'0" in length.	Applicant must submit a Precise Plan, Subdivision Map, and Zone Change.



Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit	Second Unit Requirements / Comments
BVOZ-N	4 stories or 55 feet. Nonhabitable projections exceeding 55 feet, if architecturally integrated into the building design.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	5,000 sf	Must conform to underlying zoning classification.	Must conform to underlying zoning classification.	Residential: Minimum 2 covered spaces per residential unit. Each residential unit shall have a minimum of 2 covered or enclosed spaces per unit. Guest: The provision of BMC Ch. 17.48 and/or 17.88 shall apply, where applicable. Required guest parking may be transferred to designated off-site parking locations pursuant to the provisions of a DDA or similar agreement approved by the City Council.	Applicant must submit a Precise Plan, Subdivision Map, and Zone Change.

Source: Bellflower Municipal Code, 2010.



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5.1.3 – Provisions for a Variety of Housing Types

Housing Element law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

5.1.3.A – Multiple Family Rental Units

Generally, single-family homes are permitted in all residential zones. Various forms of multi-family units are permitted in all residential zones except in the S-F and R-1 zones. In addition, residential uses are also allowed in Bellflower Village Overlay Zone and the Bellflower Village Overlay Zone-North. The City has identified the BAMU Overlay Zone as an additional opportunity area for the development of multi-family housing. The City will amend the zoning code to implement the BAMU Overlay Zone.

5.1.3.B –Manufactured Housing/ Mobile Homes

Manufactured homes are permitted by right in the R-1 and R-2 zoning districts, pursuant to State law. Mobile home parks are subject to a conditional use permit in the R-3 zone.

5.1.3.C - Second Units

Second units are permitted in all residential zones. Second units in the City of Bellflower must conform to the following standards (see Municipal Code, Section 17.16.170):



- A detached second unit must be located at the rear of the primary residence.
- The distance between any wall of detached second dwelling unit and any wall of the primary unit must be a minimum of eleven feet.
- The lot coverage of the second unit cannot exceed the permitted lot coverage for all structures together.
- The second unit shall not exceed 1,200 square feet if detached from the primary unit.
- If attached to the primary unit, the second unit shall not exceed 30 percent of the size of the primary unit.
- The second unit must be clearly subordinate to the primary unit.
- The second unit must conform to all setback requirements applicable to the primary unit.
- Parking must be provided on the lot on which the second unit is located at the rate of one additional parking space per bedroom. Parking may be uncovered and/or tandem. The primary unit must have two enclosed parking spaces on the site before a second unit is permitted.
- The second unit cannot exceed one story and cannot be taller than 12 feet, unless additional height is required to match the roof pitch of the primary structure.
- One of the residences on the property must be occupied by the owner and shall not be rented or leased as long as the second dwelling unit exists. If neither unit is occupied by the owner, the second unit will be deemed nonhabitable space, which cannot be used as a dwelling and cannot be rented.
- The second unit must comply with the development standards of the zone within which it is located.
- The second unit cannot be sold separately.
- Approval for second units must be given by the Community Development Director and the Development Review Board.



5.1.3.D - Emergency Shelters, Transitional and Supportive Housing

Emergency shelters provide housing for homeless persons for a limited period of time, while transitional and supportive housing facilities provide support and housing for persons transitioning out of homelessness into permanent housing. Providing adequate housing for the homeless must be demonstrated in the Housing Element. To comply with SB 2, the Housing Element must identify a zone(s) suitable to develop at least one emergency shelter during the planning period. The City has amended the Zoning Code to allow emergency shelters by right, without a Conditional Use Permit or other discretionary action, in the General Commercial (C-G) zoning district.

The C-G zoning district is an appropriate zone because it is typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services. There are currently 47 acres of land zoned C-G in the city. Of these sites, approximately 3 parcels of land between 0.5 acres and 5 acres in size are underutilized and appropriate to accommodate a shelter of approximately 20 beds, if one is proposed.

The City also amended the Zoning Code to permit transitional and supportive housing in all residential zones, subject to those regulations that apply to other residential dwelling units of the same type in the same zone. Further, Section 16.44.200 has been added to the Development Code detailing operations conditions and requirements for operations of such housing and shelters. Although no homeless shelters exist in Bellflower, the City does provide CDBG and HOME funds annually to various nonprofit organizations that offer a range of homeless and supportive services for those who are homeless and at risk of becoming homeless.

5.1.3.E – Single Room Occupancy (SRO) Housing

Generally, single-room occupancy (SRO) units provide affordable private housing for lower income individuals, seniors, and persons with disabilities in dwelling units of approximately 200 to 350 square feet. Often SRO's provide an entry into the housing market for formerly homeless individuals. In many urban areas, SROs have been lost due to deterioration, demolition and hotel conversions.

SROs typically need on-site management, a Management Plan to address operations, safety and maintenance, a small kitchenette and bathroom, community laundry facilities, closet space, and parking. Many SROs are located in downtown areas with access to local amenities, including restaurants, markets in transit. The Zoning Code has been amended to permit SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.



5.1.3.F – Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act requires the use of property for the care of six or fewer disabled persons to be classified as a residential use under municipal zoning codes. A state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Bellflower Zoning Code identifies “community care” facilities for seven or more persons as a conditional use that is allowed in C-G zone. Community care facilities are defined by the Zoning Code as a facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children and includes the following: residential care facility, adult day care facility, therapeutic day services facility, foster family agency, foster family home, small family day care home, social rehabilitation facility, community treatment facility, and full-service adoption agency.

To further encourage the development of housing for persons with disabilities, the City has amended the Zoning Code to include a definition of “family” in compliance with State law. The revised definition does not restrict the definition of family to persons related by blood or marriage, but expands it to include individuals living as a single household in a dwelling unit. The City has also amended the Zoning Code to establish reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities. See Program 19 of the Housing Plan for details.

5.1.3.G – Housing Types Permitted by Zoning District

Table 5-2 summarizes housing types permitted by zoning district in the City of Bellflower. In the following section, **Table 5-4** provides the typical processing times for each type of use by permit type. Residential uses, including single-family and multi-family developments, permitted by-right are processed between one to two weeks and residential uses that require a conditional use permit are processed between three to four months. Single-family and multi-family developments are subject to the approval of the City's Development Review Board, which is made up of the City's Director of Planning, Director of Public Works, Fire Chief, District Engineer of the Building Department, or their representatives. A quorum of three members and a majority vote of any quorum determine the Board's decisions on applications. Prior to approving an application for development review, the following findings must be made by the Development Review Board:



- That the proposal is consistent with the Bellflower General Plan, zoning, and the Bellflower Municipal Code;
- That the design of the proposal is appropriate to the City, the neighborhood, and the lot on which it is proposed; and
- That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in the Municipal Code (Section 17.80.010), which outlines the City's goals for architectural character and preservation of existing, established neighborhoods.

Table 5-2: Housing Types Permitted by Zoning District

Use	A-E	S-F	R-1	R-2	R-3	RPD	P-D	BVO Z	BV OZ- N	TC		CG	BAMU*
										1	2		
Single-family	P	P	P	P	P	Uses Permitted and/or Conditionally Permitted in the Underlying Zone							P
Multiple family				P	P		CUP	CUP					P
Community care facility (<6 persons)		P	P	P	P								
Community care facility (7+ persons)					CUP							CUP	
Emergency shelter												P	
Single-room occupancy units					P								
Live/work							P	P	P	P			
Lofts							P	CUP	P	P			
Manufactured homes			P	P									
Mixed-Use							P	P					P
Mobile homes					CUP								
Transitional housing	P	P	P	P	P		P	P					P
Supportive housing	P	P	P	P	P		P	P					P
Second units	P	P	P	P	P								

Source: City of Bellflower, 2013.

Notes:

*Also includes uses permitted and/or conditionally permitted in the underlying zone.

5.1.4 – Development Impact and Planning Entitlement Fees

The City collects various development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

5.1.4.A – Development Impact Fees

Like cities throughout California, the City of Bellflower collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact fees, park-in-lieu fees, sewer and water connections fees, public facilities fees, public art fees relating to building permits, and a variety of handling and service chargers. Housing developments that require discretionary approval by the City will require an environmental document required by either the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA) or both, which is an additional cost for developers. In addition, traffic studies, soils reports, and filing fees for tentative and final maps may also be required.

5.1.4.B – Planning Entitlement Fees

Table 5-3 provides a listing of planning entitlement fees the City of Bellflower charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-3** show those which are typically charged for a standard residential development.



Table 5-3: Fees Charged For Residential Development

Fee Category	Fee Amount	
Fee Type	Single-Family	Multi-Family
Variance	\$1,214.00	\$1,214.00
Conditional Use Permit	\$1,214.00	\$1,214.00
Zone Change	\$1,214.00	\$1,214.00
Zone Ordinance Text Amendment	\$1,493.00	\$1,493.00
Site Plan Review	\$35 (minor plot plan review) - \$384 (major plot plan review)	\$35 (minor plot plan review) - \$384 (major plot plan review)
Architectural Review (Design / Development Review)	\$491 (minor) - \$606 (major)	\$491 (minor) - \$606 (major)
Specific Plan	\$5,000 deposit (Final cost depends on labor and costs)	\$5,000 deposit (Final cost depends on labor and costs)
Development Agreement		
Planned Development	\$1,214.00	\$1,214.00
Grading Permit	\$0 to \$2,166 (based on sf of lot area to be graded and determined case-by-case by the Building Official)	\$0 to \$2,166 (based on sf of lot area to be graded and determined case-by-case by the Building Official)
General Plan Amendment	\$1,307.00	\$1,307.00
Subdivision		
Certificate of Occupancy	N/A	N/A
Lot Line Adjustment	\$327.00	\$327.00
Tentative Maps	\$544.00, plus actual cost of City Engineer Services	\$544.00, plus actual cost of City Engineer Services
Final Tract Map	\$2,018.00	\$2,018.00
Final Parcel Map	\$1,586.00	\$1,586.00
Environmental		
Environmental Forms (NOD, NOC, etc.)	\$63.00	\$63.00
Environmental Impact Report	\$444.00 (Not including special studies)	\$444.00 (Not including special studies)



Fee Category	Fee Amount	
Fee Type	Single-Family	Multi-Family
Negative Declaration	\$127.00 (no special studies) - \$229 (includes special studies)	\$127.00 (no special studies) - \$229 (special studies)
Categorical Exemption	\$63.00	\$63.00
Addendum	\$229.00 (Not including special studies, if required)	\$229.00 (Not including special studies, if required)
CDFG Fees	\$0 to \$2,919.00	\$0 to \$2,919.00
Publishing Fee	\$450.00-\$600.00	\$450.00-\$600.00
Estimated Development Fees	Single Family (per unit)	Multiple Family (per unit)
Permit (includes plan check and inspection fees)	\$2,492.84	\$2,445.85
Parks	\$23,981.00 (adjustable based on fair market value of land and improvements)	\$17,952.00 (adjustable based on fair market value of land and improvements)
Water and Sewer	Cost estimated at time of plan review	Cost estimated at time of plan review
School Impact Fee	\$4,455 - \$4,800	\$4,455 - \$4,800

NOTES: Estimated Development Fees are based on the following assumptions:

Lot for both scenarios is vacant and measures 5,000 sf, with purchase price of \$300,000.

Single Family Residence is 1,500 sf with 400 sf garage., project valuation of \$166,000.

Multiple Family is 4-unit attached condominium project, each with habitable space of 1,500 sf with 400 sf garage. Project valuation of \$664,000.

Source: City of Bellflower, 2012

5.1.5 – Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Bellflower has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Bellflower, has adopted the (2010) latest California Green Building Code establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to



ensure that they are accessible to and usable by persons with disabilities.

The following are local amendments to the Building code adopted by the City of Bellflower to protect public health and safety from hazards indigenous to the City:

- The provision of the Electrical Code applies to the installation of electrical systems including replacement, equipment, appliances, fixtures, fittings and appurtenances.
- The provisions of the Mechanical Code of the City of Bellflower applies to the installation, alteration, repair and replacement of plumbing systems, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.
- The provisions of the Fire Code of the City of Bellflower applies to matters affecting or relating to structures, processes and premises from, (a) the hazard of fire and explosions arising from storage, handling or use of structures, materials or devices, (b) conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and (c) the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.
- The provision of the Energy Code of the City of Bellflower applies to all matters governing the design, alteration and construction of building for energy efficiency.

5.1.6 – Local Processing and Permit Procedures

The Zoning Code regulates residential development permitted and conditionally permitted in each residential zone. Permitted uses are uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. A Conditional Use Permit (CUP), however, requires approval by the Planning Commission unless the Planning Commission's action is appealed to the City Council. Typically the findings for a CUP address consistency with the General Plan, compatibility of the use with surrounding uses, and basic public health, safety and general welfare concerns.

The time required to process a permit varies from one project to another depending on complexity of the proposal and number of actions or approvals needed to complete the process. **Table 5-4** identifies the typical processing time for the entitlement process. It is understood that some projects do not necessarily need to complete every step listed in **Table 5-4**, and that some review and approval procedures may run concurrently. In addition, some projects are held up for reasons outside of the entitlement process – a change in plans, the need to make substantive revisions to the design, and so forth.



Table 5-4: Timeline for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review; Second Units	1-10 working days	City Staff
Conditional Use Permit	3-4 months	City Planning Commission (requires public hearing)
Variance	2-3 months	City Planning Commission (requires hearing)
Zone Change	3-6 months	City Council (requires hearings at Planning Commission and City Council)
General Plan Amendment	5-6 months	City Council (requires hearings at Planning Commission and City Council)
Development Review/Design Review	1 month	City Staff
Tentative Subdivision Map/PUD	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Final Subdivision Map	1 month	City Council (requires hearing)
Parcel Maps	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Negative Declaration	1 month (concurrent with project)	Planning Commission (requires public hearing)
Environmental Impact Report	6-9 months (concurrent with project)	Planning Commission (requires public hearing)

Source: City of Bellflower, 2010.



The time frames in the cited preceding table include the time to determine the completeness of a submitted application; review of the application by City staff; providing comment to the applicant, a reasonable time for applicants to provide the requested information or revision; preparing the staff report, including findings for permit approval for applications being approved by City staff; preparation of conditions of approval (where applicable); and setting dates, posting notices and placing advertisements, and hold holding hearings for permits approved by the Planning Commission or City Council.

5.1.7 – On and Off-Site Improvement Requirements

On and off-site improvement requirements for residential development in the City are imposed on a case-by-case basis. The City of Bellflower maintains master plans for needed facilities, and because like many communities it has determined that its public works systems must not be overburdened by new development, the City has established development impact fees to ensure the ongoing adequacy of facilities to serve new development. Consequently, few, if any off-site improvements are required for new development. Typical on-site development standards required for residential development include trash enclosures (for multi-family development) completely enclosed within a six-foot high wall with solid metal gates; minimum parking standards as outlined in **Table 5-1**; landscaping requirements (a minimum of one tree within a 48-inch box for every dwelling unit); handicapped access pursuant to ADA requirements, and replacement of any onsite trees removed as part of site development.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. On and off site improvements have not been determined to be a constraint to the development of affordable housing.

5.2 – Non-Governmental Constraints

5.2.1 – Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose by 2 percent between 2011 and 2012, with steel costs



increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for a high-density apartment (20 units per acre) development run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of median-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses, as discussed in Program 6 of the Housing Plan, granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.

5.2.2 – Land Availability and Cost

There is very little vacant residential land available in the City. This is a significant constraint to the development of new housing within the City. Another constraint to the development of additional residential units can occur on underdeveloped properties, particularly R-3 multiple family zoned properties. The economy of land value and the cost of new construction can limit what a property owner can expect to achieve on an underdeveloped property. Even with an allowable 40 units per acre, as permitted by the BAMU Overlay Zone, recycling and redevelopment can be difficult.



Chapter 6, Housing Opportunities, includes an analysis and discussion of underutilized residentially-zoned parcels in the City that could potentially accommodate new housing. For example, vacant single-family zoned parcels were identified and inventoried to determine the number of single-family dwellings that could be built.

Aside from the R-3 residential zone in the City that accommodate residential development, the City has also identified opportunities in which commercial properties can be “recycled” for residential purposes and has specifically identified an additional “residential development opportunity area” which will support the development of housing in a mixed-use configuration, primarily the Bellflower/Alondra Boulevard area.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrument of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

5.2.3 – Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Bellflower consisted of 130 applications for conventional home purchase loans in 2012, reflecting less than 1 percent of the ownership housing stock. **Table 5-5** provides the status of home purchase loan applications in both Bellflower and Los Angeles County. As illustrated by this table, the 66 percent loan approval rate in Bellflower was slightly lower than the 71 percent approval rate Countywide.



Table 5-5: Disposition of Loans

	Loans Approved ¹		Loans Denied		Loans Withdrawn/ Incomplete	
	Bellflower	LA County	Bellflower	LA County	Bellflower	LA County
Number of Loan Applications	86	38,827	31	8,054	13	7,601
Percent of Total Applications	66%	71%	24%	15%	1%	14%

Source: Home Mortgage Disclosure Act (HMDA), 2010. Compiled by ESA.

Notes:

1. Approved loans include: loans originated and applications approved, but not accepted.

Table 5-5 also indicates the number of total applications for home improvement loans in Bellflower. Home improvement loans generally have lower approval rates than loans used to purchase homes. In general, financing for new residential development in Bellflower is available at historically low rates. However, recent high foreclosure rates on home loans have caused caution among lenders. Although both home prices and interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite increased affordability of housing due to low prices and interest rates.

5.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

5.3.1 – Seismic Hazards

As stated in the General Plan Safety Element, the entire City – as well as most of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past. The most active and potentially active faults that could affect the City include: San Andreas, Newport-Inglewood, Whittier-Elisnore, Raymond, San Fernando, Malibu Coast, Verduge, and the Elysian Park Anticline. Bellflower could incur damage from seismic activity through ground shaking, liquefaction, or by an earthquake induced dam failure. Ground shaking poses the most threat to life and property in the City of Bellflower, especially the more densely populated and urban areas. Liquefaction zones are located within the northwest, southwest, and southeast areas of the City. If an earthquake were to affect either the Whittier Narrows Dam or the Hansen Dam, the City of Bellflower would be in the impact area.



5.3.2 – Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The FEMA FIRM map for the City of Bellflower was updated in 2002 to reflect enhanced Los Angeles River Flood Control Channel. Stated in Program 17 of the Housing Plan, the City will update the Conservation and Safety Elements of the General Plan, as needed, within 1-2 years of Housing Element adoption.

The City developed Program 17 which will update the Safety Element within two years of the Housing Element adoption

The City of Bellflower is bordered on the east by San Gabriel River basin, which is susceptible to flooding events. Additionally, the Rio Hondo River Channel runs north to south in the City. According to the City of Bellflower Multi-Hazard Functional Plan, there is one area that has been designated as a flood hazard area. It is located in the south western area of the City, and is south of Alondra Boulevard and west of Lakewood Boulevard. It is designated as a flood hazard area due to storm drain deficiencies, and is primarily a residential area. The City of Bellflower has not experienced any major flooding event in recent history. However, the City of Bellflower is susceptible to flooding from the lower Los Angeles River and Rio Hondo Channel.

The identified potential flood hazards exist due to inadequacies in the Los Angeles River Flood Control Channel three miles west of the City, and the Rio Hondo River Channel to the north. As of November 1994, the U.S. Army Corps of Engineers had not decided what actions are necessary to fund and construct needed floodway improvements.

5.3.3 – Fire Hazards

The most serious fire threat within the City building and other structure fires like most southern California cities on the urban fringe is the late summer fires that result from the accumulation of brush that have the potential to spread into the City. Since the City center is largely developed, there is less potential for fire in central City communities. The potential deficiency is within the water systems not having adequate fire flows. The City of Bellflower Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of the deficiencies.

5.3.4 – Noise

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. The Noise Element also identifies significant source of noise in Bellflower include



incompatible land uses (commercial and industrial uses adjacent to residential uses), railroad noise, and construction operations. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The amount of noise generated by aircraft traffic is significant since Bellflower lies under the flight path to Los Angeles International Airport (LAX). In addition, Los Angeles County Sheriff's Department Sky Knight utilizes local freeways (the Century (105), San Gabriel (605), and the Riverside (91) Freeways) for ground guidance.

6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 – Regional Housing Needs Allocation

Bellflower's RHNA for the 2014-2021 planning period has been determined by SCAG to be two (2) housing units, including one unit for very low-income households and one unit for low-income households.

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The 2014-2021 Regional Housing Needs Allocation for the City of Bellflower is shown in **Table 6-1**.

Table 6-1: Regional Housing Needs Allocation 2014-2021

Income Group	Number of Units	Percent of Total
Very Low	1	50%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

Source: Regional Housing Needs Assessment, SCAG October 2012.



6.2 – AB 1233 Compliance

In January 2006, changes to Housing Element law, including Assembly Bill 1233, have created additional incentives for jurisdictions to achieve a compliant Element. AB 1233 requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.” The previous Housing Element for the City of Bellflower was not adopted by the City Council and is not compliant with State law. Consequently, the City is required to plan for the current cycle as well as for their 2008 – 2014 RHNA allocation as shown in **Table 6-2**.

Table 6-2: Regional Housing Needs Allocation 2008-2014

Income Group	Number of Units	Percent of Total
Very Low	263	25%
Low	164	15%
Moderate	178	17%
Above Moderate	462	43%
Total	1,067	100%

Source: Regional Housing Needs Assessment, SCAG July 2007.

The two planning period allocations combined result in a final housing needs allocation as shown in **Table 6-3**. The total fair share allocation for Bellflower for the combined planning periods is 1,069 units.



Table 6-3: Combined 2008-2014 and 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	263	164	178	462	1,067
2014-2021 RHNA	1	1	0	0	2
Total	264	165	178	462	1,069

Source: Regional Housing Needs Assessment, SCAG July 2007.

As Bellflower failed to adopt a 2008-2014 Housing Element the City must evaluate two key factors to determine their exact shortfall, in compliance with AB 1233. First, as the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count any new units built or approved since January 1, 2006 toward their 2008-2014 RHNA allocation. Since Bellflower's Housing Element was not adopted, any units built or approved from 2006 to the present may be credited toward the City's 2008-2014 RHNA allocation of 1,067 units. Second, as AB 1233 focuses on units that are accommodated specifically on rezoned sites, the shortfall will primarily include lower income units that will be accommodated on sites in the new BAMU Overlay Zone. **Table 6-4** below, presents the number of units that the City must address in their 2014-2021 sites inventory, including any shortfall from the 2008-2014 planning period.

Table 6-4: 2014-2021 RHNA Including AB 1233 Shortfall

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	263	164	178	462	1,067
Units Constructed in 2006 -2014 Period	6	0	67	147	220
Subtotal	257	164	111	315	847
2014-2021 RHNA	1	1	0	0	2
TOTAL REMAINING RHNA	258	165	111	315	849

Source: Regional Housing Needs Assessment, SCAG July 2007.

As shown in **Table 6-4**, between 2006 and 2014 the City approved or developed 220 units, including 6 units for very low-income, 67 units for moderate-income, and 147 units for above moderate-income households.

Based on the requirements of AB 1233, as shown in **Table 6-4**, for the 2014-2021 planning period, the City must make available sites to accommodate a total of 849 units, including 258 units for very low-income, 165 units for low-income (a total of 423 lower income units), 111 units for moderate-income, and 315 units for above moderate-income.



6.2 - Zoning Appropriate to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development, and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities, and support commercial. The City's Multiple Family Residential and Mixed-use designations provide the best opportunity for the development of affordable housing.

The State Housing and Community Development Department (HCD) have deemed affordability as correlated with density. Consequently, HCD has established "default densities" that by definition are considered sufficient to provide market-based incentives for the development of housing for lower income households. For jurisdictions with a population greater than 25,000, and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre. Bellflower has a population greater than 25,000 and is within the Los Angeles MSA.



6.3 – Availability of Sites for Housing

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State Law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, with services, and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed-use);
- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity;

Bellflower lacks a sufficient amount of residentially-zoned, undeveloped land to accommodate their remaining RHNA allocation, thus sites have been identified in the Housing Resources Section to accommodate future housing primarily through mixed-use infill and redevelopment. The sites identified for potential high density residential and mixed-use projects are located along Bellflower and Alondra Boulevards, within a newly established BAMU Overlay Zone.

6.3.1 – Vacant and Underutilized Residentially Zoned Land

The City of Bellflower prepared an inventory of land currently zoned for residential uses. This inventory indicates that housing opportunities under the City's current Zoning Code are limited, and that the City is essentially built-out. There is capacity to develop 1,131 units on underutilized residentially zoned land, primarily in the low (R-1) and medium (R-2) density zones, and also within the Bellflower Town (TC). Given the permitted density in these zones (1-8 and 8-13 du/ac), the City has determined these zones are appropriate to accommodate moderate and above moderate-income units. **Table 6-5** summarizes existing development capacity in the City. See Appendix A, Table A-2 for parcel specific inventory of these sites.

Table 6-5: Residentially Zoned Land Opportunity Areas

Zone	Unit Capacity
R-1	1,171
R-2	114
TC	46
Totals	1,331

Note: These totals are approximate.
Source: City of Bellflower, 2010.

6.3.3 – Bellflower/Alondra Mixed-Use Overlay Zone

To encourage and facilitate the development of affordable housing and accommodate the City's remaining RHNA of 849 units, including 423 lower income units, the City will establish and implement the BAMU Overlay Zone. The BAMU Overlay Zone is located in the southeast section of the City and applies to properties located within Multiple Residential (R-3) zone, Commercial (C-G) zone, and Light Industrial (M-1) zone. See **Figure 4** for the BAMU Overlay Zone Map.

The BAMU Overlay Zone is intended to stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces. The BAMU Overlay Zone will:

- Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, housing, employment centers, and retail services;
- Accommodate intensities and patterns of development that can support multiple modes of transportation including public transit, bicycles, and walking;
- Facilitate well-designed new mixed-use development projects that combine residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) to promote a better balance of jobs and housing;
- Ensure compatibility with adjacent existing single-family neighborhoods and harmonious integration with existing commercial areas;
- Encourage the development of a unique zone character through a streetscape



that provides attractive features (e.g., landscaping, street furniture, niche or linear parks, public places, courtyards, public transportation shelters; etc.) designed to integrate the public realm (e.g., streets, sidewalks, etc.) with development on adjacent private property; and

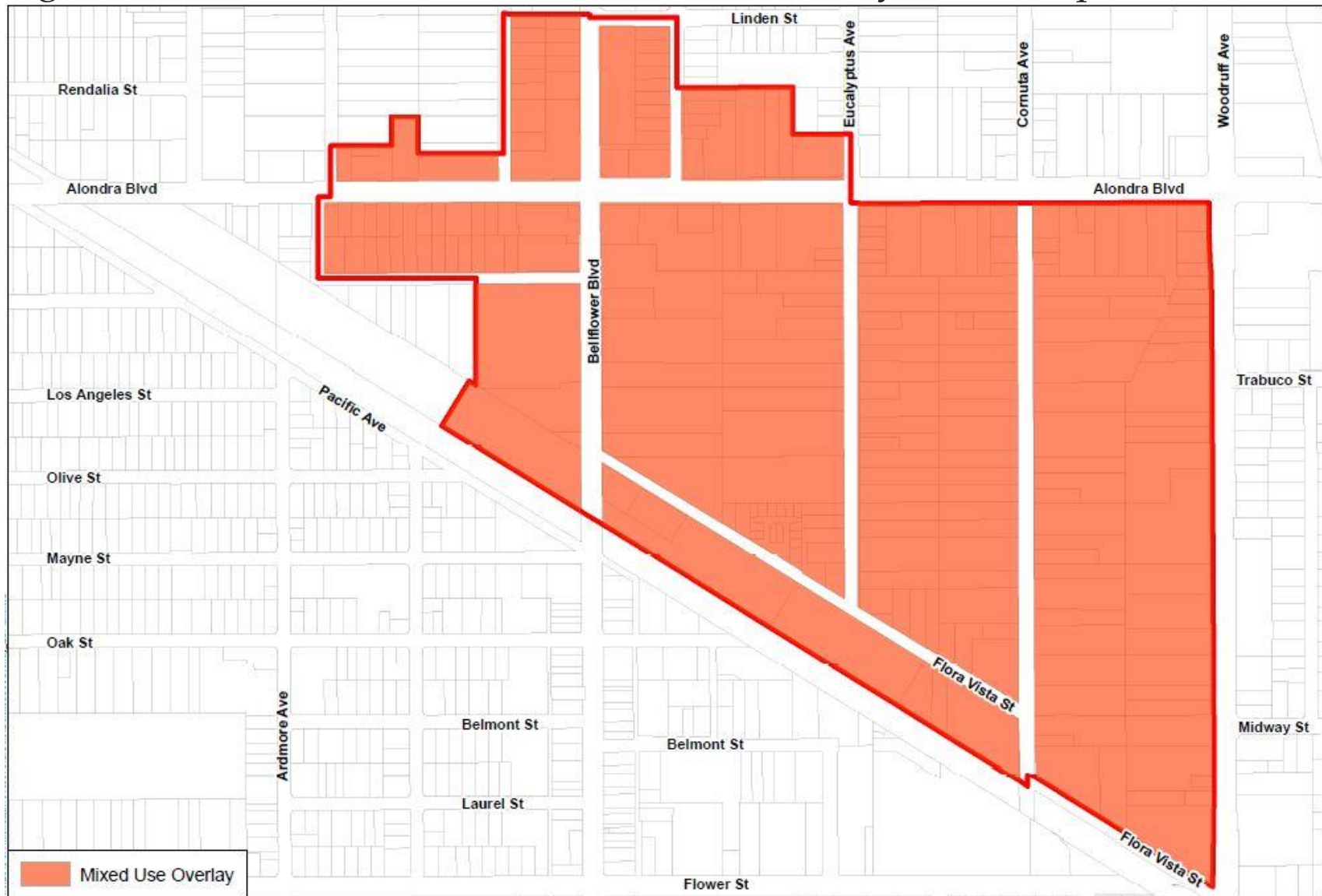
- Provide additional property rights while preserving existing property rights. This intent is achieved by providing additional development rights which property owners may exercise under certain conditions, while retaining all development rights conferred by the underlying zone to property owners in the BAMU Overlay Zone. Incentives and advantages include allowing a greater range and mix of uses and specifying more permissive dimensional specifications (e.g., greater floor area ratio, lot coverage ratio, and height; reduced setbacks; etc.).

The BAMU Overlay Zone requires and encourages high density residential uses and allows for a mixture of residential and non-residential development. The application of the Overlay zone will require residential development of at least 40 dwelling units per acre. The BAMU Overlay Zone will be initially applied to approximately 120 acres: 48 acres dedicated to mixed-use and 72 acres dedicated to exclusively residential uses. A parcel specific inventory with unit capacity is provided in Appendix A. Based on the total acreage of the BAMU Overlay Zone area, the permitted density of 40 dwelling units per acre, and assuming capacity is 50 percent and 100 percent, for mixed-use and residential uses, respectively, the BAMU Overlay Zone can potentially accommodate 3,896 units if total redevelopment of the area occurred. However, based on the analysis of realistic capacity of sites within the 120 acres, taking into consideration existing uses and applicable development standards, the City has determined that approximately 20 percent of the total area is underutilized and poised for redevelopment with mixed-use or residential uses within the 2014-2021 planning period. Therefore, the entire Overlay Zone can realistically/feasibly accommodate 924 units.



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Figure 4: Bellflower/Alondra Mixed-Use Overlay Zone Map



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The BAMU Overlay Zone will allow for future development to be pedestrian-oriented and contain a mix of uses that are attractive and compatible with surrounding uses. The following images provide context for redevelopment of the 120-acre BAMU Overlay Zone.



There are many underutilized one-story commercial buildings, with excessive parking that are ready to be revitalized and transitioned into higher intensity uses. The City would like to see these sites redeveloped into mixed-use development, compatible with surrounding uses and the vision of the Overlay Zone. Single family homes remain scattered along Bellflower and Alondra Boulevard, like the one shown above, isolated by commercial uses on either side. These homes are often older and in need of substantial repairs. Single-Family homes are not appropriate on these heavily traveled corridors.



There are several one-story and vacant buildings with excessive parking poised for redevelopment. Surface parking lots are underutilized and provide an opportunity for infill development.



There are many older single-story commercial buildings with nominal uses in need of improvements and rehabilitation. These uses are ready to be revitalized and transition into mixed-use developments with residential units.



There are several nonconforming uses including low density residential structures and a one-story window and flooring shop. The City would like to see this site redeveloped into mixed-use development, compatible with surrounding uses and vision of the Overlay zone.

The images above illustrate the typical and representative conditions occurring in the BAMU Overlay Zone. As shown in the images above, the parcels within the BAMU Overlay Zone are characterized by the following conditions:

1. Vacant properties, and underutilized paved surface parking lots, that provide opportunity for infill development.
2. One-story structures that could be developed with higher intensity uses.



3. Dilapidated post World War II commercial buildings that are between 60-75 years old in need of major repairs and upgrades.

4. Non-conforming single-family uses, often older and in need of substantial repairs, that are not in keeping with the surrounding uses and the current activity of major corridors.

6.3.3.4 - AB 2348 Compliance

In accordance with Government Code Chapter 724 (AB 2348), at least 50 percent of the City's remaining lower (very-low and low) income RHNA (212 units) must be accommodated on parcels designated exclusively for residential uses. The City of Bellflower has identified a subarea within the BAMU Overlay Zone that is bounded by Alondra Boulevard to the north, Flora Vista Street to the south, Eucalyptus Avenue to the west, and Woodroof Avenue to the east. The subarea encompasses approximately 72 acres of land zoned multi-family residential (R-3), allowing exclusively residential uses. These parcels are shown in the parcel specific inventory provided in Appendix A. Sites will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multifamily residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code.

Prior to the adoption of the Housing Element, the BAMU Overlay Zone will be applied to the sites facilitating the development of higher density residential uses. Assuming 100 percent development capacity for residential sites, and a density of at least 40 dwelling units per acre, this area can potentially accommodate approximately 2,880 units if total redevelopment of the area occurred. However, based on the analysis of realistic capacity of sites, and taking into consideration existing medium density residential development, the City has determined that the exclusively residential area within the BAMU Overlay Zone has a net capacity of 720 units at densities appropriate to accommodate very low- and low-income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.

The City has evaluated the development capacity of the Overlay zone to determine a more realistic potential development yield, based upon evaluation of existing land uses, infrastructure capacity, and evaluation of land use controls and required site improvements. **Table 6-6** provides a summary of residential development potential within the BAMU Overlay Zone.



Table 6-6: Bellflower/Alondra Mixed-use Residential Development Potential

	Very Low	Low	Moderate	Above Moderate	Total Units
BAMU Overlay Zone	924		0	0	924

Each site within the BAMU Overlay Zone will accommodate residential densities at 40 dwelling units per acre, which is consistent with the HCD default density to accommodate lower income housing units in an urban jurisdiction. The total proposed area is 120 acres, which at the proposed density of at least 40 dwelling units per acre and assuming a 50 percent development capacity for mixed-use uses and 100 percent capacity for residential uses, the Overlay can realistically accommodate 924 units.



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6.4 - Summary of Available Sites

As outlined in the previous section, the City has a total combined RHNA allocation of 849 units for the 2008-2014 and the 2014-2021 planning periods. As shown in **Table 6-4**, between 2006 and 2014 the City approved or developed 190 units, including 6 units for very low-income, 67 units for moderate-income, and 147 units for above-moderate income households. After crediting units built or approved, the City has a remaining RHNA need of 258 very low-income units, 165 low-income, 111 moderate-income units, and 315 above moderate-income units, totaling 849 units. The remaining 849 units are accommodated as shown in the sites inventory by rezoning sites to allow for higher density mixed-use and residential projects to be developed. **Table 6-7** provides detailed site information showing how the housing opportunity sites can accommodate the City's remaining RHNA allocation, and shows that the City is more than able to accommodate the remaining RHNA allocation of 849 units.

Table 6-7: Accommodation of the 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	258	165	111	315	849
R1, R2	0	0	642	643	1,285
Bellflower Town Center Overlay Zone	0	0	46	0	46
BAMU Overlay Zone	924		0	0	924
TOTAL	(501)		(577)	(328)	(1,405)

Notes:

Parentheses indicate a surplus of units.

6.4.1 - Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional environmental constraints that would impede the development of new housing units in the future on the identified sites.



6.4.2 - Infrastructure Constraints

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

The City of Bellflower is served by four water companies: Bellflower-Somerset Mutual Water Company, the City of Bellflower Municipal Water System, the Park Water Company, and the Central Basin Municipal Water District. The water purveyors within the City serve customers with water from groundwater wells within City limits and the Central Basin, or imported water purchased from the Metropolitan Water District of Southern California (MWDSC) by way of the Bellflower-Somerset Mutual Water Company. According to company officials overall water supply is sufficient to serve current and future water demands in the City. The City's Water Master Plan establishes measures to provide adequate water supplies throughout the City and correct deficiencies which are primarily located in the northern part of Bellflower. The Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of potential deficiencies.

The City's Public Works Department manages the City's sanitary sewer collection system. The collection system consists of approximately 99 miles of gravity sewer lines and discharges into the Los Angeles County Sanitation District #2 facilities for conveyance, treatment, and disposal. The LACSD prepared the Clearwater Program Draft Master Facilities Plan in January 2012, to plan for its service area over the next 50 years. The Clearwater Program Draft Master Plan provides an assessment of future needs was based on a comparison of projected tributary flows versus conveyance system capacity. The Master Plan concludes that the conveyance system capacity deficiencies are comparable with the current rate of sewer improvement projects implemented annually, which would continue into the future.



6.5 – Financial Resources

A variety of potential funding sources are available to finance housing activities in Bellflower. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 6-8** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

In previous years, the primary source of funds for affordable housing activities in Bellflower was the Redevelopment Agency housing set-aside fund. The 2010-2014 Implementation Plan allocated RDA funding for housing programs during that period, as indicated below:

- Housing Improvement Program
- Affordable Housing Program
- Underutilized Sites Program
- First Time Homebuyer Program
- Prioritize Housing Program Activities

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Bellflower Redevelopment Agency was dissolved as of February 1, 2012 and the City was selected to be the Successor Agency responsible for all enforceable obligations owed.

Bellflower previously relied on estimated redevelopment housing set-aside revenues ranging from \$1.26 to \$1.5 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize in order to continue administering its existing programs.



Table 6-8: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Bellflower currently receives approximately \$116,748 in CDBG funds annually.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Bellflower receives HOME funds directly from the Federal government. HOME funds are used to assist low income (80 AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Section 8	Rental assistance payments to owners of private market rate units on behalf of low-income (50 MFI) tenants. The HACoLA administers the Section 8 Rental Assistance Program for the City of Bellflower. As of January 2010, there were 689 vouchers leased to Bellflower residents.	Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services



Program Name	Description	Eligible Activities
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Disabled Persons	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4 and 9.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance



Program Name	Description	Eligible Activities
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for home ownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for home ownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3 of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance



Program Name	Description	Eligible Activities
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multifamily Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment



Program Name	Description	Eligible Activities
3. County Programs		
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit
Affordable Home Ownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0 interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition



Program Name	Description	Eligible Activities
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operating of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150 million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition



Program Name	Description	Eligible Activities
Local banks:	Thanks to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have set up a separate community development division, and partner with local organizations that provide services like home ownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance

6.5.1 – Proposed Legislation to Fill the Redevelopment Gap

SB 6564, authored by State Senator Darrell Steinberg and AB 1585 authored by Speaker John Perez are intended to provide clarity to certain transfer and dissolution mechanics and protect low- and moderate-income housing set-aside funds and housing assets. AB 1585 specifically attempts to negotiate the carryover of existing Low and Moderate Income Housing Funds. The bill would keep the money on deposit in a Low and Moderate Income Housing Fund, to be spent on activities allowed under the housing provisions of the former Community Redevelopment Law. This would serve to preserve existing funds for low- to moderate-income housing that is otherwise in jeopardy, as well as potentially allow some projects abruptly halted by the end of redevelopment, to move forward. This legislation has passed the Assembly and will likely be considered by the Senate in April 2012. Neither of these bills would create a new funding source to replace low and moderate income housing set-aside.

SB 1220 (Housing Opportunity Market Stabilization (HOMES) Act): The bill would impose a \$75 fee on the recording of real estate documents to provide an ongoing source of funding for the development, acquisition, rehabilitation, and preservation of affordable housing. It is estimated that the measure would generate an average of \$700 million per year.

SB 214 (Wolk) Infrastructure Financing Districts: This measure is one of several bills seeking to make infrastructure financing districts a more workable tool.

6.5.2 - Potential Future Funding Sources

In addition to the funding sources listed in **Table 6-8**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect, and seeks to address the current deficiencies in the IFD Law.

6.5.3 – Administrative Resources

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans.

Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.



Mercy Housing California

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

6.6 – Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

The City of Bellflower CAP, adopted on December 12, 2012, “Strategy 1: Buildings” outlines improving the performance of existing buildings with a concerted effort by government, utility companies, businesses, and individual homeowners to increase the energy efficiency of their homes and businesses. There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City will promote these programs and, when funding is available, will seek to supplement them with additional money. The City enforces all provisions of Title 24 Building Energy Code of the California Administrative Code, which provides for energy conservation features in new residential construction.

Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15 percent discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding

the low-income energy program allowances.

The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

6.6.1 - Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.
2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.



3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

6.6.2 – State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Bellflower currently utilizes Tier 1 of the California Green Building Code and has not adopted any local amendments to the building standards.

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Bellflower is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by a mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.



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7. Progress Report

The Progress Report reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period. The City of Bellflower's Housing Element identified goals that the City anticipated to implement during the previous planning period. Each goal has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. The City also established a set of objectives with corresponding goals to further improve housing opportunities throughout the City. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The action is listed on the right column of the table and displays the quantified or qualified objective and the result of the program. Lastly, the action is evaluated on its effectiveness, and whether or not the program should continue to be implemented, modified, or removed. Section 65588 of the State Housing law requires that all local governments initiate a timely review of their 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's housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress of the City in the implementation of the Housing Element.

Section 65581 of the Government Code also underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City's most recent Housing Element to be formally adopted was for the 2000-2005 Housing Element cycle. As the 2008-2014 Element was never adopted this Element will evaluate to the best of its ability the effectiveness of the objectives and programs established by the 2000-2005 Element for the time period extending from 2008 through 2014. Generally, many of the programs have been established and operating for that time period. **Table 7-1** below provides a brief description of the implementing action outlined in the previously adopted Element, the program's objective and the progress/status of the program. In providing the status of the program the table will indicate whether the program will be carried into the next planning period.



Table 7-1: Housing Accomplishments

Housing Element Program	Evaluation of Effectiveness
Program Category 1: Identify Adequate Sites For A Variety of Housing Types	
1. Land Use Element and Zoning Code Implementation Objective: Designate land at densities that provide a variety of housing types. A supporting objective is to designate sites sufficient to accommodate the City's need for housing as determined through the RHNA.	Effectiveness: The City has prepared and updated the Planning Commission on the Status of the General Plan. Appropriateness: Because the City is currently nearly built-out, the City will create new opportunities by creating a new zoning district, adding residential use to an existing zoning classification, and by increasing residential building densities and ensuring that development standards facilitate rather than hinder development at the densities needed to provide housing affordable to lower income residents, recognizing the predominant lot sizes available for future development in the City.



2. Residential Development Program

Objectives:

- Maintain a list of available vacant and opportunity sites to assist developers of residential and mixed-use projects.
- Develop and adopt incentives to promote and facilitate residential development in infill areas.
- Maintain a “developer contact list” to encourage investment in the neighborhoods having underutilized sites.
- Ensure adequate public improvements are available to all sites through CDBG and General Fund revenues.
- Create a Development Task Force to facilitate the development process in neighborhoods with underutilized sites.

Effectiveness: The Bellflower Boulevard/Oak Street Redevelopment concept plan has been adopted and is being implemented. A developer contact list is being maintained and developers are being solicited for redevelopment opportunities. Infrastructure is available to support planned residential development.

Appropriateness: With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding available to fund the program. This program will continue into the upcoming planning period. The City will continue to implement a density bonus program for residential development in its mixed-use and higher density residential zoning classifications that includes affordable housing. A separate density will be adopted for residential development that includes housing for extremely low-income households. The City will actively promote the development of second units on single-family residential lots to assist in meeting the City's lower income housing objectives where such second units would neither adversely affect nor alter the character of the surrounding single family neighborhood. The City will encourage the use of second units by providing information and forms that will inform the community of requirements for second units and help to facilitate the approval process. The City will consider forms of progressive zoning by encouraging families with aging relatives or caregivers who want to accommodate them by building these second units. The City has established two programs in the 2014-2021 Housing Plan which address Second Units and Density Bonuses.



Program Category 2: Assist in the Development of Adequate Housing to Meet the Needs of Low and Moderate Income Households

1. Section 8 Rental Assistance

Objective:

- Continue to cooperate with the County of Los Angeles Housing Authority and continue to participate in the Section 8 program.
- During the program period, the City will continue to inform local residents of the Section 8 program through the e-Newsletter, periodic articles in the local newspaper, and a brochure to be made available in the City Hall lobby.

Effectiveness: Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics separately for the City of Bellflower's corporate boundaries. According to the Housing Authority, 689 vouchers were leased to Bellflower residents as of January 2010. This is an increase of 56 vouchers since 2004. The average unit size reported was 2-bedrooms, with an average contract rent of \$1,068, and an annual income of \$13,589. As of January 2010, there were 1,495 families on the County's waiting list from Bellflower.

Appropriateness: The Section 8 program, administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. The City will continue this program as part of a County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners.

2. Affordable Housing Program

Objective:

- To provide ten very low and 10 low income units between 2003 and 2006.
- Continue provision of the density bonus; inform developers of the program availability.

Effectiveness: The City has revised the density bonus provisions in the Zoning Ordinance to complete with current State requirements. Since the last Housing Element, the City has approved five affordable senior housing developments using zoning mechanisms to increase density and to reduce required open space, setback and parking requirements. Lower income seniors occupy majority of the units. The City has continued to promote its housing programs in selected neighborhoods, and will continue preservation activities. In 2011, the City's goal was to preserve and upgrade existing affordable housing stock. The City was able to assist one household through its Rehabilitation Program, 575 properties through code enforcement, and assisted with the rehabilitation of four (4) housing units through Little House.

Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. Continuing the promotion of this program will be included in the 2014-2021 Housing Element.



3. Homebuyers Assistance Program (HAP) Objective: Provide home ownership opportunities to 15 households annually through implementation of the First-Time Homebuyer Program	Effectiveness: During the program period, the City has actively advertised the HAP in its publications, but has not produced special handouts and brochures in public buildings throughout the City due to budget constraints. Due to elevated cost of housing in the area during the past several years, the program has been inactive as very few applicants who met the program's income qualification requirements could qualify to purchase a home within the City. Appropriateness: While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. It is the City's hope that as the economy improves having these programs in place will allow them to easily begin accepting applications when funding is available.
4. Mortgage Credit Certificate Program (MCC) Objective: Assist five low-income, first time homebuyers during the program period, which ends June 30, 2006.	Effectiveness: No MCCs have been issued to homebuyers in the City, as the MCC Program was on hold for most of the planning period. Appropriateness: Though the MCC program is limited, it does provide an opportunity for lower income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners.
Program Category 3: Remove Governmental Constraints	
1. Zoning Standards Implementation: Objective: The City will implement the zoning standards, as well as other program initiatives, to facilitate the construction of 645 housing units.	Effectiveness: The City's net gain in housing units between the 2000 Census and the 2006-2008 estimates was approximately 644 units. Appropriateness: The City must, by law, conform to state Housing Element law, and must establish a strategy to provide its share of the region's housing need.



2. Affordable Housing Incentives

Objective: The numerical target is to provide for sites that facilitate the development of housing units for very low and low-income households.

Effectiveness: Due to staff and funding limitations this program was not implemented. During the course of the planning period it was determined that the cap on improvements has never been exceeded and is not a constraining in any way to the provision of affordable or market rate units.

Appropriateness: The City has determined that this program does not affect or prevent the provision of affordable housing and has determined that limited resources and time should be dedicated to processing Municipal Code amendments that address true constraints to the development of affordable housing. The program will not be included in the 2014-2021 Housing Element.

3. Provide Accommodations for Persons with Disabilities

Objective: Continue to implement the City's Home Modification Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Adopt a "reasonable accommodation" ordinance that expands upon the provisions of the Home Modification Program and make information on this program more widely available to residents.

Effectiveness: The City offers home improvement programs that can provide for reasonable accommodations in owner occupied housing. The City also funds various non-profit organizations that provide supportive services to the disabled. Transportation serves are also available to assist persons with disabilities in Bellflower, including the MTA-sponsored Access Para transit Service and Bellflower Special Transit Service which provides disabled and senior residents curb-to-curb transit access.

The City has amended the Zoning Code to establish reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities. The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the Home Modification Program and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities. In general, City Staff grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities.

Appropriateness: The City will modify this program for the 2014-2021 Housing Element to promote the adopted reasonable accommodation procedures on the City website and at City Hall.



4. Transitional and Supportive Housing and Emergency Shelters

Objective: No quantified objectives were established for this program.

Effectiveness: The City has amended the Zoning Code to allow transitional and supportive housing by-right in all residential zones. The City has also amended the Zoning Code to allow emergency shelters in the (C-G) zone by right without any other discretionary permit required. To better accommodate emergency shelters in the City, specific siting and operational standards and conditions for approval have been developed in accordance with State law.

Appropriateness: A program was included in the Housing Plan to monitor the zone(s) and sites identified as appropriate to accommodate transitional/supportive housing and emergency shelters.

Program Category 4: Conserve and Improve Condition of Existing Stock of Affordable Housing

1. Code Enforcement

Objective: The numerical target is to process 2,000 – 2,500 housing code enforcement cases for all income levels during the 2001 – 2006 program period.

Effectiveness: The Code Enforcement Division provides for the enforcement of codes to residences in low and moderate income areas and to eliminate slum and blight in former redevelopment areas. During the program period the numerical target of processing between 2,000 – 2,500 housing code enforcement cases for all income levels was met. More recently, during the year 2011 – 2012, 575 properties were assisted by code enforcement.

Appropriateness: To ensure maintenance of the existing housing stock and to ensure safe and adequate housing, the City will continue its Code Enforcement Program, providing ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work.



2. Homeowner Improvement Program

Objective: Based on its Five-Year Consolidated Plan and the Annual Plan project allocations, 48 housing units will be rehabilitated during the program period. Since the 2003-2004 fiscal year [sic], the City uses HOME funds for all Home Improvement Programs and First Time Homebuyer Assistance Programs.

Effectiveness: During the program period, a total of 50 dwelling units were rehabilitated pursuant to this program. The City's Housing Rehabilitation Program is currently inactive, there is no waiting list and it is uncertain when this program will be reinstated.

Appropriateness: Prepare and maintain a current housing condition survey of all housing units within the City, including the number of units in need of rehabilitation or replacement. Based on current available funds and the provisions of the Homeowner Improvement Program, the City will provide funds to assist in the rehabilitation of a minimum of 40 housing units.

3. Multi-Family Improvement

Objective: Based on its Five-Year Consolidated Plan and the Annual Plan project allocations, 50 multi-family housing units will be rehabilitated during the program period, which extends from January 1, 2001 to mid-year 2006. Because HOME funds are used to fund this program, all the rehabilitated multi-family housing units will be occupied by very low and low-income households.

Effectiveness: One unit was completed between 2001 and 2010. The program is currently inactive due to lack of interest and lack of funding since December 2010.

Appropriateness: Due to lack of funding this program is no longer active. Therefore, this program is discontinued.

4. Focused Neighborhood

Objective: The Annual Plan for FY 2001-2002 approved an objective of three housing units. The Housing Element objective, therefore, is 15 units.

Effectiveness: Based on available funds and the provisions of the Annual Plan, approximately 12 loans and/or grants to existing multi-family properties located in the distressed neighborhood of the Eucalyptus Avenue/ Cornuta Corridor will be granted.

Appropriateness: The City will continue its efforts to provide upgrades to the housing stock and improve living conditions in addition to providing public improvements in the same area as part of this revitalization strategy. The City has established a Housing Rehabilitation Program (Program 2 in the Housing Plan) that will serve as guide for the rehabilitation of homes.



5. CHDO Acquisition and Rehabilitation Program

Objective: The numerical target for the program is 10 units to be rehabilitated and occupied by low income, first time homebuyers. The City has allocated sufficient funds to this program to facilitate the attainment of the objective. In addition, it is projected that at least one HUD \$1 home will be acquired, rehabilitated, and re-sold to very low- and low-income home buyers.

Effectiveness: During the program period, a total of eight (8) units were acquired and rehabilitated pursuant to this program. The City will continue its ongoing program, rehabilitating a total of 10 housing units for occupancy by lower income, first time homebuyers.

Appropriateness: The City will continue its ongoing program, rehabilitating a total of 10 housing units for occupancy by lower income, first time homebuyers through its Housing Rehabilitation program.

Program Category 5: Promote Housing Opportunities for All Persons

1. Fair Housing Services

Objective: According to the 2002-2003 Annual Action Plan, 500 persons would be helped by the services provided by the Fair Housing Foundation. Thus over a five-year period, it is projected that about 2,500 persons will be provided services.

Effectiveness: During the program period, a total of 2,226 persons were assisted pursuant to this program. The City entered into a contract with the Fair Housing Foundation of Long Beach to address housing disputes, referring residents with landlord/tenant issues to the organization. The Foundation assisted the City to distribute multi-lingual fair housing information at identified public locations, via regular press releases, and through public service ads in a variety of newspapers and on radio stations. During the planning period the Foundation also held educational workshops tailored to tenants, and educational and training sessions tailored to landlords, rental property owners, realtors, and property managers.

Appropriateness: The City recognizes this program as an effective and efficient way for affected residents to obtain correct information regarding landlord/tenant regulations. This program will be included in the 2014-2021 Housing Element.

Program Category 6: Preserve Lower Income Assisted Housing Developments

1. Preservation of Existing and Future Assisted Housing

Objective: Preserve the affordability of 144 rent restricted units in one existing development.

Effectiveness: During the program period, The affordability of 203 rental units was preserved.

Appropriateness: The City will, on a continuing basis, contact owners of affordable housing to assist with maintaining the affordability of existing affordable units. It is anticipated at a minimum of one such contact will be made monthly throughout the Housing Element period. The City will, on an annual basis, include the status of affordable housing in an annual report to the Planning Commission and the City Council annually.



2. Housing Affordability Guidelines

Objective: Develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable for a reasonable period of time

Effectiveness: Housing affordability guidelines were prepared and are regularly updated as part of the City's annual reporting to HUD.

Appropriateness: The City will, on a continuing basis, contact owners of affordable housing to assist with maintaining the affordability of existing affordable units. The City will, on an annual basis, include the status of affordable housing in an annual report to the Planning Commission and the City Council annually.

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Appendix A: Sites

Appendix A provides unit capacity and parcel specific information for the sites identified in the **Section 6, Housing Resources** section. The following tables are provided:

Table A-1: Parcels within BAMU Overlay

Table A-2: Vacant and Underutilized Residentially-Zoned Land



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Table A-1: BAMU Overlay Zone

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Table A-1: Bellflower/Alondra Mixed-Use Overlay

AIN	Existing Land Use	General Plan Designation	Zoning	Acreage	Exclusively Residential Area	Gross Unit Capacity Calc	Gross Unit Capacity	Notes
6271031030	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.11		2.20	2	
6271031031	Industrial	Mixed-Use	BFCG*	0.14		2.87	2	
6271031032	Commercial - Retail	Mixed-Use	BFCG*	0.37		7.31	7	
6271031034	Commercial - Retail	Mixed-Use	BFR3*	0.54		10.85	10	
6271033001	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.03	3	
6271033002	Single Family Residential (includes condos)	Mixed-Use	BFR1*	0.18		3.57	3	
6271033003	Commercial - Retail	Mixed-Use	BFCG*	0.17		3.38	3	
6271033004	Single Family Residential (includes condos)	Mixed-Use	BFCG*	0.16		3.18	3	
6271033005	Commercial - Retail	Mixed-Use	BFCG*	0.15		2.91	2	
6271033007	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		2.98	2	
6271033008	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.03	3	
6271033009	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.16		3.20	3	
6271033010	Single Family Residential (includes condos)	Mixed-Use	BFR3YY	0.19		3.83	3	
6271033011	Single Family Residential (includes condos)	Mixed-Use	BFR3YY	0.18		3.61	3	
6271033013	Commercial - Office	Mixed-Use	BFCGYY	0.20		3.95	3	
6271033015	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.21		4.18	4	
6271033016	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.21		4.11	4	
6271033020	Commercial - Office	Mixed-Use	BFCG*	0.18		3.53	3	
6271033022	Institutional	Mixed-Use	BFCG*	0.32		6.46	6	
6271033023	Commercial - Retail	Mixed-Use	BFCG*	1.08		21.66	21	
6274001004	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.07	3	
6274001005	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		2.97	2	
6274001006	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.16		3.11	3	
6274001007	Single Family Residential (includes condos)	Mixed-Use	BFR1*	0.15		2.95	2	
6274001008	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.01	3	
6274001009	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.04	3	
6274001010	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.16		3.11	3	
6274001011	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		3.07	3	
6274001012	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.15		2.93	2	
6274001013	Commercial - Retail	Mixed-Use	BFCG*	0.25		4.94	4	
6274001014	Commercial - Retail	Mixed-Use	BFCG*	0.39		7.85	7	
6274001016	Commercial - Retail	Mixed-Use	BFCG*	1.34		26.76	26	
6274026022	Multiple Family Residential (apartments)	Mixed-Use	BFCG*	0.43		8.67	8	
6274026029	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.22		4.41	4	
6274026031	Commercial - Retail	Mixed-Use	BFCG*	0.25		4.94	4	
6274026032	Commercial - Retail	Mixed-Use	BFCG*	0.10		2.01	2	
6274026037	Commercial - Retail	Mixed-Use	BFCG*	0.72		14.39	14	
6274026038	Single Family Residential (includes condos)	Mixed-Use	BFR1YY	0.16		3.13	3	
6274026044	Commercial - Retail	Mixed-Use	BFCG*	0.87		17.50	14	
6274026045	Single Family Residential (includes condos)	Mixed-Use	BFR1*	0.16		3.16	3	
6274026046	Commercial - Retail	Mixed-Use	BFCG-R1*	0.67		13.48	13	
6274026047	Commercial - Office	Mixed-Use	BFCG*	0.42		8.45	8	
7106013001	Commercial - Retail	Mixed-Use	BFOS*	2.60		51.95	51	
7106014001	Commercial - Office	Mixed-Use	BFCG*	0.15		2.97	2	
7106014004	Single Family Residential (includes condos)	Mixed-Use	BFCG*	0.15		2.96	2	
7106014005	Commercial - Retail	Mixed-Use	BFCG*	0.15		2.96	2	
7106014006	Commercial - Retail	Mixed-Use	BFCG*	0.14		2.77	2	
7106014017	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.24		4.84	4	
7106014018	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.24		4.70	4	
7106014019	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.13	3	
7106014020	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.13	3	
7106014021	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.13	3	
7106014022	Single Family Residential (includes condos)	Mixed-Use	BFCG*	0.14		2.73	2	
7106014025	Single Family Residential (includes condos)	Mixed-Use	BFCG*	0.15		2.96	2	
7106015007	Single Family Residential (includes condos)	Mixed-Use	BFCG*	0.15		2.95	2	
7106015008	Commercial - Retail	Mixed-Use	BFCG*	0.15		2.95	2	
7106015009	Commercial - Retail	Mixed-Use	BFCG*	0.29		5.89	5	
7106015010	Commercial - Office	Mixed-Use	BFCG*	0.15		2.94	2	
7106015013	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.13	3	
7106015014	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.13	3	
7106015015	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.12	3	
7106015016	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.12	3	
7106015017	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.23		4.67	4	
7106015018	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.11	3	
7106015027	Commercial - Retail	Mixed-Use	BFCG*	0.17		3.30	3	
7106015028	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.18		3.68	3	
7106015029	Commercial - Retail	Mixed-Use	BFCG*	0.22		4.39	4	
7106015037	Commercial - Retail	Mixed-Use	BFR3*	0.62		12.31	12	
7106015038	Commercial - Retail	Mixed-Use	BFR3*	0.72		14.49	14	
7106015900	Vacant	Mixed-Use	BFR3*	0.06		1.27	1	
7106016008	Commercial - Retail	Mixed-Use	BFCG*	3.55		70.92	70	
7106016009	Commercial - Retail	Mixed-Use	BFCG*	0.98		19.51	19	
7106016010	Commercial - Retail	Mixed-Use	BFCG*	0.09		1.73	1	
7109001002	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.11		2.12	2	
7109001003	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.11		2.11	2	
7109001005	Multiple Family Residential (apartments)	Mixed-Use	BFCG*	0.83		16.66	16	
7109001006	Multiple Family Residential (apartments)	Mixed-Use	BFCG*	0.41		8.15	8	
7109001022	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.23	Yes	9.27	9	
7109001025	Mobile Home	Mixed-Use	BFCG*	1.83		36.53	36	
7109001026	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.94	Yes	37.70	37	At least 16 units
7109001029	Commercial - Retail	Mixed-Use	BFCG*	1.27		25.43	25	
7109001030	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.66	Yes	26.33	26	At least 16 units
7109001031	Vacant	Mixed-Use	BFR3*	0.26		5.25	5	
7109001033	Commercial - Retail	Mixed-Use	BFCG*	0.49		9.88	9	
7109001034	Commercial - Retail	Mixed-Use	BFCG*	0.33		6.63	6	
7109001035	Commercial - Retail	Mixed-Use	BFCG*	1.37		27.50	27	

7109001036	Commercial - Retail	Mixed-Use	BFCG*	1.80		36.02	36	
7109001037	Commercial - Retail	Mixed-Use	BFCG*	0.52		10.35	10	
7109001040	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.51	Yes	20.36	20	At least 16 units
7109002001	Hotel	Mixed-Use	BFCG*	0.93		18.67	18	
7109002002	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.94	Yes	37.46	37	At least 16 units
7109002003	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.94	Yes	37.58	37	At least 16 units
7109002004	Multiple Family Residential (apartments)	Mixed-Use	BFCG*	1.84		36.77	36	
7109002006	Mobile Home	Mixed-Use	BFCG*	0.93		18.59	18	
7109002008	Mobile Home	Mixed-Use	BFCG*	1.20		24.03	24	
7109002016	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.19	Yes	7.71	7	
7109002017	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.26	Yes	10.41	10	
7109002018	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.17		3.43	3	
7109002019	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.18	Yes	7.37	7	
7109002020	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.17	Yes	6.61	6	
7109002021	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.19	Yes	7.69	7	
7109002022	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.87	Yes	74.95	74	At least 16 units
7109002023	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.89	Yes	75.75	75	At least 16 units
7109002024	Vacant	Mixed-Use	BFR3*	0.11		2.24	2	
7109002028	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.03		0.69	223	Potential for lot consolidation
7109002029	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.03		0.69		
7109002030	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.03		0.69		
7109002031	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.03		0.69		
7109002032	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.72		
7109002033	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002034	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002035	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.03		0.69		
7109002036	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.72		
7109002037	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.77		
7109002038	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002039	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002040	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002041	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.80		
7109002042	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.04		0.77		
7109002043	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.35		6.93	13	
7109003001	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.53	18	At least 16 units
7109003002	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.47	Yes	18.74	18	At least 16 units
7109003005	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	17.87	17	At least 16 units
7109003006	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.60	18	At least 16 units
7109003009	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.43	18	At least 16 units
7109003013	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	17.85	17	At least 16 units
7109003014	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	18.06	18	At least 16 units
7109003019	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.05	Yes	2.02	2	
7109003020	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.26		5.25	5	
7109003021	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.29		5.87	5	
7109003022	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.27		5.49	5	
7109003062	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.26	Yes	10.48	10	
7109004014	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	18.07	18	At least 16 units
7109004015	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.47	Yes	18.90	18	At least 16 units
7109004018	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.23	Yes	9.12	9	
7109004024	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.44	Yes	17.56	17	At least 16 units
7109004027	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.51	Yes	20.20	20	At least 16 units
7109004028	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.23	Yes	9.19	9	
7109004033	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	17.91	17	At least 16 units
7109004034	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.18	Yes	7.03	7	
7109004035	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.28	Yes	11.20	11	
7109004040	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.70	Yes	27.81	27	At least 16 units
7109004041	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.68	Yes	27.28	27	At least 16 units
7109009004	Single Family Residential (includes condos)	Mixed-Use	BFM1*	0.30		6.07	6	
7109009009	Commercial-Restaurant	Mixed-Use	BFCG-M1*	0.37		7.39	7	
7109009011	Industrial	Mixed-Use	BFM1YY	0.42		8.43	8	
7109009013	Multiple Family Residential (apartments)	Mixed-Use	BFM1-CG*	2.78		55.54	55	
7109009802	Institutional	Mixed-Use	BFM1*	1.45		28.95	28	
7109009904	Commercial - Retail	Mixed-Use	BFM1*	0.53		10.56	10	
7109009905	Institutional	Mixed-Use	27810	2.63		52.68	52	
7109001043	Single Family Residential (includes condos)	Mixed-Use	BFR3*	1.12		22.32	22	
7109001044	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001045	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001046	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001047	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001048	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001049	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001050	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001051	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001052	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001053	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001054	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001055	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001056	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001057	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001058	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001059	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001060	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001061	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109001062	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109002026	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.16		3.23	3	
7109002026	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109002027	Single Family Residential (includes condos)	Mixed-Use	BFR3*					
7109003031	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.47	Yes	18.69	18	At least 16 units
7109003031	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003031	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			

7109003032	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003033	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003034	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003035	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003036	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003038	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003039	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003040	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003043	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003044	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003046	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003047	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003048	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003049	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003003	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	18.13	18	At least 16 units
7109003004	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.47	Yes	18.62	18	At least 16 units
7109003007	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.43	Yes	17.39	17	At least 16 units
7109003008	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.47	Yes	18.74	18	At least 16 units
7109003011	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	18.03	18	At least 16 units
7109003012	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.47	Yes	18.64	18	At least 16 units
7109003016	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.44	Yes	17.59	17	At least 16 units
7109003023	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.93	Yes	37.38	37	At least 16 units
7109003024	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.18	Yes	7.25	7	
7109003027	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.79	Yes	31.53	31	At least 16 units
7109003028	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.32	Yes	12.66	12	
7109003029	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.18	Yes	7.18	7	
7109004001	Commercial - Office	Mixed-Use	BFCOPD*	0.30	Yes	12.04	12	
7109004002	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.24	Yes	9.49	9	
7109004003	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.12	Yes	4.69	4	
7109004004	Single Family Residential (includes condos)	Mixed-Use	BFCOPD*	0.32	Yes	12.60	12	
7109004005	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.53	Yes	21.16	21	At least 16 units
7109004006	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.86	Yes	34.31	34	At least 16 units
7109004007	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.82	Yes	32.91	32	At least 16 units
7109004010	Single Family Residential (includes condos)	Mixed-Use	BR3*	0.09	Yes	3.45	3	
7109004011	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.12	Yes	4.70	4	
7109004012	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.12	Yes	4.71	4	
7109004013	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.12	Yes	4.70	4	
7109004016	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.44	Yes	17.72	17	At least 16 units
7109004017	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.47	Yes	18.65	18	At least 16 units
7109004021	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.10	Yes	4.01	4	
7109004022	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.25	Yes	10.15	10	
7109004023	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.54	Yes	21.78	21	At least 16 units
7109004025	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	18.03	18	At least 16 units
7109004026	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.55	18	At least 16 units
7109004031	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.24	18	At least 16 units
7109004032	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.45	Yes	18.12	18	At least 16 units
7109004038	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.90	Yes	35.95	35	At least 16 units
7109004039	Commercial - Retail	Mixed-Use	BFCN*	0.21	Yes	8.34	8	
7109005002	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.42	Yes	16.65	16	At least 16 units
7109005003	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.26	Yes	10.55	10	
7109005004	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.26	Yes	10.45	10	
7109005006	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.18	Yes	7.06	7	
7109005011	Commercial - Retail	Mixed-Use	BFCG*	0.30	Yes	12.07	12	
7109005015	Commercial - Office	Mixed-Use	BFCO*	0.31	Yes	12.27	12	
7109005016	Single Family Residential (includes condos)	Mixed-Use	BFCO*	0.14	Yes	5.48	5	
7109005017	Single Family Residential (includes condos)	Mixed-Use	BFCO*	0.11	Yes	4.37	4	
7109005018	Single Family Residential (includes condos)	Mixed-Use	BFCO*	0.10	Yes	3.93	3	
7109005020	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.87	Yes	34.87	34	At least 16 units
7109005022	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.99	Yes	39.64	39	At least 16 units
7109005025	Commercial - Office	Mixed-Use	BFCO*	0.18	Yes	7.08	7	
7109005026	Multiple Family Residential (apartments)	Mixed-Use	BFCO*	0.68	Yes	27.27	27	At least 16 units
7109005027	Multiple Family Residential (apartments)	Mixed-Use	BFCO*	0.59	Yes	23.76	23	At least 16 units
7109005030	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.54	Yes	21.42	21	At least 16 units
7109005031	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.61	Yes	24.57	24	At least 16 units
7109005032	Commercial - Retail	Mixed-Use	BFECN*	0.34	Yes	13.47	13	
7109005033	Multiple Family Residential (apartments)	Mixed-Use	BFCO*	0.81	Yes	32.48	32	At least 16 units
7109005075	Commercial - Retail	Mixed-Use	BFCG-CN*	0.15	Yes	6.07	6	
7109005076	Commercial - Retail	Mixed-Use	BFCG-CN*	0.15	Yes	5.89	5	
7109005900	Commercial - Office	Mixed-Use	BFCO*	0.68	Yes	27.28	27	At least 16 units
7109006006	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.44	Yes	17.58	17	At least 16 units
7109006007	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.22	18	At least 16 units
7109006009	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.46	Yes	18.58	18	At least 16 units
7109006013	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.23	Yes	9.38	9	
7109006017	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.92	Yes	36.99	36	At least 16 units
7109006022	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.28	Yes	51.07	51	At least 16 units
7109006023	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.70	Yes	28.19	28	At least 16 units
7109006024	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.40	Yes	56.03	56	At least 16 units
7109006025	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	2.26	Yes	90.56	90	At least 16 units
7109006026	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.90	Yes	36.01	36	At least 16 units
7109006027	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.33	Yes	13.34	13	
7109006029	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.60	Yes	23.84	23	At least 16 units
7109006030	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.34	Yes	53.69	53	At least 16 units
7109007001	Single Family Residential (includes condos)	Mixed-Use	BR3*	0.45	Yes	18.18	18	At least 16 units
7109007003	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.88	Yes	35.38	35	At least 16 units
7109007013	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.88	Yes	35.27	35	At least 16 units
7109007014	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.92	Yes	36.64	36	At least 16 units
7109007015	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.44	Yes	17.80	17	At least 16 units
7109007016	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.45	Yes	17.80	17	At least 16 units
7109007017	Institutional	Mixed-Use	BFR3*	1.00	Yes	40.04	40	At least 16 units
7109007018	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.92	Yes	36.82	36	At least 16 units

7109007019	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.92	Yes	36.77	36	At least 16 units
7109007020	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.77	Yes	31.00	31	At least 16 units
7109008003	Industrial	Mixed-Use	BFM1*	0.14	Yes	5.60	5	
7109008004	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	0.90	Yes	35.87	35	At least 16 units
7109008005	Industrial	Mixed-Use	BFM1*	0.70	Yes	27.94	27	At least 16 units
7109008007	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.09	Yes	3.76	3	
7109008008	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.15	Yes	6.11	6	
7109008010	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.30	Yes	11.90	11	
7109008012	Multiple Family Residential (apartments)	Mixed-Use	BFR3*	1.23	Yes	49.34	49	At least 16 units
7109008020	Industrial	Mixed-Use	BFM1*	0.79	Yes	31.71	31	At least 16 units
7109008021	Industrial	Mixed-Use	BFM1*	1.10	Yes	43.88	43	At least 16 units
7109008900	Institutional	Mixed-Use	LBM1*	1.48	Yes	59.12	59	At least 16 units
7109005035	Single Family Residential (includes condos)	Mixed-Use	BFR3*	1.40	Yes	56.04	56	At least 16 units
7109005036	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005037	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005038	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005039	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005040	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005041	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005042	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005043	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005044	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005045	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005046	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005047	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005048	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005049	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005050	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005051	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005052	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005053	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005054	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005055	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005056	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005057	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005058	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005059	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005060	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005061	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005062	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005063	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005064	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005065	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005066	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005067	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005068	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005069	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005070	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005071	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005072	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005073	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109005074	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003051	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.44	Yes	17.71	17	At least 16 units
7109003051	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003051	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003052	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003053	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003054	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003055	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003056	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003057	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003058	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003059	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003060	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109003061	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007045	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.47	Yes	18.99	18	At least 16 units
7109007046	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007047	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007048	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007049	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007050	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007051	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007052	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007053	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007054	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007055	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007056	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007023	Single Family Residential (includes condos)	Mixed-Use	BFR3*	0.92	Yes	36.98	36	At least 16 units
7109007024	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007025	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007026	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007027	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007028	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007029	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007030	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007031	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007032	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007033	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007034	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007035	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			

7109007036	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007037	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007038	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007039	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007040	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007041	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007042	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007043	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
7109007044	Single Family Residential (includes condos)	Mixed-Use	BFR3*		Yes			
Total				120.37		3,896		

Table A-2: Vacant and Underutilized Residentially Zoned Land

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Appendix B: Community Outreach

Appendix B provides the materials used for community outreach activities as summarized in **Section 1.4, Public Participation**.

1. Meeting Flyer
2. Stakeholder letter
3. List of Stakeholders contacted

City of Bellflower Housing Element

The City of Bellflower is in the process of updating the State-required Housing Element.



Please join us at the upcoming
community workshop:

City Council/Planning Commission Joint Study Session:

Monday, April 29, 2013
2:30 pm



The workshop will be held at:

Bellflower City Hall, Green Room (2nd floor)
16600 Civic Center Drive
Bellflower, CA 90706

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please call the Planning Division at Bellflower City Hall at (562) 804-1424 ext. 2225.

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April 04, 2013

Subject: Community Workshop for the City of Bellflower 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Bellflower cordially invites you to the upcoming community workshop to view and discuss the 2014-2021 Housing Element. This event is intended to provide information to the City Council, Planning Commission, and the community about the General Plan Housing Element update, and to answer any questions regarding the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshop will be held as a joint study session with the Planning Commission and City Council at City Hall:

**Monday April 29, 2013, 2:30 p.m.
Council Chamber of City Hall
16600 Civic Center Drive
Bellflower, CA 90706**

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in Bellflower and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact the Planning Division at Bellflower by telephone at (562) 804 -1424 ext. 2224, or visit the Community Development Department website at <http://www.bellflower.org/home/index.asp?page=92>.

If you cannot attend the meeting in person and would like to comment, please forward written comments to Rafael Guzman or Duane Morita of the Community Development Department, located at Bellflower City Hall, 16600 Civic Center Drive Bellflower, CA 90706.

Enclosed with this letter are flyers that provide information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Rafael Guzman,
Assistant Director of Community Development / City Planner

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Title	Name	Title	Company	Address	City	State	Zip	Email
			Bellflower Senior Center	9919 Ramona St	Bellflower	CA	90706	
Mr.	Brian Jacobs, Ed.D	Superintendent	Bellflower Unified School District	16703 South Clark Ave	Bellflower	CA	90706	
Ms.	Sheri Hilts		Caring Connections	16703 Clark Ave	Bellflower	CA	90706	
			Casa Youth Shelter	10911 Reagan St	Los Alamitos	CA	90744	
			Catholic Charities	123 East Fourth Street	Long Beach	CA	90813	
			Christian Outreach Appeal	515 East 3rd Street	Long Beach	CA	90813	
			Community Alliance for the Blind	14408 E. Whittier Blvd. Ste.B4	Whittier	CA	90605	
			Consolidated Youth Service	P.O. Box 1736	Paramount	CA	90723	
			County of Los Angeles Health Services Department - Health	10005 Flower St	Bellflower	CA	90706	
			Disable Resource Center	2750 E. Spring Suite 100	Long Beach	CA	90806	
Ms.	Barbara Shull		Fair Housing Foundation	3605 Long Beach Blvd. Suite 302	Long Beach	CA	90807	
			Fair Housing Foundation	3605 Long Beach Blvd., Ste. 302	Long Beach	CA	90807	
			Family Services of Long Beach	16704 Clark Ave	Bellflower	CA	90706	
Mr.	Robert Dwelle		Habitat for Humanity	17700 Figueroa St.	Gardena	CA	90248	
			LA County Dept. of Consumer Affairs	500 W. Temple St. Room B-96	Los Angeles	CA	90012	
Ms.	Mary Ann Heimann		Legal Aid Foundation of LA	1102 Crenshaw Blvd.	Los Angeles	CA	90019	
			Little House	9718 Harvard St	Bellflower	CA	90706	
			Lutheran Social Services	1611 Pine Avenue	Long Beach	CA	90813	
Mr.	David Littlehalles		Rio Hondo Temporary Home	12300 Fourth St. Building 213	Norwalk	CA	90650	
Major	Moises Hernandez		Salvation Army	9644 Cedar Street	Bellflower	CA	90706	Moises.Hernandez @usw.salvationarm y.org
		Investment Board	Southeast L.A. County Workforce	10900 E. 183rd St. Suite 350	Cerritos	CA	90703	
Mr.	Steve Brandt		Southern California Rehab. Svcs.	7830 Quill Dr. Suite D	Downey	CA	90242	
Ms.	Edianne Sapinosa		Su Casa Family Crisis and Support Center	3840 Woodruff Ave. Suite 203	Long Beach		90808	
			The Children's Clinic	2801 Atlantic Ave	Long Beach	CA	90801	
			The Children's Clinic	2801 Atlantic Ave	Long Beach	CA	90801	
Mr.	Jeremy Echnoz	Executive Director	YMCA	15530 Woodruff Ave	Bellflower	CA	90706	

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