

August 18, 2023

Paul McDougall, Senior Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: City of Hawaiian Gardens Revised Draft 2021-2029 Housing Element

Dear Mr. McDougall:

We are pleased to submit a fourth draft of the 2021-2029 Hawaiian Gardens Housing Element for review.

Revisions have been made in response to the letter from the California Department of Housing and Community Development (HCD) dated April 21, 2023. This revised document was made available for public review on August 11, 2023, for the required seven (7) day review and comment period. No public comments have been received during the public review period.

The table below identifies how each item from the April 21st letter has been addressed in this draft of the Housing Element. Where necessary for context, the text from HCD's previous letters has been inserted as well.

A. Housing Needs, Resources, and Constraints	
1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)	
Comment	Response
Outreach: The element was revised to include some minor revisions regarding the difficulty of conducting outreach during the COVID-19 pandemic, but broadly does not address this requirement. Please see HCD's prior review for additional information.	The City of Hawaiian Gardens conducted additional public outreach at the communitywide Hawaiian Gardens Carnival in April 2023, which included a Housing Needs Assessment Survey. A summary of the survey responses has been included in Section 1.6, Public Outreach, of the Housing Element. Based on the survey responses, the community's main housing concerns include affordability and homelessness. The survey responses were used to create new programs to address affordability (Programs
<u>9/28/2022 Comment:</u> Outreach: In response to HCD's prior review, the element includes some revisions (pp. 83-84) that appears to duplicate the general description of outreach conducted for the element on pages 16-18. These revisions to	

not otherwise address HCD’s findings. Please see HCD’s prior review for additional information <u>2/14/2022 Comment:</u> Outreach: Outreach specifically related to affirmatively furthering fair housing (AFFH) is foundational to a complete analysis and formulating appropriate goals and actions to overcome patterns of segregation and foster more inclusive communities. While the City has made some outreach efforts, the element should summarize and relate this input and additional outreach to all components of the AFFH analysis and modify or add goals and actions as appropriate.	15, 26, 28, and 29) and homelessness (Programs 18 and 28). The City of Hawaiian Gardens conducted outreach to PATH LA, the homeless service provider contracted with the County of Los Angeles for the region of the County that includes Hawaiian Gardens, and with the Housing Rights Center (HRC), a civil rights organization dedicated to securing and promoting Fair Housing in Los Angeles County. A summary of the conversations with both organizations have been included in Section 1.7, Service Provider Outreach, of the Housing Element. Based on the City’s discussion with PATH LA, Program 18, <i>Emergency, Transitional, and Supportive Housing</i>, was revised to include three actions to provide short-term and long-term housing solutions to the City’s homeless population, including the following: (1) Create a program to provide incentives to property owners who waive standard requirements (e.g., income and credit requirements) to people with rental subsidies. (2) Meet with nearby cities (e.g., Redondo Beach, Hawthorne) who have invested creative design solutions (e.g., tiny homes) to provide short-term and long-term housing. (3) Collaborate with neighboring cities (e.g., Lakewood, Cypress, and Long Beach) to provide more short-term and long-term housing. Additionally, Program 18 was revised to ensure that rental housing for people with vouchers would be provided in the City via the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program,

	which will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers. Program 18 was also revised to require the City to work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide people in short-term and long-term housing with essential supportive services (e.g., medical, addiction, senior, veteran, mental health). Based on the City's discussion with the HRC, Program 12, <i>Fair Housing</i>, was revised to require the City to increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, <i>Public Participation</i>, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions. Program 12 was also revised to require the City to meet with other cities in the region who have implemented policies to address fair housing issues (e.g., eviction, discrimination, rent increases) by the end of 2023. The City will use information obtained during this outreach process to create feasible policies to implement in the City by the end of 2024.

Assessment of Fair Housing: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Assessment of Fair Housing: In response to HCD's prior review, the element includes some revisions (pp. 84-85) on patterns related to segregation and integration but additional information is required to address HCD's finding. Specifically, the element should analyze patterns and trends at the block group or tract level and supplement the analysis with local and regional data and knowledge. In addition, it is unclear as to why the spatial analysis for many of the assessment of fair housing areas on pages 134-196 was deleted.	The Housing Element was revised to include spatial analysis maps to support the fair housing analysis (refer to Table 2.13 for issues, contributing factors, and programs to AFFH).
Disparities in Access to Opportunity: The element was revised to include some minor revisions discussing Program 11 and the City's beautification efforts. However, these revisions do not address this finding. Please see HCD's prior review for more information. <u>9/28/2022 Comment:</u> Disparities in Access to Opportunity: In response to HCD's prior review, the element now includes some additional information (pp. 86-87) relative to the areas of education and environmental access to opportunity, but this information does not otherwise address HCD's finding. In particular, the element should analyze patterns and trends at the block group or tract level for all areas, include analysis for the other factors (economic and transportation), and supplement the analysis with local and regional data and knowledge. In addition, it is unclear as to why the spatial analysis for many of these indicators on pages 134-196 was deleted.	The Housing Element was revised to include spatial analysis maps and additional information to support the analysis related to disparities in access to opportunity (refer to Table 2.13 for issues, contributing factors, and programs to AFFH).
Disproportionate Housing Needs: The element was revised to include some minor revisions to address the percentage of residents experiencing housing cost burden. However, these revisions do not address this finding.	The element was revised to address homelessness as a regional issue and therefore was revised to provide regional solutions to homelessness. Specifically, Program 18, <i>Emergency, Transitional, and</i>

Please see HCD’s prior review for more information. <u>9/28/2022 Comment:</u> Disproportionate Housing Needs: In response to HCD’s prior review, the element now includes some additional information describing housing conditions, overcrowding, and overpayment (pp. 87-88), but these revisions do not completely address HCD’s finding. The element should include analysis of patterns and trends at the block group or tract level for all areas, include analysis for the other components of the analysis (e.g., homelessness), and supplement the analysis with local and regional data and knowledge. Further, the element did not include revisions that commit to identifying sites or other strategies to address the needs of unhoused individuals.	<i>Supportive Housing</i>, was revised to require the City to work collaboratively with neighboring cities to provide short-term (e.g., shelters) and long-term (e.g., rental housing) housing solutions and supportive services to effectively reduce the homeless population. Additionally, the element added Program 28, which requires the City to join the Gateway Cities Affordable Housing Trust (GCAHT). By joining the GCAHT, the City will work collaboratively with other cities to find regional solutions to reduce homeless, such as funding permanent supportive housing developments. Additionally, Program 28, will allow the City to more effectively address issues of housing conditions, overcrowding, and overpayment by providing the City with a mechanism to fund affordable housing projects in the City. Additionally, Section 5.2, <i>Existing Capacity Analysis</i>, was added to identify sites that could be redeveloped with residential uses for extremely low-income households, including unhoused residents. To ensure that the City addresses the needs of unhoused individuals during the planning period, Program 18, was revised to include the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program, which will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers.
Affirmatively Furthering Fair Housing (AFFH) and Sites: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> Affirmatively Furthering Fair Housing (AFFH) and Sites: In response to HCD’s prior review, the element includes some general information relative to the sites inventory, but	The Housing Element was revised to include spatial analysis maps to support the fair housing analysis and areas of poverty in the City (refer to Table 2.13 for issues, contributing factors, and programs to AFFH). Figure 5.2, <i>Existing Capacity</i>, was added to the Housing Element to show that the location of the sites inventory along commercial corridors pursuant to AB 2011.

these revisions do not otherwise address HCD’s finding. Please see HCD’s prior review for additional information. <u>2/14/2022 Comment:</u> AFFH and Sites: While the element provides some analysis of socio-economic patterns in the jurisdiction, it must analyze the sites in its inventory with regards to affirmatively furthering fair housing. The City should provide analysis to formulate appropriate policies and programs. A complete analysis should fully assess how the site inventory is expected to improve and/or exacerbate fair housing conditions. This analysis should address the location, number of units by income group, magnitude of the impact and any isolation of the regional housing need allocation (RHNA) and could consider topics such as existing or proposed anti-displacement policies and place-based investments, and how such strategies will improve fair housing conditions when paired with the identified sites.	According to Table 5.2, 52 units for very low-income households are anticipated for development within the AB 2011 parcels. In accordance with AB 2011, residential development along Carson Street and Norwalk Boulevard would be either mixed-income or 100 percent affordable housing. As shown in Figure 2.6, <i>Concentrated Poverty</i>, the areas in the City that have an elevated poverty level are located south of Carson Street. Since housing for very-low income households would likely be distributed throughout parcels located along Carson Street and Norwalk Boulevard, and also be located north of Carson Street, development of the sites inventory would not result in concentrated poverty or further exacerbate areas in the City with elevated poverty (south of Carson Street). Additionally, the Programs identified in Table 2.13 are intended to AFFH in the City, and therefore would ensure that past and current fair housing issues are not exacerbated by residential development pursuant to the Sites Inventory.
Local Data and Knowledge: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> Local Data and Knowledge: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>2/14/2022 Comment:</u> Local Data and Knowledge: The element should incorporate local data and knowledge of the jurisdiction into the AFFH section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data analysis and should incorporate feedback and	The City of Hawaiian Gardens met with PATH LA to gain local data and knowledge of people experiencing homelessness. A summary of this discussion is included in the Housing Element in Section 1.7, Service Provider Outreach. Based on the City’s discussion with PATH LA, Program 18, <i>Emergency, Transitional, and Supportive Housing</i>, was revised to include three actions to provide short-term and long-term housing solutions to the City’s homeless population, including the following: (1) Create a program to provide incentives to property owners who waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.

expertise from the various organizations working on fair housing issues.	(2) Meet with nearby cities (e.g., Redondo Beach, Hawthorne) who have invested creative design solutions (e.g., tiny homes) to provide short-term and long-term housing. (3) Collaborate with neighboring cities (e.g., Lakewood, Cypress, and Long Beach) to provide more short-term and long-term housing. Additionally, Program 18 was revised to require the City to work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide people in short-term and long-term housing with essential supportive services (e.g., medical, addiction, senior, veteran, mental health). Finally, Program 18 was revised to include the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program, which will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers. The City of Hawaiian Gardens also met with the HRC to discuss the needs of local renters. A summary of this discussion is included in the Housing Element in Section 1.7, Service Provider Outreach. Based on the City's discussion with HRC, Program 12, <i>Fair Housing</i>, was revised to require the City to increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, <i>Public Participation</i>, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing

	fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions. Program 12 was also revised to require the City to meet with other cities in the region who have implemented policies to address fair housing issues (e.g., eviction, discrimination, rent increases) by the end of 2023. The City will use information obtained during this outreach process to create feasible policies to implement in the City by the end of 2024.
Other Relevant Factors: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Other Relevant Factors: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.	The Housing Element was revised to include discussions detailing the City's history within the larger context of the region and how historic demographic trends, land development patterns, and investment patterns have contributed to the fair housing issues that exist in the City today. Additionally, the element was revised to identify which Programs will be implemented by the City to improve fair housing issues (see Table 2.13).
Contributing Factors to Fair Housing Issues: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Contributing Factors to Fair Housing Issues: In response to HCD's prior review, the element	Table 2.13, <i>Contributing Factors and Meaningful Actions</i>, was revised to identify Environmental Hazards as a fair housing issue and meaningful actions to address this issue (see Table 2.13). Table 2.13 was also revised to expand contributing factors to disproportionate

now includes revisions on page 90 regarding contributing factors. However, it is unclear how some of these factors are tied to the trends and patterns identified in the AFFH analysis. For example, the element identifies a significant concentration of tracts in the City with environmental hazards, an issue that should be added to Table 2.11, with contributing factors specified such as lack of community revitalization strategies, land use and zoning laws, etc. As another example, Table 2.11 identifies “predominate Hispanic population” as a contributing factor to disproportionate access to services, but should include contributing factors such as lack of private/public investments in specific neighborhoods, lending discrimination, lack of regional cooperation, etc.	access to services, including lack of private/public investment in the City, and was revised to identify meaningful actions and programs to AFFH (see Table 2.13).
Goals, Priorities, Metrics, and Milestones: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> Goals, Priorities, Metrics, and Milestones: In response to HCD’s prior review, the element now includes revisions identifying AFFH programs; however it is unclear how many of these actions will result in meaningful outcomes that affirmatively further fair housing. For example, many of these programs are either limited to public outreach or do not directly respond to trends and patterns identified in the AFFH analysis.	Table 2.13, <i>Contributing Factors and Meaningful Actions</i>, identifies AFFH programs included in the Housing Element. Table 2.13 was revised to add meaningful actions and corresponding programs to address fair housing issues. Additionally, AFFH programs were revised as necessary to specify metrics and milestones. Programs that were revised to specify metrics and milestones are identified in bold below. 1. <u>Issue:</u> Displacement risk due to economic pressures (affordability). <u>Program:</u> Program 3, <i>Affordable Housing Incentives</i>, was revised to require the City to update the incentive list with the incentives identified in the Program by 2024, and distribute the incentive list to developers by the end 2024. <u>Program:</u> Program 4, <i>Zoning Code Review</i>, was added to Table 2.13 because forthcoming zoning code changes will promote the development of new housing,

	including affordable housing. Program 4 was also revised to expand identified changes to the Zoning Code that will occur during the planning period. Unless otherwise specified in Program 4, all identified zoning code changes must be completed within 3 years of adoption of the Housing Element. <u>Program:</u> Program 26, <i>Single Room Occupancy</i>, was revised to require the City to revise its Zoning Code to allow Single Room Occupancy units ministerially with permissive development standards within residential zones, non-residential zones (in accordance with AB 2011) by the end of 2024. <u>Program:</u> Program 28, <i>Join the Gateway Cities Affordable Housing Trust (GCAHT)</i>, was added to provide City with a mechanism to fund more affordable housing projects in the City, including housing projects for the homeless. The City is required to join the GCAHT by the end of 2023. <u>Program:</u> Program 29, <i>Cottage/Carriage Dwelling Units</i>, was added to Table 2.13 to promote a mix of housing types for different income levels. This program requires the City to adopt a Cottage/Carriage Dwelling Unit ordinance including but not limited to the following: permitted use in residential zones, processed ministerially, design review administrative process, four to eight units per parcel, number of units determined by floor area ratio

	rather than density (units/acre), common open space, one-two story units, parking one space per unit (if located outside a 0.5-mile radius of a major transit station), parking allowed in set aside area not necessarily at each unit (carriage unit above parking space), and reduced setbacks by the end of 2024. <u>Program:</u> Program 30, <i>Permit Streamlining</i>, was added to Table 2.13 to promote the development of affordable housing in the City by reducing administrative review and approval timeframes. This program requires the City develop written procedures for SB 35 by the end of 2023. 2. <u>Issue:</u> Disproportionate access to services due to historic patterns of segregation, land development patterns, and lack of investment. <u>Program:</u> Program 24, <i>Public Participation</i>, was revised to require the City to attend at least one community wide event per year during the planning period 2024 to distribute a progress survey, with the first progress survey occurring in 2024. Survey questions will be formulated to measure the effectiveness of programs identified to affirmatively further fair housing (e.g., programs listed in Table 2.13). <u>Program:</u> Program 9, <i>Code Enforcement</i>, was revised to ensure landlords comply with code requirements in accordance with AB 838, which will reduce the number of absentee landlords. Program 9

	was also revised to require the City to create a code enforcement progress program by the end of 2023 and implemented by June 2024. The code enforcement program will include a windshield survey conducted each year during the planning period. The windshield survey will include streets in the City that have received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City. <u>Program:</u> Program 18, <i>Emergency, Transitional, and Supportive Housing</i>, was revised to promote regional cooperation to address homelessness and provide supportive services to the homeless population by the end of 2023. Program 18 was also revised to incentivize property owners with new ADUs to accept renters with vouchers. <u>Program:</u> Program 28, <i>Join the Gateway Cities Affordable Housing Trust (GCAHT)</i>, was added to Table 2.13 (see above for metrics and milestones). 3. <u>Issue:</u> Environmental hazards and historic patterns of disinvestment in public infrastructure (roadways)

	resulting in traffic issues and air pollution issues. <u>Program:</u> Program 9, <i>Code Enforcement</i> was added to Table 2.13 (see above for metrics and milestones). <u>Program:</u> Program 11, <i>City Beautification</i>, was revised to expand the program for energy efficient improvement projects and require the City to conduct further research on funding sources to provide more lower-income households with grants by the end of 2024. Additionally, Program 11 was revised to require the City to create income requirements to prioritize the distribution of grants to lower-income residents who are currently on the waitlist by the end of 2023. <u>Program:</u> Program 20, <i>Housing Conditions Survey</i>, was revised to require the City to conduct a survey to identify the number of units in need of rehabilitation and replacement by the end of 2024 and conduct a subsequent survey to occur between January 2029 and June 2029 to maintain an accurate record of housing conditions in the City during the planning period. 4. <u>Issue:</u> Lack of variety in housing types to meet a range of needs and incomes due to dominance of single-family development and low-vacancy rates. <u>Program:</u> Program 4, <i>Zoning Code Review</i> was added to Table 2.13

	(see above for metrics and milestones). <u>Program:</u> Program 15, <i>Accessory Dwelling Units</i>, was revised to indicate that the City's Zoning Code was updated to comply with State laws regarding ADUs. There are no tracts in the City that are designated as high or highest resource opportunity sites. Therefore, there are no higher opportunity areas to promote affordable housing in the City. Additionally, the average lot size for the City is small; therefore, revising Program 15 to allow 2 ADUs instead of 1 would be challenging due to the small lot size. As such, Program 15 does not include this provision. <u>Program:</u> Program 18, <i>Emergency, Transitional, and Supportive Housing</i>, was added to Table 2.13 (see above for metrics and milestones). <u>Program:</u> Program 26, <i>Single Room Occupancy</i> was added to Table 2.13 (see above for metrics and milestones). <u>Program:</u> Program 27, <i>Zone Districts Densities Update</i>, was revised to require the City to amend the permitted densities in its Zoning Code for residential and commercial zones by the end of 2024. <u>Program:</u> Program 29, <i>Cottage/Carriage Dwelling Units</i>, was added to Table 2.13 (see above for metrics and milestones).

2. Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)	
Comment	Response
Housing Conditions: The element was revised to refer to some of the charts referencing American Community Survey (ACS) data, however these revisions do not address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Housing Conditions: In response to HCD's prior review, the element includes revisions on pages 55-56 that indicates the number of rehabilitation projects completed, in addition to the number of code violation cases from 2013-2021; however, these revisions do not otherwise address HCD's finding. The element should be revised to include an estimate of the number of units in need of rehabilitation and replacement and specify the typical types of code violation cases received.	Section 2.4, <i>Housing Stock</i>, was revised to include an estimated number of units in need of replacement and rehabilitation (423 units). Program 9, <i>Code Enforcement</i>, was revised to require the City to create a code enforcement progress program by the end of 2023 and implemented by June 2024. The code enforcement program will include a windshield survey conducted each year during the planning period. The windshield survey will include streets in the City that have received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City. Program 11, <i>City Beautification</i>, was revised to expand the program for energy efficient improvement projects and require the City to conduct further research on funding sources to provide more lower-income households with grants by the end of 2024. Additionally, Program 11 was revised to require the City to create income requirements to prioritize the distribution of grants to lower-income residents who are currently on the waitlist by the end of 2023. Program 20, <i>Housing Conditions Survey</i>, is a new program that requires the City to conduct a survey to identify the number of

	units in need of rehabilitation and replacement by the end of 2024. Additionally, Program 20 requires the City to conduct a subsequent survey between January 2029 and June 2029 to maintain an accurate record of housing conditions in the City during the planning program.
3. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)	
Comment	Response
Pending and Approved Projects: The element was not revised to address this requirement. However, on our April 13, 2023 call, City staff stated that the project was entitled but undergoing issues related to the City's grading requirements. The revised element should describe these issues and if necessary, adjust its narrative and analysis accordingly.	The Housing Element was revised to specify the status of the 18-unit condominium project at 21821 Hawaiian Avenue. Although the project has been approved, plans for grading, building, and public improvements are in the final stages of review. Once these plans are approved by the City, the City will issue applicable permits and construction can commence. Construction is estimated to be completed in by the end of 2025. The Housing Element was also revised to include the 18-unit condominium project at 21821 Hawaiian Avenue as a pipeline project for the 2021-2029 planning period. Additionally, the Housing Element was revised to include the 5-unit attached apartments project at 12329 214th Street and the 6-unit single family residential project at 22001 Claretta Street, both of which are under construction, as a pipeline project for the 2021-2029 planning period. All of these units would be completed during the 2021-2029 planning period and would be occupied by above moderate-income households. Therefore, the City will receive credit for 29 units towards the current RHNA for above moderate-income households (see Table 5.4).

	Please note that these sites are not included in the sites inventory (see Figure 5.2).
Parcel Listing: The element was revised to update its vacant sites available for housing and now lists three parcels with a combined 0.64 acres and explains 49 units in potential housing capacity. However, the inventory should be revised to identify which zones are proposed for each parcel and assign affordability levels (e.g., lower, moderate and above moderate). In addition, the description for nonvacant opportunity sites listed now describes the existing uses on grouped parcels. However, the element should describe existing uses sufficiently to facilitate an analysis of the potential for redevelopment in the planning period, including but not limited to evaluating the extent existing uses impede additional development in the planning period.	The City of Hawaiian Gardens removed the analyses related to vacant sites and nonvacant opportunity sites previously used to determine the anticipated total number of units that could be developed during the planning period. The City replaced the previous analyses with an existing capacity analysis, which identifies opportunity sites (vacant and nonvacant) for housing during the planning period. These sites are commercially-zoned properties located along “commercial corridors” (Carson Street and Norwalk Boulevard) that can be redeveloped as housing in accordance with AB 2011. AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially-zoned lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of between 70 and 150 feet. The City understands that not all of these sites will be redeveloped during the planning period; therefore, a base likelihood for redevelopment of 5% has been assigned to each site, with the base likelihood being adjusted on specific factors related to existing conditions (e.g., commercial lot utilization (reduces likelihood) and whether or not the existing use is an essential community serving use, including churches, large grocery store, community service centers, and medical services (reduces likelihood)). Additionally, most of these sites are located within 0.5-mile of “public transit” and

	therefore would not be required to provide parking on the site in accordance with AB 2097. Removing the parking requirement increases potential residential density and increases likelihood for redevelopment during the planning period. As stated in the Housing Element, Hawaiian Gardens is located at the confluence of three different transit agencies, LA County Metro, Long Beach Transit, and the Orange County Transportation Authority (OCTA). Figure 4.4, <i>Major Transit Stops</i>, shows the location of the bus routes and stops of all three transit agencies. As is clearly shown, the intersection of Carson Street and Norwalk Boulevard is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. These multiple bus lines provide sufficient frequency of service to meet the requirements of AB 2097 for a major transit stop. As shown in Table 5.2 of the Housing Element, the total number of units anticipated for development on these sites is 315, with 52 units anticipated for very low-income households, 52 units anticipated for low-income households, 63 units anticipated for moderate income households, and 147 anticipated for above moderate-income households. Additionally, since some of these sites already consist of residential units, the number of existing units on each site was subtracted from the total number of units that could be developed on each site.
Realistic Capacity: The element was revised to include a broad description of realistic development capacity efforts and provides tabulations for its nonvacant sites if 30 or 60 percent of the parcels could redevelop. However, this broad analysis does not provide	As discussed in the response above, the previous analyses related to vacant and nonvacant opportunity sites was replaced with an existing capacity analysis for opportunity sites that can be redeveloped with residential uses in accordance with AB

justification or explanation of factors for why or how this capacity assumption was determined. In addition, the element did not include revisions to address the likelihood of residential development occurring in zones with nonresidential uses nor did it address how its realistic capacity accounts for sites with zoning that allow for 100 percent non-residential uses. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Realistic Capacity: In response to HCD's prior review, the element removes the 60 percent realistic capacity assumption (p. 10) and instead applies a 100 percent realistic capacity factor across all sites but provides no justification or explanation of factors for why or how this increased capacity assumption was determined. Further, the element did not include revisions to address the likelihood of residential development occurring in zones with non-residential uses nor did it address how its realistic capacity accounts for sites with zoning that allow for 100 percent non-residential uses. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> Realistic Capacity: The element describes a strategy to use 60 percent of the maximum density to calculate the realistic capacity of development (p. 80). However, the element does not use the 60 percent multiplier in its analysis and later assumes the maximum density will be achieved for all identified sites (pp. 82 and 83). If the City intends to use 60 percent of the maximum density, it should recalculate its sites' capacity and address any shortfall. Additionally, the element must include an analysis to support the number of units estimated on each site in the inventory and the likelihood of residential development in	2011. Additionally, most of these opportunity sites would not be required to provide parking in accordance with AB 2097. Therefore, these opportunity sites would not need to be rezoned to allow for residential development on the site and would be suitable for higher density residential developments given that parking would not be required on the site. However, as described in the response above, the City understands that not all these sites will be developed, nor that each site will be developed with the total number of units possible for each site. The total number of units possible for each site was calculated by multiplying the acreage of the site by the anticipated density of 40 du/acre. AB 2011 requires ministerial, by-right approval for up to 30 du/acre. Given that many of these properties would not be required to provide parking pursuant to AB 2097, the anticipated density was increased from 30 du/acre to 40 du/acre. Additionally, since some of these sites already consist of residential units, the number of existing units on each site was subtracted from the total number of units that could be developed on each site. As described in the response above and as shown in Table 5.2, the existing capacity analysis addresses realistic capacity by assigning a base development probability of 5% for each site, with that base adjusted by specific factors related to existing conditions of the each site, including proximity to transit (increased probability), commercial lot utilization (reduced probability) and whether or not the existing use is an essential community serving use, including churches, large grocery store, community service centers, and medical services (reduced probability)).

zones allowing nonresidential uses. The analysis must describe factors used to develop the residential capacity estimate including how the City considered land use controls, development trends including typical density of existing or approved developments at similar affordability levels, performance standards or other relevant factors. In addition, the element assumes residential development on sites zoned for nonresidential uses. To support this assumption, the element must include analysis to demonstrate the likelihood, of residential uses on sites with zoning that allow 100 percent nonresidential uses based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.	The total development probability of each site was determined by multiplying the base development probability by each adjustment factor percentage. For example, sites with essential community serving uses were assigned a percentage of 25% and sites with non-essential community serving uses were assigned a percentage of 100%, which generally resulted in a total development probability of 3% for sites with essential community serving uses and a total development probability of 5% for sites with non-essential community serving uses (see Table 5.2). As shown in Table 5.2, the total development probability was then multiplied by the total number of units for each site to determine the anticipated total number of units. As indicated in the response above, the total anticipated number of units is 315, with 52 units anticipated for very low-income households, 52 units anticipated for low-income households, 63 units anticipated for moderate income households, and 147 anticipated for above moderate-income households.
Small Sites: The element was revised to group parcels with existing uses to show the potential for lot consolidation. However, several groups include existing residential uses and the element does not demonstrate how these parcels will redevelop and consolidate during the planning period. Therefore, the element should revise its analysis, policies and programs accordingly.	As described in the response above, the City of Hawaiian Gardens removed the analyses related to vacant sites and nonvacant opportunity sites previously used to determine the anticipated total number of units that could be developed during the planning period, which included the removal of grouping parcels together with existing uses to show the potential for lot consolidation. As discussed in detail in the response above, the City replaced the previous analyses with an existing capacity analysis for opportunity sites that can be redeveloped with residential uses in accordance with AB 2011 and would not be required to provide

	parking in accordance with AB 2097. The opportunity sites are identified in Table 5.2, and include parcels that are less than 0.5-acre. However, as described in detail in the response above, the existing capacity analysis determined that the City has existing capacity to accommodate 315 new units by redeveloping commercially-zoned land in accordance with AB 2011. Additionally, the analysis does not include lot consolidation as a means to accommodate any of the 315 units. While the analysis shows that consolidation of small lots is not required to achieve the anticipated total unit number of 315, the City will continue to implement Program 2, <i>Promote Lot Consolidation</i>, to encourage multi-family residential development in the City.
City-Owned Sites: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> City-Owned Sites: In response to HCD's prior review, the element now includes some general information (pp. 126 and 128) on the city-owned parcel for Site 2, but these revisions do not otherwise address HCD's finding. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> City-Owned Sites: If utilizing City-owned sites, the element must include additional discussion of the City-Owned sites identified to accommodate the RHNA. Specifically, the analysis should address general plan designations, allowable densities, support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. If zoning does not currently allow residential uses at	As described in the response above, the City of Hawaiian Gardens removed the analyses related to vacant sites and nonvacant opportunity sites previously used to determine the anticipated total number of units that could be developed during the planning period, which included removal of the City-owned parcel for Site 2. Therefore, the Housing Element does not identify any City-owned sites as an opportunity site that can be redeveloped for residential uses during the planning period.

appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.	
Suitability of Nonvacant Sites: The element includes an updated discussion of its nonvacant sites (now listed as Sites A through E) and provides figures on its minimum and maximum dwelling unit acre capacity through new proposed zoning. However, the element also states that “maximum residential density may not be achievable” due to various development standards and factors such as lot configuration (p. 86). Therefore, the element should specify the new zoning for each parcel listed and commit to standards by which maximum densities for the zones can be achieved. In addition, the element also refers to a one acre minimum lot size for mixed use developments that may constrain development and should analyze this as a possible constraint and adjust its policies and program as needed. In addition, while rezoning various parcels is discussed, the element should clarify how the General Plan Land Use designations will affect the new zoning. In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing needs allocation (RHNA) for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on	As described in the response above, the City of Hawaiian Gardens removed the analyses related to vacant sites and nonvacant opportunity sites previously used to determine the anticipated total number of units that could be developed during the planning period, which included removal of the discussion of nonvacant sites (Sites A through E). As discussed in detail in the responses above, the City replaced the previous analyses with an existing capacity analysis for opportunity sites that can be redeveloped with residential uses in accordance with AB 2011, and would not be required to provide parking in accordance with AB 2097. Therefore, these opportunity sites would not need to be rezoned to allow for residential development on the site and may be suitable for higher density residential developments given that parking would not be required on the site. The opportunity sites are identified in Table 5.2, and include parcels that were previously identified in Sites A through E. However, as described in detail in the responses above, the existing capacity analysis was revised to include the total units that could be developed on the site given the site’s acreage and anticipated density of 40 du/acre. Additionally, the analysis includes an anticipated number of

substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA. Finally, given that several sites listed utilize parcels with existing residential uses, absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c) (3).	units for each parcel, which is determined by multiplying the total unit potential by the total development probability. Therefore, the anticipated number of units for each parcel is significantly lower than the total unit potential for each parcel. For example, as shown on Table 5.2, APN 7066-013-060 (a previously identified nonvacant site) has a total unit potential of 111 units; however, with a total development probability of 10%, the anticipated number of units for the site is 11 units.
Environmental Constraints: The element was revised to include some broad description of environmental review for its three vacant parcels. However, this analysis is still required for its nonvacant parcels deemed suitable for housing development. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Environmental Constraints: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> Environmental Constraints: The element must describe any known environmental or other constraints that could impact or preclude housing development on identified sites in the planning period.	As previously discussed, the City of Hawaiian Gardens removed the analyses related to vacant sites and nonvacant opportunity sites previously identified, which included removal of the discussion of nonvacant sites (Sites A through E) and the corresponding discussions related to environmental constraints of these sites. The Housing Element was revised to include a discussion of environmental constraints in the City, including hazardous materials, fire hazards, and flood hazards (see Section 5.2, <i>Existing Capacity Analysis</i>).
Electronic Sites Inventory: Although the City has submitted electronic sites inventory as described in the prior review, if any changes occur, the City should submit revisions as part of any future re-adoption or submittal. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for additional information.	The City will submit an electronics site inventory once the Housing Element has been adopted.
Zoning for a Variety of Housing Types (Accessory Dwelling Units (ADU)): The element was not revised to address this finding. Please	The City of Hawaiian Gardens adopted Ordinance No. 2022-607, which amended its City's Zoning Code (Chapter 18.90.080) to

see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Zoning for a Variety of Housing Types: • Emergency Shelters: In response to HCD's prior review, the element includes revisions on page 118 and for Program 18 regarding parking requirements for emergency shelters. However, the element was not revised to address the analysis of capacity and presence of constraints for emergency shelters in the General Commercial and Public Facilities zones. Please see HCD's prior review for additional information. • Accessory Dwelling Units (ADUs): In response to HCD's prior review, HCD received a copy of the City's ordinance for review on February 11, 2022. However, Program 15 (Accessory Dwelling Units) should be revised to commit the City to update its ordinance in compliance with State law earlier in the planning period than 2024.	be in compliance with State law regarding ADUs.
4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)	
Comment	Response
Land Use Controls: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> Land Use Controls: In response to HCD's prior review, the element now includes some revisions regarding on pages 31-39 regarding the City's residential development and parking standards. However, the element must specifically analyze all land-use controls for the impacts on housing development and affordability and add programs as necessary to	The Housing Element was revised to analyze land use controls (development standards) for residential development. Since much of the City contains small lots, which limits the space available to develop multi-family housing, the main constraints on housing development is the size of the lot, minimum lot sizes, and a lack of range in the development standards for R-3 and R-4 zones. As specified in the Housing Element, the City will take the following actions to address

remove or mitigate constraints. The element indicates on page 38 that the City has not received requests to alter standards and indicates that the analysis of standards will take place in Program 4 (Zoning Code Review), however, this is insufficient to address HCD's finding. <u>2/14/2022 Comment:</u> Land-Use Controls: While the element provides general information about development standards, it must include an analysis of potential constraints. The element should address the independent and cumulative effect of these standards and evaluate impacts on housing supply (number of units), cost, timing, and ability to achieve maximum densities. The analysis must specifically address multifamily and mixed-use heights, unit sizes and lot sizes and include programs to address identified constraints.	these constraints and promote the development of housing, especially multi-family housing, in the City: • Program 2, <i>Promote Lot Consolidation</i>, promotes lot consolidation by requiring the City to approve requests ministerially and identify areas in the City where lots can be consolidated, which will be shared with developers by the end of 2024. Given the small lot sizes in the City, and that the R-3 and R-4 zones require a minimum lot size of 7,500 square feet, the consolidation of lots will help promote the development of multi-family housing and affordable housing in the City. • Program 4, <i>Zoning Code Review</i>, which will change the maximum height in R-4 High Density Residential zones from 3 stories or 35 feet to 4 stories or 45 feet. As specified in Program 4, these changes will be completed by 2024. • Program 27, <i>Zone Densities Update</i>, will increase the permitted maximum densities for each residential zone and commercial zones. Specifically, R-1 will allow 10 units/acre, R-2 will allow 23 units/acre, R-3 will allow 25 units per acre, R-4 will allow 30 units/acre, C-2 will allow 40 units/acre, and C-4 will allow 40 units/acre by the end of 2024.
Parking Requirements: The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> In response to HCD's prior review, the element now includes some revisions on Table 5.8 (p. 37) but additional information is required to	As shown in Figure 5.2, most of the City is within a 0.5-mile radius of public transit. Therefore, housing developments within this area would not be required to provide parking on-site pursuant to AB 2097. As such, the minimum parking requirement would be 0 parking spaces per unit. Given that most of the City is subject to AB 2097,

address HCD’s finding. Specifically, the element should analyze the minimum requirements of two parking spaces per one bedroom and its garage requirements as potential constraints on housing cost and supply.	required parking would not be a potential constraint on housing cost and supply. The Housing Element was revised throughout to discuss the impacts of AB 2097 on the City’s parking requirements.
Building Codes and Their Enforcement: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> Building Codes and Their Enforcement: In response to HCD’s prior review, the element includes revisions regarding building codes. However, the revisions to Program 29 do not otherwise address HCD’s finding. Please see HCD’s prior review for additional information. <u>2/14/2022 Comment:</u> Building Codes and Their Enforcement: The element indicates the City utilizes the 2013 Building Code but should also describe how the City utilizes the current 2019 Building Code. In addition, the element describes the Housing Code Enforcement Program that “warns homeowners against illegally converting a garage to a dwelling unit” (p. 40). However, this program should be reviewed for compliance with state ADU law, which facilitates the conversion of garages to legal dwelling units. Should the analysis determine the code enforcement program is a constraint on residential development, it must include a program to address or remove any identified constraints	Program 9, <i>Code Enforcement</i>, was revised to educate homeowners on the requirements and process to legally convert garages to an attached or detached ADU to be consistent with State law and Program 15, <i>Accessory Dwelling Units</i>. Please note that Program 29, <i>Garage Conversions</i>, was removed and Program 15 was revised to include garage conversions.
Local Processing and Permit Procedures: The element was revised to expand the list of permitted residential uses described in Table 5.11 and made some minor revisions to describe the Planning Commissions’ role in design review. However, these revisions broadly do not address this finding. Please see HCD’s prior review for additional information.	The Housing Element was revised to discuss how the City complies with the Permit Streamlining Act and SB 330, which further reduces the timelines specified in the Permit Streamlining Act. Additionally, the Housing Element was revised to discuss the City’s design review process (see Section 4.2,

In addition, the element should address public comments on this submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify programs as appropriate.	<i>Resources and Constraints on Housing Production).</i> The City has not experienced any significant housing project delays due to their local processing and permits procedures. Additionally, as specified in the Housing Element, the City fully complies with the Permit Streamlining Act, including reduced timelines, including environmental review, for affordable housing projects pursuant to SB 330. Additionally, this Housing Element includes 2 programs to ensure that local processing and permit procedures is not a constraint on housing supply and production in the City. Program 4, <i>Zoning Code Review</i>, requires the City to review use categories, development standards (including parking), processing, and updates required to comply with statutory regulations. This will ensure that subsequent laws related to permit processing are incorporated into the Zoning Code as necessary during the planning period. Program 30, <i>Permit Streamlining</i>, ensures that affordable housing projects, including projects that qualify for density bonuses, have reduced administrative timelines when compared to the Permit Streamlining Act in accordance with SB 330. This program ensures reduced timelines for all aspects of the review and approval process, including the environmental review process required by the California Environmental Quality Act (CEQA).
SB 35 Ministerial Approval Process: The element was not revised to address this finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u>	Program 30 was revised to explicitly state that the City will develop written procedures for SB 35 by the end of 2023.

SB 35 Ministerial Approval Process: In response to HCD’s prior review, the element now includes revisions to Program 31 (Permit Streamlining). However, the program must be revised to explicitly state that the City will develop written procedures for SB 35.	
Constraints on Persons with Disabilities: The element was revised to describe how conditional use permits (CUP) are needed for residential care facilities but provides no analysis of the constraint on housing for persons with disabilities. This revision does not address this finding. In addition, the element was revised to describe that there is a procedure for providing reasonable accommodation to those requesting, but no analysis of the procedure is provided. These revisions do not address the finding. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> Constraints on Persons with Disabilities: In response to HCD’s prior review, the element now includes revisions (pgs. 71-72) that describes its findings for reasonable accommodation. However, the element must also analyze those findings as potential constraints on housing for persons with disabilities. In addition, the element also includes revisions on page for Program 4 (Zoning Code Review) that address constraints for group homes with seven or more persons. However, the element indicates that group homes serving six or fewer persons is subject to a Minor Use Permit in several residential zones (pp. 40) and Program 4 should be modified to ensure zoning permits group homes with six or fewer persons objectively with approval certainty.	Section 3.2, <i>Special Housing Needs</i>, was revised to identify the housing constraints on persons with disabilities and programs that address identified constraints. Specifically, constraints consist of lack of affordable housing options and/or ability to fund the necessary repairs and/or upgrades (e.g., ADA accessible features) in their current homes. Program 4, <i>Zoning Code Review</i>, requires the City to amend the entitlement process for residential care facilities with seven or more persons so that discretionary permits are not required. Program 11, <i>City Beautification</i>, provides funding for rehabilitation projects, which could be used to address specialized needs of disabled households within existing units (e.g., installing ADA accessible features). To help ensure that new construction addresses specialized needs related to accessibility, Program 17, <i>Disability Access</i>, requires the City to enforce State disability access standards and the most current Los Angeles County Building Code. Program 23, <i>Persons with Special Needs</i>, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs, including physical and developmental disabilities by the end of 2024.

	Finally, there are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of disabled households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units). The City's Reasonable Accommodation procedures are codified in Zoning Code Section 18.100.190 and are described in Section 4.2, <i>Resources and Constraints</i>, of the Housing Element. As described in Section 4.2 of the Housing Element, the City's procedure consists of filing an application to the Community Development Director (free of charge), from which the Director has 45 days to make a written decision on the application based on certain findings consistent with the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts). Program 17, <i>Disability Access</i>, includes the City's requirement to continue to monitor requests, the factors/findings, and update as necessary to provide reasonable accommodations.
5. Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)	
Comment	Response
The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> In response to HCD's prior review, the element includes additional information (pp. 47- 48) regarding farmworkers; however, the revisions should also utilize county-level farmworker	<u>Farmworkers:</u> According to the United States Department of Agriculture's most recent Census of Agriculture, the County has 1,793 persons employed in the Agricultural Industry (farmworkers). Although there are 1,793 farmworkers in the County, the County is very large (4,751 square miles), and farmworkers are not evenly distributed

data from the United State Department of Agriculture (USDA). In addition, no revisions were found regarding the analysis for special needs populations. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> While the element includes some minimal qualification of special housing needs, it generally does not analyze those needs. An analysis should address (1) the characteristics of housing needs such as household income, tenure, appropriate housing types and zoning, (2) demographic trends, (3) comparisons in needs relative to other households, (4) available resources and strategies and (4) the magnitude of the gap in addressing housing needs. The analysis should also consult local officials, special needs service providers, or social and health service providers or other relevant organization. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/large-families-female-head-household.shtml. In addition, the element indicates a minimal need for farmworkers according to the American Community Survey. However, farmworkers from the broader area and those employed seasonally may have housing needs, including within the City's boundaries. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., using USDA county-level farmworker data) and include programs as appropriate.	within the County. As such, the number of farmworkers in the County is not useful for the City to address farmworker housing. As previously discussed, the Housing Element was revised to address homelessness as a regional issue and therefore was revised to include regional solutions to homelessness (Programs 18 and 28). Additionally, the special housing needs analyses for disabled, large families, female-headed, and elderly populations were revised in Section 3.2, <i>Special Housing Needs</i>, and corresponding programs to address special housing needs were identified.
B. Housing Programs	
1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)	

Comment	Response
In response to HCD’s prior review, the element now includes revisions to its programs. However, many of these actions still contain minimal metrics and milestones. As an example, Program 16 (Consistency with the General Plan) should be revised to state by when General Plan consistency will be achieved with rezoning efforts. As another example, Program 28 (Rezone Sites) should be revised to identify the acreage and total capacity of sites identified for rezone. Please see HCD’s prior review for additional information. <u>9/28/2022 Comment:</u> In response to HCD’s prior review, the element now includes revisions to its programs. However, many of these actions still contain minimal metrics and milestones. As an example, Program 6 (Section 8 Rental Assistance) should be revised to include metrics that quantify the number of anticipated households that will be served in the planning period. As another example, Program 8 (Extremely Low-Income Housing) should be revised to identify specific, proactive outreach metrics and milestones as part of the City’s outreach program with the Harbor Regional Center. Other programs to be revised include but are not limited to: Program 9 (Code Enforcement), Program 11 (City Beautification), Program 12 (Fair Housing), Program 13 (At-Risk Housing Preservation), Program 19 (Food Distribution), and Program 23 (Persons with Special Needs).	Housing Element Programs (see Section 7 of the Housing Element) were revised to include metrics and milestones where appropriate. For example, Program 16, <i>Consistency with the General Plan</i>, was revised to indicate that the General Plan would be reviewed and amended for consistency in tandem with Program 4, <i>Zoning Code Review</i>. Program 6, <i>Section 8 Rental Assistance</i>, was revised to require the City to work with landlords of existing apartment buildings to participate in the Section 8 Rental Assistance Program by the end of 2023 and future apartment buildings during the initial lease-up process. Program 8, <i>Extremely Low-Income Housing</i>, was also revised to require the City to meet with the Harbor Regional Center to create an outreach program by the end of 2023, and implement the outreach program by the end of 2024. For example, the outreach program could include a community-wide event sponsored by the City where materials about housing, funding, and services available for extremely low-income households would be distributed. Program 8 was also revised to require the City to evaluate the outreach program each year and amended as necessary to ensure its continued success. Program 9, <i>Code Enforcement</i>, was also revised to require the City to create a code enforcement progress program by the end of 2023 and implemented by June 2024. The code enforcement program will include a windshield survey conducted on each year during the planning period. The windshield survey will include streets in the City that have received more than 3 complaints in the same month. Code enforcement officers will

	be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City. Program 11, <i>City Beautification</i>, was also revised to require the City to research other grant opportunities and additional funding sources throughout the planning period to be able provide more grants to lower-income households by the end of 2024. The program was also revised City to require the City to create additional income requirements to prioritize the distribution of grants to lower-income residents who are currently on the waitlist by the end of 2023. Program 12, <i>Fair Housing</i>, was also revised to require the City to participate in at least one communitywide event each year, with the first occurring in 2024, to educate residents on fair housing issues and services available to those who are experiencing fair housing issues. Program 13, <i>At-Risk Housing Prevention</i>, was also revised to require the City to meet with nonprofit housing organizations each year to ensure that at-risk units are assisted if needed. The program was also revised to ensure that if Section 8 rental assistance contracts are not renewed, the City will implement a program before the contract is terminated to ensure the preservation of the affordable rental housing. Program 19, <i>Food Distribution</i>, already includes metrics and milestones in the program, which includes distributing food to

	residents in need on a weekly basis, referring residents to additional food distribution services, and assisting agencies that provide support services to special needs populations with food distribution services. Program 23, <i>Persons with Special Needs</i>, was also revised to require the City to create an incentive program that specifies the incentives (e.g., expedited permit processing, waived fees) to be implemented by the City by the end of 2024. Information on the incentive program shall be distributed to non-profit and supportive housing developers each year. Program 23 was also revised to require the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform residents about housing and services available for persons with special needs.
2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)	
Comment	Response
As noted in Finding A3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element did not include revisions to add a program to address sites used in prior planning periods. Please see HCD's prior review for additional information.	The previous site analysis was replaced with an existing capacity analysis (see Section 5.2) for opportunity sites that can be redeveloped with residential uses in accordance with AB 2011. Additionally, most of these opportunity sites would not be required to provide parking in accordance with AB 2097. Therefore, these opportunity sites would not need to be rezoned to allow for residential development on the site and would be suitable for higher density

In addition, while Program 27 (Zoning Densities Update) was revised to provide new proposed minimum and maximum residential densities, it should clarify that it will revise development standards to ensure maximum densities can be achieved across all sites in the inventory. <u>9/28/2022 Comment:</u> As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element did not include revisions to add a program to address sites used in prior planning periods. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element identifies sizes used in prior planning periods. In order to use these sites in the current planning period, the element must include a program. The program must be implemented within the first three years of the planning period and commit to zoning that will meet the density requirements for housing for lower-income households and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households.	residential developments given that parking would not be required on the site. The City understands that not all sites will be developed, nor that each site will be developed with the total number of units possible for each site. The total number of units possible for each site was calculated by multiplying the acreage of the site by the anticipated density of 40 du/acre. AB 2011 requires ministerial, by-right approval for up to 30 du/acre. Given that many of these properties would not be required to provide parking pursuant to AB 2097, the anticipated density was increased from 30 du/acre to 40 du/acre. Additionally, since some of these sites already consist of residential units, the number of existing units on each site was subtracted from the total number of units that could be developed on each site. As shown in Table 5.2, the existing capacity analysis addresses realistic capacity by assigning a base development probability of 5% for each site, with that base adjusted by specific factors related to existing conditions of the each site, including proximity to transit (increased probability), commercial lot utilization (reduced probability) and whether or not the existing use is an essential community serving use, including churches, large grocery store, community service centers, and medical services (reduced probability)). The total development probability of each site was determined by multiplying the base development probability by each adjustment factor percentage. For example, sites with essential community serving uses were assigned a percentage of 25% and sites with non-essential community serving uses were assigned a percentage of 100%, which generally resulted in a total

	development probability of 3% for sites with essential community serving uses and a total development probability of 5% for sites with non-essential community serving uses (see Table 5.2). As shown in Table 5.2, the total development probability was then multiplied by the total number of units for each site to determine the anticipated total number of units. The anticipated total number of units is 315, with 52 units anticipated for very low-income households, 52 units anticipated for low-income households, 63 units anticipated for moderate income households, and 147 anticipated for above moderate-income households. As shown in Table 5.4, the revised site analysis described above and addition of pipeline projects (29 units), actual and projected ADUs (8 and 78, respectively) combine to result in a total capacity of 410 units, which exceeds the RHNA by 79 units. Additionally, as shown in Table 5.4, the total capacity for all income groups exceed the RHNA prescribed for each income group by SCAG. Section 3.1 and Table 3.1 of the Housing Element was revised to remove the carryover units (101 units) from the 5th cycle, and remove text related to the requirement to carry these units over and add to the minimum new units needs for the 6th cycle. These revisions were made because State law does not require the subsequent planning period to include unmet RHNA units from the previous planning period. As such, the Housing Element does not include sites used in prior planning periods and therefore a program to address sites used in prior planning periods is not required.

	Section 4.2 of the Housing Element indicates that if the City does not meet the RHNA during the planning period, a developer can request a streamlined process so long as the development meets specific State requirements in accordance with SB 35. Additionally, Program 30, <i>Permit Streamlining</i>, is included in the Housing Element to ensure implementation of the streamlined process required by SB 35. Although the City did not meet its RHNA during the 5th cycle planning period (2013-2021), the City has not received any requests by developers to approve a streamlined process for a residential project in accordance with SB 35.
3. The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate income households. (Gov. Code, § 65583, subd. (c)(2).)	
Comment	Response
The element was not revised to address this finding. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> In response to HCD's prior review, the element includes revisions for Program 23 (Persons with Special Needs), but additional information is required. Specifically, Program 8 (Extremely-Low Income Housing) should be revised to include specific actions related to outreach with the Harbor Regional Center, in addition to any other financial incentives or regulatory concessions offered.	Programs in the Housing Element were revised to ensure that the City will assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate income households, as discussed below: • Program 3, <i>Affordable Housing Incentives</i>, was revised to require the City to update the incentive list and distribute to developers by the end of 2024. • Program 8, <i>Extremely Low-Income Housing</i>, was revised to include specific actions and timelines related to the outreach program. Specifically, Program 8 requires the City to meet with the Harbor Regional Center to create an outreach program by the end of 2023, and implement the outreach program by the end of 2024 and would remain effective until the end of the planning period (2029). The

	outreach program would be evaluated each year and amended as necessary to ensure its continued success. • Program 18, <i>Emergency, Transitional, and Supportive Housing</i>, was revised to commit the City to working with neighboring cities and consider creative design solutions to provide more short-term (e.g., shelters) and long-term (rental-housing) housing to address the housing needs of the homeless population. Program 18 was also revised to include the GCAHT forthcoming ADU loan program, which will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers. • The Housing Element added Program 28, <i>Join the Gateway Cities Affordable Housing Trust (GCAHT)</i>, which is a program that commits the City to work with other cities in the GCAHT to develop more affordable housing units in the City and region.
4. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)	
Comment	Response
As noted in Finding A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	See responses to Finding A4.
5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex,	

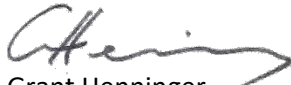
marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)	
Comment	Response
As noted in Finding A1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs as appropriate.	See responses to Finding A1.
C. Public Participation	
Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(9).)	
Comment	Response
The element now includes an appendix with a survey of 13 residents conducted in August 2021. However, the element should still describe how the public comments were incorporated into the housing element review and describe how all segments of the community were included in the revision to the element. Please see HCD's prior review for additional information. <u>9/28/2022 Comment:</u> In response to HCD's prior review, the element includes some additional information describing the public outreach process (pp. 16-19), but these revisions do not otherwise address HCD's findings. Please see HCD's prior review for additional information. <u>2/14/2022 Comment:</u> While the element includes some information about comments collected during the public participation process (pp. 9 to 26), it should also describe how comments were considered and incorporated into the element. Additionally, the element should clarify when the draft was made available to the public and how and, moving forward, employ additional methods for public outreach efforts in the future, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households.	Please see response to the first comment under finding A1.

Both a clean and redline version of the revisions are being sent to you for review.

We look forward to hearing from you as soon as possible. Please do not hesitate to contact Elise McCaleb, Community Development Director (cddirector@hgcity.org) or me at (714) 323-5731/grant@mobius-planning.com with any questions regarding the draft.

Sincerely,

Mobius Planning



Grant Henninger
Founding Principal

Cc:

Elise McCaleb, Community Development Director, City of Hawaiian Gardens
Shawn Danino, Housing Policy Specialist, California Department of Housing and Community Development

Attached:

1. City of Hawaiian Gardens Fourth Draft 2021-2029 Housing Element
2. City of Hawaiian Gardens Fourth Draft 2021-2029 Housing Element – Tracked Version from Third Draft

DRAFT

City of Hawaiian Gardens 6th Cycle Housing Element Update



City of Hawaiian Gardens
Community Development Department
21815 Pioneer Boulevard, Hawaiian Gardens, CA 90716
(562) 420-2641

www.hgcity.org

6th Cycle 4th Draft, August 2023



City Council

Maria Teresa Del Rio, Mayor
Victor Farfan, Mayor Pro Temp
Dandy De Paula, Councilmember
Luis Roa, Councilmember **Ernie**
Vargas, Councilmember

Planning Commission

Grant Winford, Chair
Axzel Roman, Vice Chair
Fabiola Hernandez, Commissioner
Anna Rodriguez, Commissioner
Ana Navarro, Commissioner

City Manager

Ernesto Marquez

Community Development Department

Community Development Director
Elise McCaleb

Senior Planner
Sophia Tatlyan

Prepared by
Mobius Planning



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Appendices

Appendix A	Community Survey
Appendix B	Housing Needs Assessment Survey Results



City of Hawaiian Gardens 2021- 2029 Housing Element **EXECUTIVE SUMMARY**

The 6th Cycle Housing Element

EXECUTIVE SUMMARY

The City of Hawaiian Gardens is located in the greater Los Angeles area and encompasses 0.9 square miles. The City is bounded on the west and south by the City of Long Beach, on the east by the City of Cypress, and on the north by the City of Lakewood. Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 23% of the land area.

Every California jurisdiction is required to include a Housing Element as part of the jurisdiction's General Plan. Hawaiian Gardens 6th Cycle Housing Element has a planning period of eight years from 2021 to 2029. This Housing Element is organized into seven sections:

1. Introduction
2. Housing Needs Analysis
3. Regional Housing Needs Assessment and Special Needs
4. Resources and Constraints
5. Land Inventory
6. Evaluation of the Previous Housing Element
7. Housing Goals, Policies, Programs, and Quantified Objectives

Chapter 1. INTRODUCTION

The 6th Cycle Housing Element for the City of Hawaiian Gardens is a required element of the City's General Plan and is, therefore, required to be consistent with the General Plan. The 6th Cycle Housing Element covers the planning period from October 15, 2021, to October 15, 2029, and includes extensive background information on community demographics, including population, employment and households, current housing, as well as updated policies, programs, and 'quantified objectives' to guide the City's development through 2029. State Law requires that the Housing Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A Community Outreach Plan
- A Statement of the Housing Plan to address identified housing needs.



City of Hawaiian Gardens 2021- 2029 Housing Element **EXECUTIVE SUMMARY**

- An analysis on Affirmatively Furthering Fair Housing.

This is the first Housing Element Cycle to implement the requirements of Assembly Bill 686 (AB 686), Affirmatively Furthering Fair Housing (AFFH). As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. Affirmatively furthering fair housing means taking meaningful actions to combat discrimination that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

This Housing Element must address the following issues:

1. Significant discrepancies in housing needs and in access to opportunities.
2. Replacing segregated living patterns with truly integrated and balanced living patterns.
3. Transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.
4. Fostering and maintaining compliance with civil rights and fair housing laws.

Public Review and Comment

The Housing Element was made available for review and comment at City facilities, including City Hall, the Senior Center, City recreation facilities, during the workshop and public hearings, and on the City's website:

- August 29, 2021 – Community Survey
- September 21, 2021 – Planning Commission public workshop
- October 19, 2021 – Planning Commission public hearing
- December 14, 2021 – Planning Commission/City Council joint workshop

The venues for the public meetings were ADA-accessible and served by public transportation. The City also advertised meetings, public hearings, and availability of the Housing Element in the local newspaper the "Los Cerritos Community Newspaper," through social media, as a flyer, and on the board at the mobile home parks.

Chapter 2. HOUSING NEEDS ANALYSIS

This chapter gives an overview of the City's population and employment growth, household characteristics, and housing characteristics. It also provides an analysis of the housing affordability and a discussion of housing receiving federal, State, or local aid that is at-risk of conversion due to the impending expiration of assistance. This chapter also includes the Fair Housing Assessment.



City of Hawaiian Gardens 2021- 2029 Housing Element EXECUTIVE SUMMARY

Chapter 3. REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

The first part of this chapter outlines the Regional Housing Needs Allocation (RHNA) process which is maintained by the regional agency with jurisdiction over the City. In this case, the Southern California Association of Governments (SCAG) has jurisdiction over the City of Hawaiian Gardens. Through this process, each jurisdiction is given a set of numbers presenting housing units for each income level that the jurisdiction must help construct, rehabilitate, or conserve during the housing period from 2021 to 2029. The chapter then describes Hawaiian Gardens' share of the regional housing needs, and what has already been achieved in meeting those needs.

Chapter 4. RESOURCES AND CONSTRAINTS

This chapter identifies the resources that are available to the City to meet its quantified objectives for housing, especially new construction for affordable housing; as well as government and market constraints that might hinder housing development and includes a detailed analysis of the current permitting and regulatory process. In those cases where potential governmental constraints are identified, the City has identified programs to remove and/or mitigate those constraints. Also included is an analysis for low- and moderate-income housing assistance from State and federal sources.

Chapter 5. LAND INVENTORY

This chapter assesses the housing development potential in Hawaiian Gardens. The purpose is to determine the quantity of land available on suitable sites to accommodate the City's RHNA. The analysis indicates the City is divided into six residential zoning districts; two commercial zoning districts; one industrial zoning district; and a public facilities district which consists of civic, fire station, park, hospital, elementary school, junior high school, and church.

Chapter 6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

This chapter reviews the City's accomplishments under the 2013-2021 Housing Element, particularly the City's progress towards meeting its Regional Housing Needs Assessment goals. Although a comprehensive General Plan update was adopted in 2010, it did not include any update to the housing element.

Chapter 7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This chapter of the Housing Element lists housing goals, policies, implementing programs, and quantified objectives for the City of Hawaiian Gardens, responding to the assessment of the 2013-2021 Housing Element, as well as key issues, trends, opportunities, and constraints outlined in the Housing Needs Analysis and the assessment of Resources and Constraints.



City of Hawaiian Gardens 2021- 2029 Housing Element EXECUTIVE SUMMARY

The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. Below are the goals for the 5th Cycle Housing Element that the City adopted in 2015. The City will continue the application of these goals for the 6th Cycle Housing Element as a guide for implementation of the City's continued, modified, and new housing programs.

Goal 1.Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Goal 2.Provide housing affordable to extremely low-, very low, low- and moderate-income households.

Goal 3.Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.

Goal 4.Achieve a housing stock free of substandard dwelling units.

Goal 5.Conserve and improve the existing stock of affordable housing.

Goal 6.Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Goal 7.Preserve the existing supply of affordable housing that is financially assisted by the City, County, and State or Federal governments.

Goal 8.Achieve reductions in energy consumption.

Each goal encompasses a series of policies. Implementing programs further the City's housing goals and policies.



1 INTRODUCTION

1.1 WHAT IS A HOUSING ELEMENT?

The Housing Element is one of the seven required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Housing Element be consistent with all parts of the General Plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems that support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The 6th Cycle Housing Element has a planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

The Housing Element of the Hawaiian Gardens General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Hawaiian Gardens Housing Element address the following issues:

- (a) the promotion of new housing development
- (b) the maintenance and improvement of existing housing units
- (c) identifying and addressing housing discrimination

Through its housing program, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

Geographical Setting and Demographics

The City of Hawaiian Gardens is in Los Angeles County, generally in the southeast area of the greater Los Angeles Metropolitan Area. The City of Long Beach lies directly to the west and south, the City of Lakewood lies to the north, and the Orange County City of Cypress borders Hawaiian Gardens on the east. Hawaiian Gardens is regionally accessible from Interstate 605 (San Gabriel River Freeway), which is located to the immediate west of the City. The Carson Street off-ramp is located at the western entrance to the City. The City is regionally accessible from Interstate 405 (Long Beach Freeway) located to the south, and Highway 91 to the north.



1. INTRODUCTION

Hawaiian Gardens is among the “Gateway Cities” of southeast Los Angeles County. Considered an industrial powerhouse, this southeast sub- region of the County provides one out of every seven jobs in Southern California.

The City of Hawaiian Gardens is the smallest jurisdiction in the County of Los Angeles, encompassing a total of 0.9 square miles. It is the 338th largest city in California, and the 243rd largest city in the United States.

Hawaiian Gardens is primarily a residential community, with most of the City zoned for medium density residential (R-2) housing. The medium-density residentially-zoned properties are found along the southwest and southeast quadrants of the City. The northwestern quadrant of the City is dominated by a mix of General Commercial, Light Industrial, Civic, Intermediate Residential, and High-Density Residential-zoned uses. The northeast quadrant is characterized by pockets of Single-family residential estate-zoned parcels (10,000 sq. ft. minimum parcel size), Single-Family Residential, and General Commercial zoning and land uses.

The City’s current population is reported at 14,149 residents. With a land area of just less than 1 square mile, Hawaiian Gardens has a population density of 14,717 people per square mile. The 2020 Census indicates that the City’s population is currently declining at a rate of -0.73% annually and has decreased by -2.11% since the 2010 census count, which listed the population at 14,254. Hawaiian Gardens reached its highest population of 14,779 in 2000.

The average household income in Hawaiian Gardens is \$57,733 with a poverty rate of 23.90%. The median rental cost is about \$1,403 per month, and the median house value \$363,500.

This Housing Element is designed to address key housing issues in the City and seeks to provide solutions to improve future housing conditions. These issues include:

- (a) The need to maintain and rehabilitate the existing housing stock.
- (b) Development of new housing to relieve overcrowding and housing cost.
- (c) Through the zoning process, convert underutilized commercial properties to residential to provide more ownership units.
- (d) The maintenance of affordable housing for low-income households, special needs households and overpaying households.
- (e) Accommodating current Regional Housing Needs Allocation (RHNA) units through identifying opportunity sites along commercial corridors and addressing zoning for Accessory Dwelling Units (ADUs).

The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. This will accomplish both state and local housing goals.

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very



1. INTRODUCTION

specific on the content of the Housing Element and makes it clear that providing affordable housing is the responsibility of all local governments. It expects the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.

1.2 FREQUENCY OF REVIEW AND UPDATE

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is assigned a “fair share” of local housing needs according to income distribution.

This Housing Element will serve the planning period beginning October 15, 2021, to October 15, 2029. This is an eight-year period to coincide with the RHNA process.

1.3 HOUSING ELEMENT CONTENTS

The Housing Element is required by State law to include:

- An assessment of existing housing needs-with an analysis of housing affordability, conditions, special needs, and affordable units at-risk of converting to market-rate— as well as projected needs as laid out in the RHNA.
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA.
- An analysis of constraints on housing in the jurisdiction.
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need; assisting in the development of housing for very low- and low- income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified.
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.
- An analysis of Affirmatively Further Fair Housing in compliance with AB 686, which specifically addresses significant discrepancies in housing needs and in access to opportunities, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



1.4 RELATIONSHIP TO GENERAL PLAN ELEMENTS

The current Hawaiian Gardens General Plan was adopted in January 2010 and established a long-range plan. The plan includes the following elements required by State law:

Land Use

The Land Use Element identifies the proposed distribution and intensity of the uses of land and the different types of uses, including housing, commercial retail, industrial, open space, recreation, institutional/public facilities, and others.

Circulation

The Circulation Element identifies the location of existing and proposed major roads, transportation routes, and other local public utilities.

Housing

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals and policies, and scheduled programs for the preservation, improvement, and development of housing.

Open Space/Recreation

The Open Space/Recreation Element guides the comprehensive and long-range preservation and conservation of open space land. In its discussion the Element includes recreation facilities, which similarly contribute activity space. Open Space may include land for outdoor recreation, public health, and safety.

Conservation

The Conservation Element addresses the identification, conservation, and use of natural resources. This element may consider issues of flood control, and water and air pollution.

Noise

The Noise Element identifies and evaluates noise levels in the City, particularly from roadways, industrial plants, and other major noise sources, and helps to protect uses in the community that are sensitive to noise impacts.

Safety

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood and fire.



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Economic Development

The economic character of the community plays a vital role in the success and prosperity of a local area. The Economic Development Element includes goals and policies to guide physical development while retaining a sound economic base and identifying potential for new market opportunities. In addition, a fiscal analysis component will provide for a stable annual City Budget.

Air Quality

Consideration of air pollution and its damaging effects is a necessary component of public safety and welfare. The Air Quality Element examines relevant conditions, land use and development patterns to establish policies and programs related to air quality.

Capital Improvements

Capital improvements encompass the physical infrastructure that supports development of a city. The Capital Improvements Element identifies necessary improvements and provides policy direction for short-term programs.

Community Design

The Community Design Element relates to the aesthetic environment of the community and provides a sense of place. This includes the public realm, private realm, and residential areas.

Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The City updated its 2011 zoning map in 2019 to provide zoning districts consistent with the 2010 General Plan. To be consistent with the General Plan, this Housing Element will assess the Land Use Element's goals and objectives and identify new and existing sites to meet the existing and current RHNA, which facilitates the City's ability to meet its designated regional housing needs.

1.5 INFORMATION SOURCES

The information presented in this Housing Element has been gathered from a variety of sources. The primary source of information used in compiling demographic, housing, and socio-economic information for Hawaiian Gardens includes data collected by the U.S. Bureau of the Census. Several other sources were also consulted during the preparation of this analysis, with the key sources being the Federal Department Housing and Urban Development (HUD), the State Department of Housing and Community Development (HCD), the State



1. INTRODUCTION

Department of Finance (DOF), the Southern California Association of Governments (SCAG), the American Community Survey (ACS), the City of Hawaiian Gardens, and analysis conducted by the Housing Element consultants. SCAG is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections were used in the determination of the City's RHNA.

Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

1.6 PUBLIC OUTREACH

This 6th Cycle Housing Element was prepared during the COVID-19 worldwide pandemic, and pandemic-related restrictions substantially affected Hawaiian Gardens' outreach to City residents and businesses. From the beginning of 2020 through 2021, most offices, schools, places of worship, places of social gathering, retail stores, restaurants, government offices and religious and educational institutions were closed or operated with restricted hours, remotely and/or with limited staff. Los Angeles County, in general, and specifically cities within the gateway communities, experienced more disruption in services than any other county or counties in the State because of precautionary measures against an excessive number of COVID-19 cases, hospitalizations, and deaths.

Hawaiian Gardens' City Hall restricted public access and limited hours; most staff worked remotely. These limitations made gathering information from City staff and members of the community as required by the California Housing Element Law difficult and challenging. Still, Hawaiian Gardens sought as much public input as possible, given the limitations, to measure the effectiveness of the City's housing policies and the position of the community regarding the City's current housing market and the overall effectiveness of the 5th Cycle Housing Element. The City further sought public input regarding the 6th Cycle Housing Element policies, goals, and objectives. These efforts are described below.

Community Outreach

The Housing Element was prepared with public outreach and participation to the extent permissible under the restrictions of COVID-19. The City maintains a distribution list of stakeholder organizations, interested private citizens, public agencies, posts public information on the City's website and at the physical location of the meetings, and issues press releases in the Los Cerritos Community Newspaper. The venues for the public meetings were ADA-accessible and served by public transportation.



To ensure the broadest community involvement, particularly among low-income and special needs groups, the City used several strategies, including:

- An in-person televised Planning Commission Housing Element workshop to inform members of the Commission and the public of the Housing Element process, including the requirements of AB 686. (September 9, 2021)
- A Community Outreach survey prepared in English, Spanish, and Korean and made available between August 29, 2021, and September 15, 2021, was distributed and broadcast over several media outlets, including a dedicated City website specifically for the Housing Element Update, to reach all members of the community. Survey questions were formulated to get an understanding of who was participating in the survey, identification of the housing issues facing the City, and options to address the housing issues. Interested parties could complete the Survey online at the City's website.
- A focused stakeholder interview consisting of 6 members of the Hawaiian Gardens community was conducted via the online Zoom™ platform. The participants included one planning commissioner and city resident, three city employees, and two land developers. (October 19, 2021)
- A joint Planning Commission/City Council public workshop was conducted via Zoom™. Minutes and a Zoom™ audio/video recording is available on the City's website and from the City Clerk's office upon request. (December 14, 2021)
- The City posted flyers about the Housing Element update throughout the City, including the notice boards at the two mobile home parks in the City.
- Information on the Housing Element update was also made available on the City's website and at all City facilities, including City Hall, the Senior Center, and recreation facilities.
- A Housing Needs Assessment Survey was distributed at the communitywide Hawaiian Gardens Carnival on April 21, 2023 through April 23, 2023 at the Furgeson Elementary School field. Survey questions were formulated to get an understanding of who was participating in the survey, identify the housing needs, and provide recommendations for how the City can improve housing.

Community Input

Community input was received through a variety of means including public hearings, a stakeholder meeting, and community surveys.

The comments received at the Planning Commission workshop and the joint Planning Commission/City Council workshop centered around the lack of housing available to all residents, especially low income; and the high cost of housing.

Only 13 residents (12 in English, one in Spanish) participated in the Community Survey. This participation level corresponds to the City's experience with other outreach efforts. Nonetheless, the input received is a window into residents' expectations for the City. Survey responses focused on:



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- Providing more affordable housing
- Addressing Section 8 housing
- Addressing the homelessness issue
- Gentrification - most respondents were not favorable towards gentrification, but some saw the economic benefits that can be derived from it
- Utilizing existing parcels in the City that are currently under-utilized or vacant for more housing opportunities
- Residential building height limits - concerns over the City's residential height restrictions which prevent the development of more high rises with higher densities
- Concerns with parking availability in the City
- The use of density bonus to encourage development of more affordable housing
- Homeownership - the City should investigate making more of its residents' homeowners rather than renters
- High rents - the current rents in the City are too high
- The City's beautification program eliminated security bars of residential properties and improved the general outlook of the City

See Appendix A, *Community Survey*, for the complete survey including questions and responses.

The Housing Needs Assessment Survey distributed at the Hawaiian Gardens Carnival attracted a substantial number of community participants (91). This participation level is much larger than the City's experience with other outreach efforts and suggests that future public outreach efforts should be held at communitywide events instead of being provided online or distributed at a government-facilitated meeting (e.g., Planning Commission). Survey responses focused on:

- Importance of affordable housing for all income levels and needs
- Amenities that should be provided for multi-family housing
- Importance of proximity to retail, churches, schools, and transportation
- Importance of existing housing goals in the current housing element
- What residents like about living in the City (family and friends, small town feel)
- The need for more housing in the City
- The need to provide the homeless with more shelters and services
- The need to create a more walkable, safe, and clean community
- The need for more community amenities (parks) and community events
- The need for more parking

See Appendix B, *Housing Needs Assessment Survey Results*, for the complete survey including questions and responses.



1.7 SERVICE PROVIDER OUTREACH

People Assisting the Homeless Los Angeles (PATH LA)

The Housing Element was also prepared with outreach to People Assisting the Homeless Los Angeles (PATH LA), which is one of the homeless service providers for Los Angeles County's Service Planning Area 7, which includes Hawaiian Gardens. PATH LA implements a scattered site model to reduce homelessness in the County by providing people in shelters with rental subsidies to transition people from shelters to rental housing. PATH LA also connects people experiencing homelessness with supportive services and programs (e.g., mental health, medical, addiction, employment) to help them remain in rental housing. Given PATH LA's extensive experience with providing housing and services for the County's homeless population, PATH LA helped the City identify the needs of the homeless population, the challenges to effectively reduce homelessness, and guidance for how the City can better address homelessness, as summarized below.

Needs:

- Providing more short term (e.g., shelters) and long-term (e.g., rental housing) housing solutions, especially long-term housing solutions.
- Providing more supportive services and programs.

Challenges:

- Resistance from community residents who do not want shelters near their homes.
- Not enough funding allocated for short-term and long-term housing and/or supportive services and programs.
- Scattered site model often relocates people to unfamiliar communities, which can cause them to return to streets of their desired community.

Recommended Solutions:

- Construct new shelters and rental housing.
- Provide more incentives to property owners to waive rental requirements (e.g., credit, income) for tenants with rental subsidies.
- Partner with neighboring cities (e.g., Lakewood) to construct shelters and rental housing.
- Implement creative design solutions (e.g., tiny homes, fly away homes, Lifemark homes) to provide more short-term and long-term housing.
- Educate residents on how to effectively reduce homelessness in the community.



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Housing Rights Center (HRC)

The Housing Element was also prepared with outreach to the Housing Rights Center (HRC). The HRC provides fair housing services to renters within the County. Additionally, the HRC conducts workshops with tenants and landlords to educate the public on fair housing laws, reasonable accommodations, and HRC resources. The HRC provided guidance for how the City can better address fair housing issues in the City using the HRC's local knowledge of issues and recommended solutions, as summarized below.

Issues:

- Rent increases.
- Evictions, especially evictions due to major renovations
- Relocation
- Tenants do not know how to address code enforcement issues
- Substandard housing conditions
- Fair housing discrimination and violations, especially towards large families and families with kids.

Recommended Solutions:

- Eviction diversion, which requires landlords to notify the City when an eviction notice is issued and allows the City to inform landlords of ways to avoid an eviction.
- Place a moratorium on major renovation related evictions. Reach out to other cities in the County who have done this (e.g., Alhambra).
- Rent control or rent cap policies that are more restrictive than statewide cap of 10%.

1.8 REVIEWS BY STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

State law requires the submittal of every updated Housing Element to the State of California Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum Housing Element requirements.

Housing Elements are required to be submitted to HCD for review and comment: during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first period requires a 60-day review and must take place prior to the adoption deadline of October 15, 2021. However, with the complications resulting from the COVID-19 pandemic and the inability of some jurisdictions to remain open and functional, this Housing Element draft is being submitted later than the October 15, 2021, deadline, and HCD has been made aware of this development. The second review requires a 90-day review by HCD and takes place after the adoption of the Housing Element by the local



City of Hawaiian Gardens 2021- 2029 Housing Element

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jurisdiction. It is after the second review that written findings regarding compliance are submitted by HCD to the local government.



2. HOUSING NEEDS ANALYSIS

2.1 POPULATION AND DEMOGRAPHICS

The type and quantity of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population characteristics include population growth trends in the city, age characteristics, and ethnicity.

Population Trends

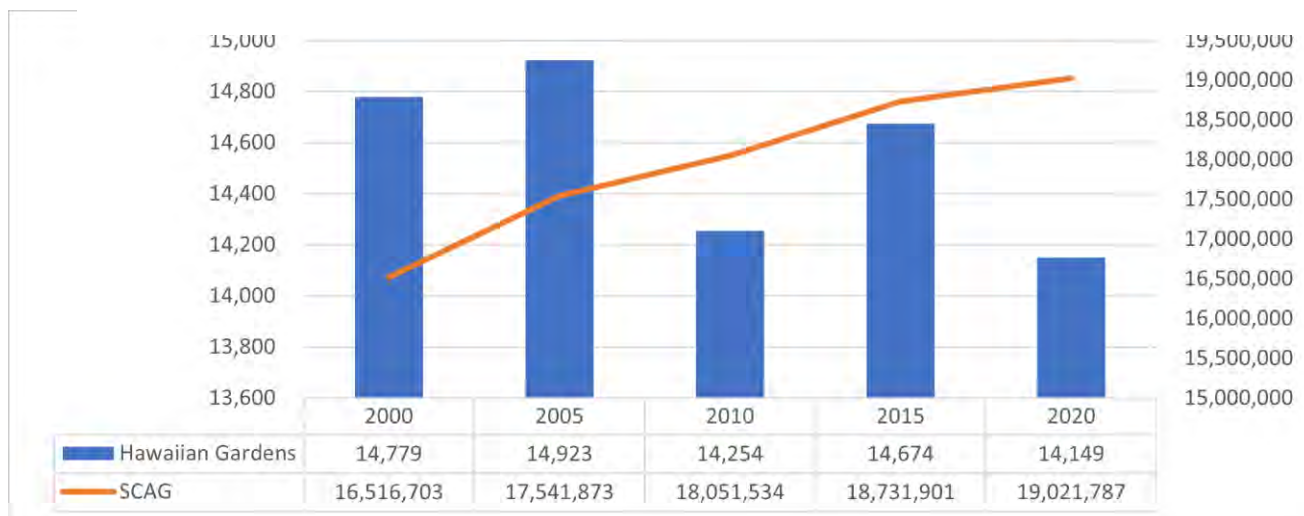
According to the 2020 United States Census, Hawaiian Gardens has a 2020 total population of 14,149 persons, which is a slight decrease from the 2010 census figure of 14,254 persons. As stated earlier, the City of Hawaiian Gardens spans 0.97 square miles with a population density of 14,717 people per square mile. The average household income in Hawaiian Gardens is \$57,733 with a poverty rate 23.90%. The median rental cost is \$1,403 per month, and median house value is \$575,000.

Figure 2.1 below describes the population trend in Hawaiian Gardens from 2000 to 2020 compared to SCAG. Over this period Hawaiian Gardens had an annual population growth rate of 0% compared to 0.7% for the region.

Hawaiian Gardens experienced its greatest population growth in 2005; however, between 2005 and 2010 there was a slight reduction in population that may be attributed to out-migration, cost of living, and a declining economy.



Figure 2.1 Population Trends



Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2021-2022. Sacramento, California. May 2022

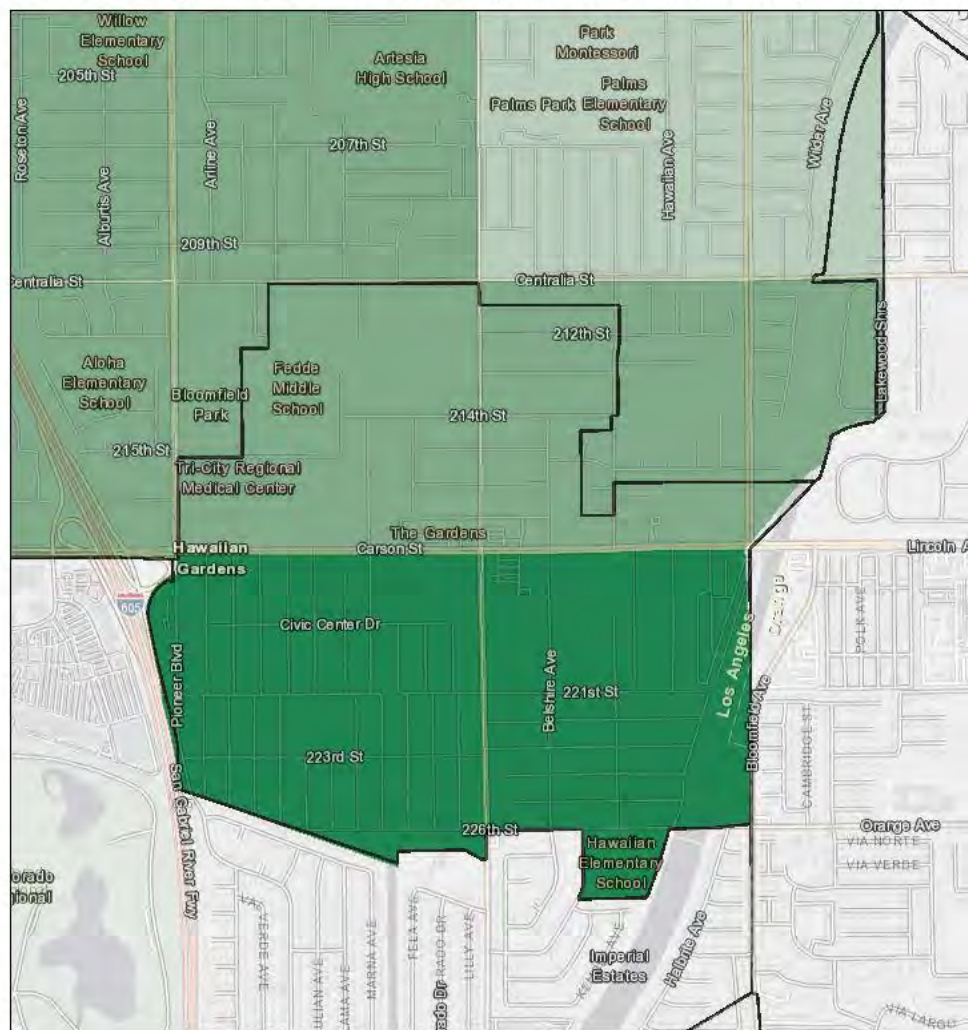
Ethnicity

Hawaiian Gardens is a majority Hispanic/Latino community with Hispanics/Latinos comprising 80.1% of the City's residents, with the predominate population located south of Carson Street and a sizeable population located north of Carson Street (see Figure 2.2 below). Sizeable Hispanic/Latino populations also occur to the north, east, and west of the City. This percentage includes those who identified as White Hispanic. The City's White Non-Hispanic population is 4.3%, the Asian population is 9.9%, the Black/African American population is 4.0%, and the Native Hawaiian or Pacific Islander population is 0.09%. Of 14,149 residents, 42.8% are foreign born, and 91.7% speak a language other than English at home.



Figure 2.2 – Neighborhood Demographics

AFFH Analysis - Predominant Population, Hispanic Majority Tracts



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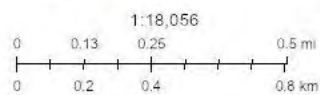
City/Town Boundaries

(R) Predominant Population - Hispanic Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

Predominant (gap > 50%)



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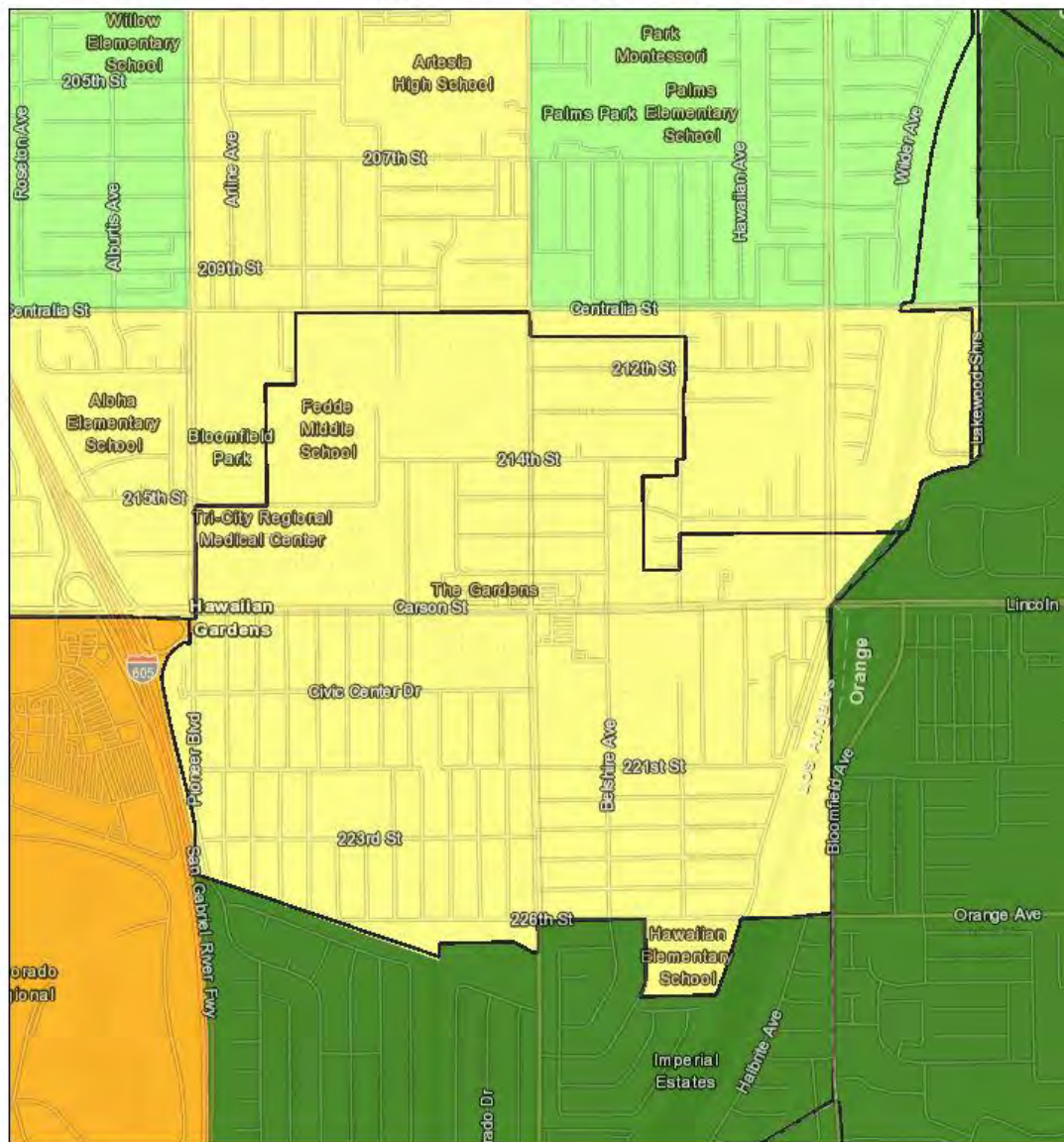
Education

According to the 2020 US Census numbers, 57.26 percent of persons residing in Hawaiian Gardens attained a high school education or higher, of which 22.7 percent graduated from high school, 7.31 percent attained a bachelor's degree and 3.14 percent attained a graduate degree. Conversely, 42.74 percent of Hawaiian Garden's residents have less than a high school education. As shown in Figure 2.3 below, the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating. As also shown in Figure 2.3, the positive education outcome rating is 0.75 to 1.0 immediately south and east of the City's boundaries in Long Beach and Cypress, respectively, while similar educational outcomes are seen immediately to the north and west of the City. To help increase the levels of educational attainment, the City is looking to increase its support in policies that favor education; especially starting with education at early stages in life for those individuals in ages 0-5. Quality early care and education provides a foundation for success in grades K-12 for Hawaiian Gardens' youngest residents. Early care and education translate to success in life because children who attend these programs are more likely to graduate from high school and attend college.



Figure 2.3 – Education Opportunity

AFFH Analysis - Opportunity Map, Education Score (2022)





Household Size and Housing Stock

According to data from the Southern California Association of Governments (SCAG), there are 3,712 households in the City of Hawaiian Gardens. The average household size is 4.21 persons per household and the average family size is 4.52 persons per family. The average household and family sizes in the City has increased over the years largely due to several trends including increasing births per family, shared living space to reduce cost, increasing cost of living, and overcrowding due to lack of available, affordable housing.

Figure 2.4, Households by Age and Sex, shows that the population of Hawaiian Gardens is almost equally divided between males and females with 49.9% males and 50.1% females. The share of the population which is under 18 years of age is 27.7%, which is higher than the regional share of 23.4%. This indicates that the City is younger than the region. Seniors (age 65 and older) make up 10.5% of the population, which is lower than the regional average share of 13%.

Figure 2.4 Households by Age and Sex



American Community Survey 2014-2018 5-year estimates

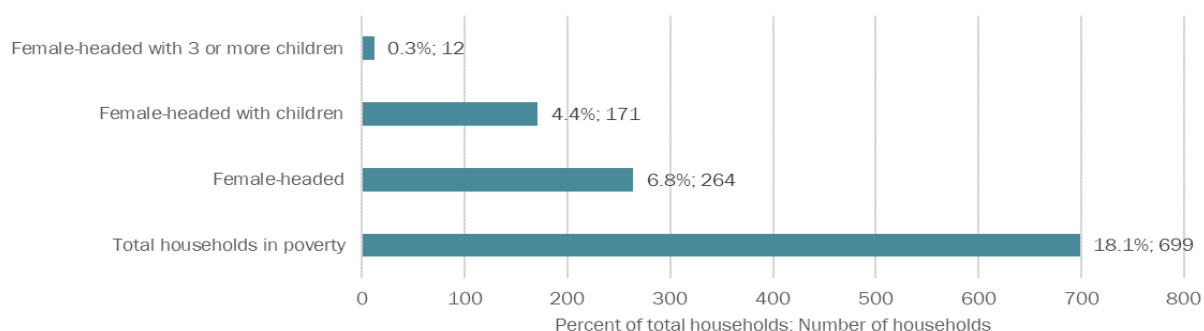


Specialized Housing Needs

California housing law requires analysis of specialized housing needs, such as female-headed households, low-income, senior housing, and shelter for the unhoused, to ensure allocation of services.

Female-headed households. Of Hawaiian Gardens' 3,712 total households, 17% are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region). This indicates that the City exceeds the region average in each of these categories and must therefore intensify its efforts to provide more services geared towards specialized housing. Figure 2.5 shows the distribution of female-headed households in the City.

Figure 2.5 Female Headed Households



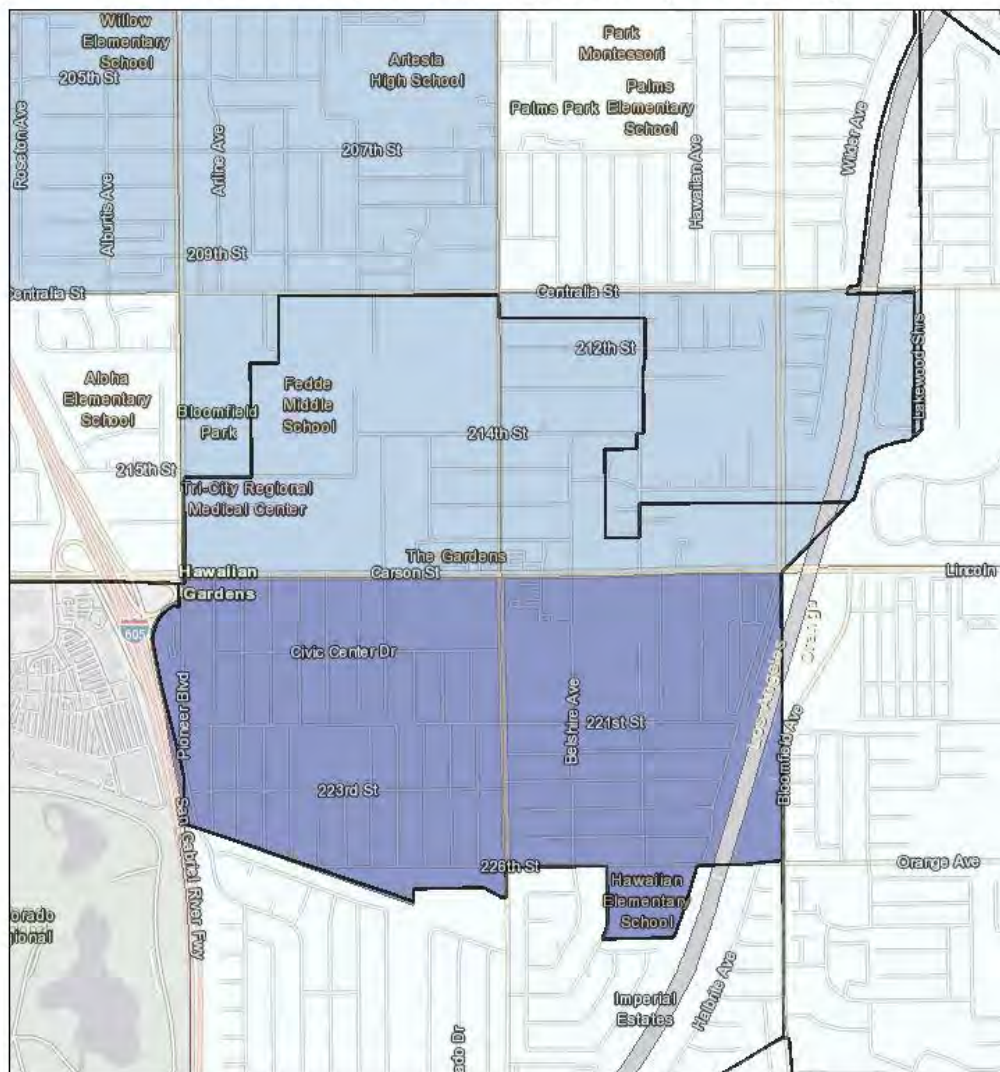
Source: American Community Survey

Low-Income Households. According to the American Community Survey, 18.1 percent of Hawaiian Gardens' households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. As shown in Figure 2.6 below, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits. However, the rate of poverty reduces sharply south and east of the City, indicating that the southern half of Hawaiian Gardens is a distinct pocket of poverty.



Figure 2.6 Concentrated Poverty

AFFH Analysis - Poverty Status (2015-2019)



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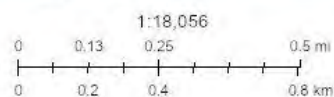
City/Town Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%



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Senior Low-Income Households. Federal housing data define a household type as “elderly family” if it consists of two persons with one or both age 62 years old and over. Of Hawaiian Garden’s 396 such households, 61.9% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 82.1% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Table 2.1 identifies the percentage of elderly households and incomes based on HUD Area Median Family Income (HAMFI) thresholds. Between 2012 and 2016, a majority of the of elderly households earn less than 50% of HUD Area Median Family Income. Only 7.9 percent of elderly households earn above the HAMFI.

Table 2.1 Elderly Households by Income and Tenure

Income Category, Relative to Surrounding Area:	Owner	Renter	Total	Percent of Total Elderly Households
<30 % HAMFI	155	280	435	58.2
30-50% HAMFI	100	85	185	24.7
50-80 % HAMFI	40	10	50	6.7
80-100% HAMFI	19	0	19	2.5
>100% HAMFI	19	40	59	7.9
Total	333	415	748	

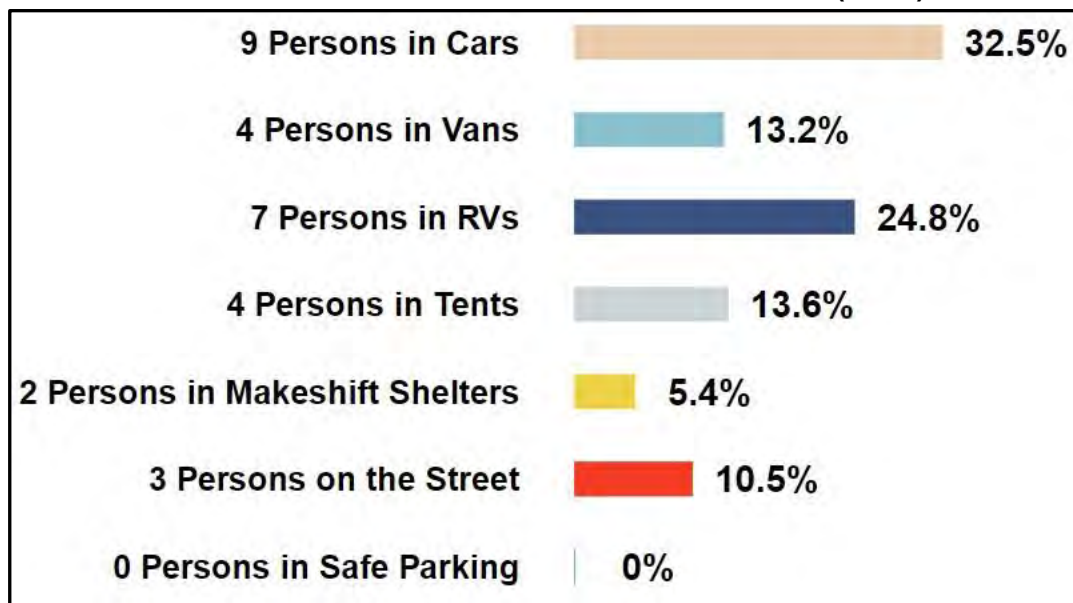
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Unsheltered Households. Los Angeles County/Los Angeles Homeless Services Authority (LAHSA) conducts annual counts of unsheltered families and individuals to determine needs for temporary housing and supportive services. The February 2022 count found 29 persons experiencing homelessness in Hawaiian Gardens. Figure 2.7 shows the distribution among shelter types, which included recreational and passenger vehicles, tents, makeshift shelters, and no shelter.

However, given the City’s location between Los Angeles and Orange County and the transient nature of homelessness, it is impossible to capture an accurate estimate of the homeless population in the City. Regardless of the projected numbers of the homeless population in the City, the City understands that homelessness is a regional issue that must be addressed with regional solutions.



Figure 2.7 Shelter Choices of Persons Experiencing Homelessness in Hawaiian Gardens (2022)



Los Angeles County homelessness point-in-time counts processed by SCAG. Source: Los Angeles Homeless Services Authority, Greater Los Angeles 2022 Homeless Count Results: Hawaiian Gardens, available at <https://www.lahsa.org/documents?id=6638-spa-7-independent-cities-hc22> (accessed December 7, 2022).

Age Characteristics

According to the 2020 Census, the median age of the City's residents was 32.4 years compared to 33.7 years of age for the County. This shows a slightly younger population demographic than the County. The median age for male residents is 30.8 years, while the median age for female residents is 33.4 years.

The 2020 Census indicated that elderly residents accounted for 7.9% of the City's total population and 32.1% of the were less than 18 years of age. Working age adults between the ages of 18-64 accounted to 59.9% of the population. The age grouping of the City's population according to the 2020 Census are indicated below in Table 2.2.



Table 2.2 Age Characteristics of Hawaiian Gardens' Population

Age Group	Number of People	Percentage of Population
Under 18 years	4,576	32.1%
18 – 24 years	1,759	12.3%
25 – 44 years	4,109	28.8%
45 – 64 years	2,684	18.8%
65 years – or older	1,126	7.9%
Total Population	14,254	100.0%

Source: U.S. Census Bureau (2020)



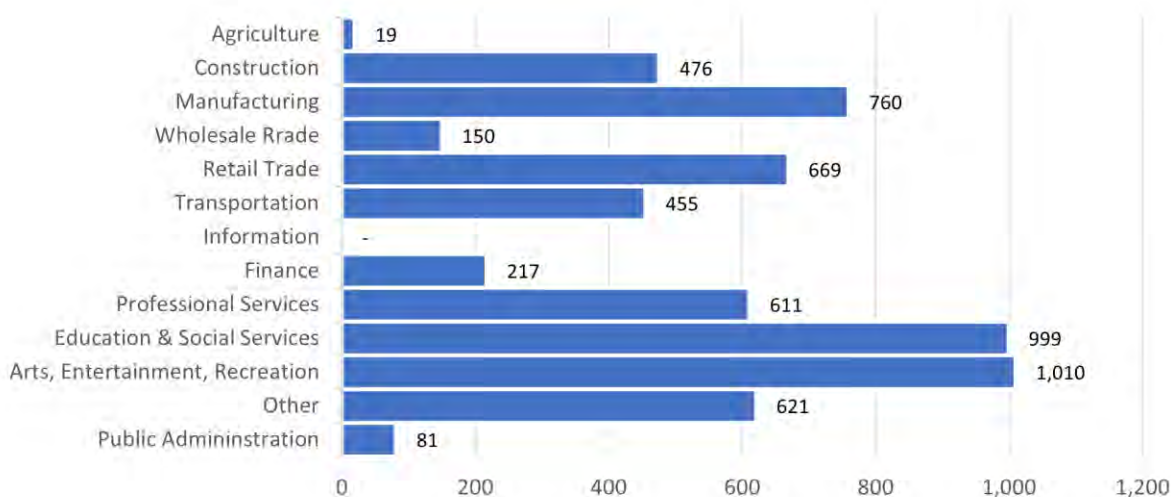
2.2 EMPLOYMENT CHARACTERISTICS

Employment types, income levels, and other factors determine the type of housing residents of the City can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond the City's control. Employment characteristics describe those economic and market factors relevant to the maintenance of existing housing and the need to produce new housing in the City.

Employment and Unemployment

Hawaiian Gardens has 6,068 workers living within its borders who work across 13 major industrial sectors. The chart below (Figure 2.8) provides detailed employment information. The most prevalent industry is Arts, Entertainment, Recreation with 1,010 employees (16.6% of total) and the second most prevalent industry is Education & Social Services with 999 employees (16.5% of total).

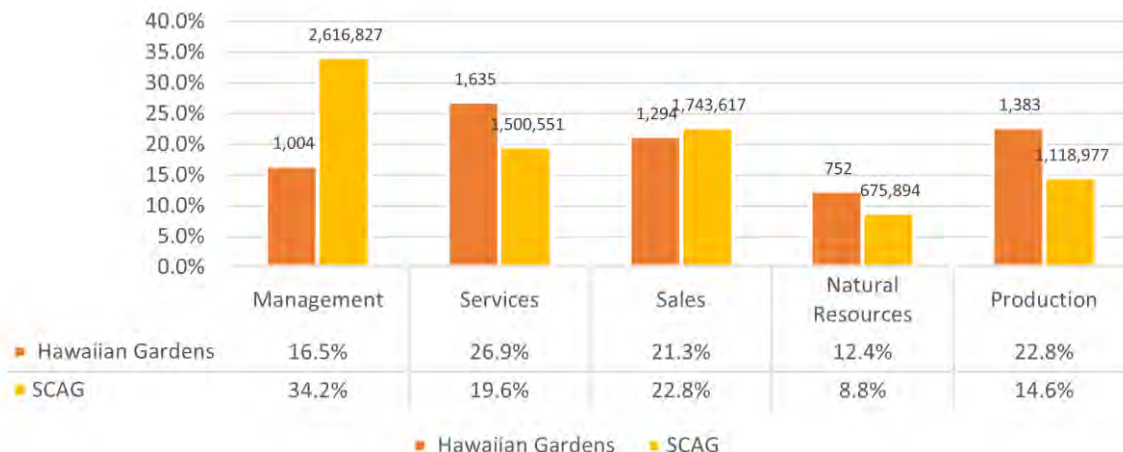
Figure 2.8 Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes



Figure 2.9 Employment by Occupation



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes

Figure 2.9 illustrates occupational categories. The most prevalent occupational category in Hawaiian Gardens is Services, in which 1,635 (26.9% of total) employees work. The second-most prevalent type of work is in Production, which employs 1,383 (22.8% of total) individuals.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply. The 2014-2018 American Community Survey identified 19 persons residing in Hawaiian Gardens as employed in the agricultural, forestry, and fishing sectors. These persons are likely to be employed in nurseries and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low.

The Los Angeles County Department of Regional Planning published a Farmworker Housing Ordinance in September 2010. The ordinance is part of a program in the Los Angeles County Housing Element which brings the County's provisions for farmworker housing into compliance with the Employee Housing Act of the California Health and Safety Code.

The Housing Element Law requires an analysis of housing needs specific to special needs populations, including farmworkers (Government Code Section 65583 (a)(7)). In addition, the Housing Element Law requires an inventory of sites suitable for residential development, including housing for farmworkers (Government Code 65583(a)(3)). Where the sites inventory does not identify adequate sites to accommodate housing for farmworkers, the program must provide sufficient sites to meet the need with zoning that permits farmworker housing use by right (Government Code 65583(c)(1)(C)).



The Housing Element Law also states that local jurisdictions cannot disapprove a housing development project or impose conditions that render a project infeasible for low-income individuals, including farmworkers, without providing written findings based on substantial evidence on specified provisions, including that the development project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project (Government Code Section 65589.5).

In the Los Angeles County area, only the Antelope Valley and Santa Clarita Valley Areas include land with active agricultural uses, as well as the Santa Catalina Island Local Coastal Plan (LCP), which outlines policies that include the provision and expansion of supportive (employee) housing.

With low wages and very high housing costs in Los Angeles County, farmworkers are one group among many who are designated as having a special need for affordable and appropriate housing by the State of California. The variability of seasonal changes, technological advances in agriculture, along with increasing international market competition have led to fewer days of work per year for the County's agricultural employees.

Los Angeles County has seen a significant decrease in agricultural workers. State EDD data (CA Employment Development Department, Industry Employment & Labor Force data for Los Angeles-Long Beach-Glendale March 2020) shows that between 2000 and 2020, the number of farmworkers countywide decreased by 43 percent, from 7,700 to 4,400. Agricultural practices no longer account for a significant sector of Los Angeles County's economy, and as more agricultural land is converted for nonagricultural uses, this sector will continue to decline. Most of the Los Angeles basin is classified as "Urban and Built-Up Land," and the California Department of Conservation Farmland Mapping and Monitoring Program maps show no farmland in the City of Hawaiian Gardens.

The County of Los Angeles Housing Element indicates that there are 225,217 acres of farmland designated by the State of California in Los Angeles County. There are 699,846 acres of land zoned for Agriculture. Of these designated areas, none are near Hawaiian Gardens.

Table 2.3 below identifies the locations and acreages of farmland in Los Angeles County.



Table 2.3 State Designated Farmland and Agricultural Zoning

Unincorporated Community	Farmland Designated by the State (acres)	% of Farmland Designated by the State	Zoned for Agriculture (acres)	% of Zoned Acres
Antelope Valley	165,142	73.33%	525,366	75.07%
Santa Clarita Valley	59,737	26.52%	114,051	16.30%
Malibu Coastal Zone	235	0.10%	47,899	6.84%
Santa Monica Mountains	103	0.05%	12,530	1.79%
Total	225,217	100.00%	699,846	100.00%

Source: Los Angeles County, Department of Regional Planning, GIS Section

As shown in Table 2.4 below, the City has 19 persons employed in the Agricultural Industry.

Table 2.4 Farmworkers by Occupation

Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	57,741	Total jobs: Farming, fishing, and forestry occupations
19	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Employment in the Agricultural Industry:			
Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	73,778	Total in agriculture, forestry, fishing, and hunting
19	0.46%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Farmworker Housing Needs

The City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors may be persons with “permanent” residences in the City who are seasonal farmworkers at locations outside the City’s boundaries, or are workers employed in non-traditional agricultural production. Any housed “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing



problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs rather than by providing farmworker-specific housing.

2.3 HOUSEHOLD CHARACTERISTICS

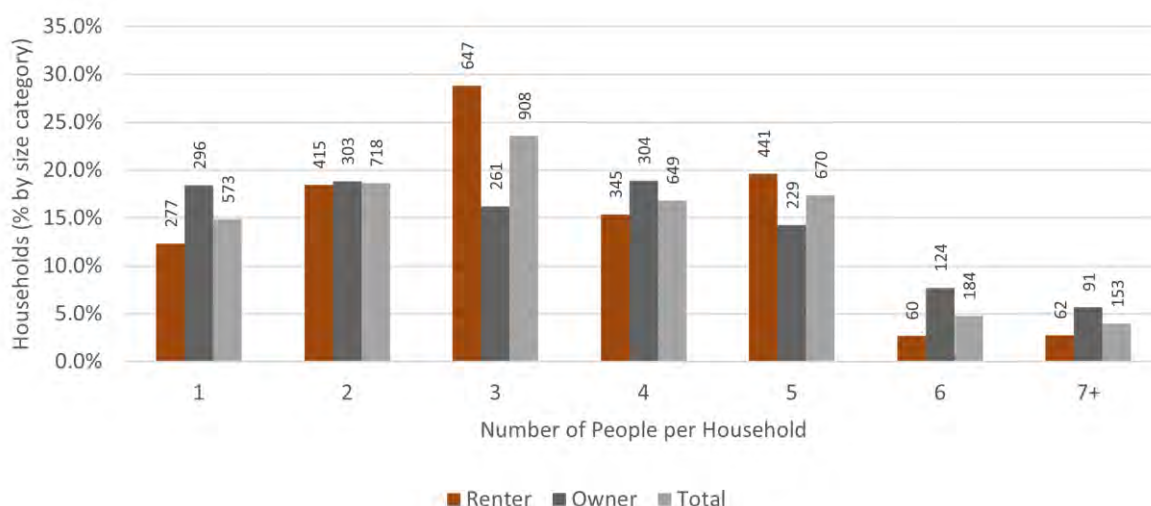
Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs. Household characteristics provide an overview of the key socioeconomic characteristics that affect housing needs and are important indicators of the housing sizes needed in a community.

Household Sizes

The U.S. Census defines a household as any group of people who occupy a housing unit, including families*, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households.

*According to the most current U.S. Census definition, family is defined as “A group of two or more people who reside together and who are related by birth, marriage, or adoption.” This Housing Element includes Program 4, *Zoning Code Review*, which includes changing the definition of family to: *Family means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.*

Figure 2.10 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates



Figure 2.10, Households by Household Size, illustrates the range of household sizes in Hawaiian Gardens for owners, renters, and overall. The most commonly occurring household size in the City is of three people (23.6%) and the second-most commonly occurring household size is of two people (18.6%). Hawaiian Gardens has a lower share of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).

2.4 HOUSING STOCK

Housing types, age, vacancy rates, conditions and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section examines various stock characteristics that affect the living environment of Hawaiian Gardens residents. Housing characteristics focuses on trends related to residential development, housing type, and housing tenure.

Figure 2.11 provides information on housing stock trends in Hawaiian Gardens, which has a total of 3,724 housing units. The most prevalent housing type in Hawaiian Gardens is single-family-detached with 1,748 units. The share of all single-family units in Hawaiian Gardens is 61.1%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Hawaiian Gardens, there are 3,646 occupied units, which equates to a 2.1% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 4.013.

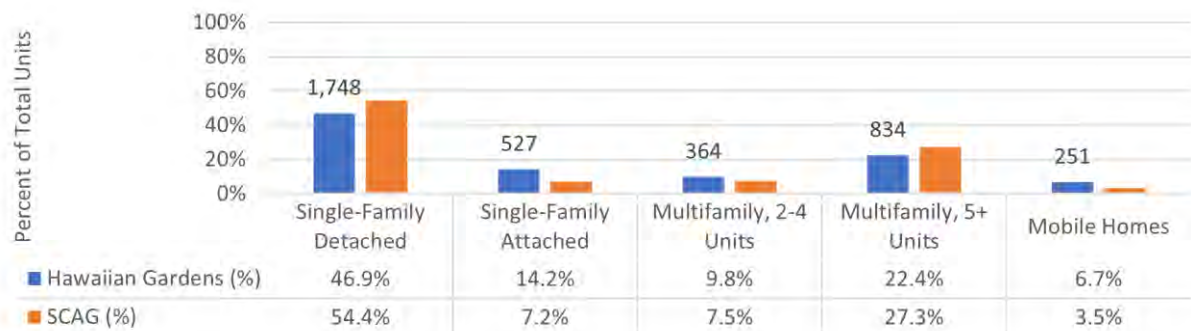


Figure 2.11 Housing Types



Source: American Community Survey 2014-2018 5-year estimates

Figure 2.12 Vacant Units by Type



Source: CA DOF E-5 Population and Housing Unit Estimate



Figure 2.13 Housing Vacancy Trends



Source: CA DOF E-5 Population and Housing Unit Estimates

Based on projected estimates by the California Department of Finance, over the past two decades (2000-2020), there has been more construction of single-family residential (SFR) units than multi-family residential (MFR) units in Hawaiian Gardens. When comparing 2000 to 2020, SFR units increased by 314, MFR units decreased by 190, and mobile homes decreased by 24. Moreover, the actual units built or permitted in the City did not meet the projected numbers. Table 2.5 below shows the number of units built, the type of units for which building permits were issued, and the number of units constructed.

Housing Age & Condition

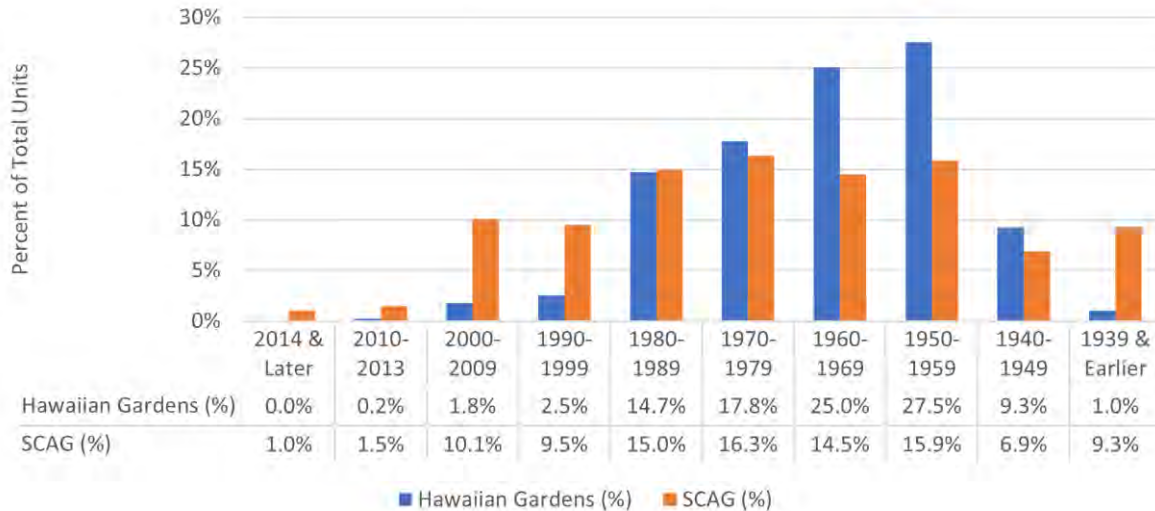
Housing age is an important indicator of the conditions of Hawaiian Gardens' housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, housing can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and city residents' quality of life. A city with an older housing stock and a population with lower incomes must budget more for preservation assistance, home repair costs, and energy upgrades.

Figure 2.14 shows that very few housing units were built in the City between 2010 and 2013, and even fewer units were built in 2014 and later; City Building Department records show that between 2015 and 2021, a net 28 housing units were built.

The largest proportion of Hawaiian Gardens' housing units was built between 1950-1959, corresponding to a post-World War II housing boom. By contrast, in the SCAG region overall, more units were built during 1970-1979 than any other period. This indicates that most of the housing units in the City are older than housing units in the region and may thus require proportionately more rehabilitation and upkeep.



Figure 2.14 Housing Units by Year Structure Built



Source: American Community Survey 2014-2018 5-year estimates.

Table 2.5 below shows a breakdown of construction in the City between 2015 and 2021. Of the net units built, three were demolitions and rebuilds, two were rebuilds without demolition, 24 were new units, and six were Accessory Dwelling Units (ADU).

Table 2.5 Units Constructed Between 2015 and 2021

	Address	Demo	Rebuild	New	ADU/JADU	Net	Permit Issued, Not Finalized
1	12240 224th Street			1		1	
2	22409 Violeta			1		1	
3	22408 Elaine	1	1			0	
4	21306 Norwalk Blvd.				1	1	X
5	21931 Violeta				1	1	X
6	12126 215th		1			0	
7	21826 Clarkdale			1		1	X
8	22222 Joliet			1		1	
9	21827 Hawaiian			2		2	
10	12302 221st	1	1			0	
11	22408 Elaine	1	1			0	
12	12323 223rd		1			0	
13	22415 Seine (vacant)			1		1	
14	12302 221st (vacant)			1		1	

City of Hawaiian Gardens 2021- 2029 Housing Element

2. HOUSING NEEDS ANALYSIS



	Address	Demo	Rebuild	New	ADU/ JADU	Net	Permit Issued, Not Finalized
15	22417 Elaine (vacant)			1		1	
16	21915 Devlin (vacant)			2		2	
17	21737 Verne			1		1	
18	22217 Arline (from duplex to single family)			1		-1	
19	21715 Juan (vacant)			1		1	
20	21717 Seine				1	1	
21	12362 211th (vacant)			1		1	
22	12017 Civic Center			1		1	
23	22330 Arline (vacant)			1		1	X
24	21926 Hawaiian Ave (1 single family + 1 ADU)			1	1	2	X
25	22406 Clarkdale (vacant)			1		1	
26	12321 221st (vacant)			1		1	
27	12135 221st (vacant)			1		1	
28	12711 Elaine (vacant)			1		1	
29	21715 Elaine			1		1	
30	22112 Ibex			1		1	X
31	12062 223rd				1	1	X
32	22013 Arline				1	1	X
	TOTAL	3	5	24	6	28	

Source: City of Hawaiian Gardens Community Development Department (2021)

The City's record corresponds with the data from ACS which indicates a drastic drop in the number of housing units built in the City in recent years. Therefore, as previously stated, most of the housing units in the City are older, and without the increased construction of new housing in the City, many of City's residents will continue to live in older units in need of more rehabilitation and upkeep.

Beautification Program (Housing Rehabilitation Program)

The Beautification Program is the City's Housing Rehabilitation Program and helps to maintain the City's current housing stock, a goal of the Housing Element. The City's Beautification Program (Program 11) serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code.

The Program provides housing rehabilitation assistance to the following: residential properties, single-family properties, duplex properties, condominium properties, and mobile home properties. The Program offers grants to residents that range from \$3,000 to \$25,000. The



grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. Income eligible applicants must have lower incomes – that is, less than 80% of the Los Angeles County median income. For example, a family of four persons must have an annual income of less than \$95,300 to be eligible for financial assistance; a family of one must have an annual income of less than \$66,750 (see City of Hawaiian Gardens, *City Beautification Program, State Income Limits*, available at: <https://www.hgcity.org/government/departments/community-development/housing-division/city-beautification-program> (accessed January 18, 2022).

The Beautification Program offers housing rehabilitation assistance to residents in order to make improvements and repairs including roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and kitchen remodels, energy conservation improvements, and bedroom additions to relieve overcrowded conditions.

The Housing Rehabilitation staff assists interested families with the following tasks:

- Completing the application form;
- Performing an on-site inspection of the property;
- Helping the family to obtain bids from qualified contractors; and
- Monitoring the construction process.

This program has been funded by City's general fund and the Public Housing Authority. Subject to funding availability, the program will be implemented throughout the 2021-2029 planning period. Program 11 requires the City to continue researching additional funding sources to provide more grants to lower-income residents with grants by the end of 2024. Additionally, the City is required to create additional income requirements to prioritize the distribution of grants to lower-income residents that are currently on the waitlist by the end of 2023.

From 2013-2021 there were 73 rehabilitation projects that were awarded funding and completed. Most of the permit requests were for roofs (18), windows (15), fencing (11), and exterior painting. Approximately 25 mobile homes received financial grants for interior and exterior improvements. The timeframe for processing the grant applications, establishing a scope of work, obtaining bids, and completing the work is approximately three to four months.

Window Security Bar Removal Program

In 2019, the City's Housing Division initiated the Window Security Bar Removal Program. The Program is available to residents who have security bars on the windows of their property that are visible from the street. There are no income limits for this program. The grant amount is \$4,000 per resident. The Program offers assistance to the following types of properties: residential properties, single-family homes, mobile homes, duplexes, and condominium properties. This program is voluntary and intended to improve the aesthetics of homes, increase curb appeal, and enhance the overall appearance of the City's neighborhoods. In addition to removing security bars, other improvements may include windows, security



cameras, exterior paint, and landscaping. bars. The application-to-implementation process takes less than a month. To date, 1,610 of these projects have been completed.

Code Enforcement Program

This program continues an existing program that was included in the 2006 – 2014 Housing Element and the 2013 – 2021 Housing Element. The City will continue to implement this program during the 2021 – 2029 planning period, with modifications to address the requirements of Assembly Bill 838 (2021) and ensure a more proactive program during the planning period.

Code enforcement is driven by residents' complaints. The City staff inspects the reported properties and notices are given to the property owners having code violations. In accordance with AB 838, as part of its Code Enforcement Program, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City mostly receives complaints about nuisances. Examples include: graffiti, trash, junk in yard, overgrown shrubs or trees encroaching from one yard to another, bulky items left in right-of-way, inoperable vehicles, illegal businesses without business licenses, excessive animals, roosters, adults living in garages (without appropriately-permitted garage conversions), odors, substandard housing violations, yard sales, commercial maintenance, fence placement, noise, unpermitted construction, unpermitted garage conversion, and parking in front yards. This Program also educates homeowners on the requirements and process to legally convert a garage to a dwelling unit - the City permits garage conversions but requires that a resident/owner obtain building permits for the improvements.

This program effort is funded in part by CDBG funds that the City receives as part of the Urban County program. According to the County's Annual Action Plan, the code enforcement activity provides funds for the enforcement of codes as they relate to residential properties in the low- and moderate-income census tracts of the City of Hawaiian Gardens. From 2013 through 2021 there were 3,813 code violation cases. There were 3,798 cases closed during this period, a closure rate of 99.6%. *Note that the City does not track code enforcement cases by household income status.* Table 2.6 shows the breakdown by year.



Table 2.6 Code Enforcement Cases 2013-2021

Year	Cases
2021	141
2020	99
2019	189
2018	366
2017	475
2016	485
2015	796
2014	788
2013	474

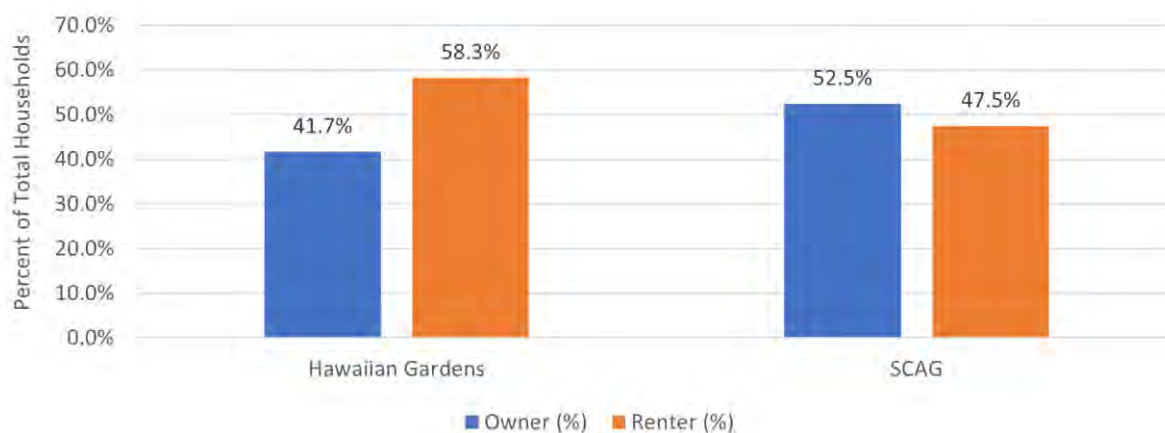
Additionally, as part of Program 9, the City will also create a code enforcement progress program by the end of 2023 and will be implemented by June 2024. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.



Housing Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. Hawaiian Gardens' housing stock consists of 3,724 housing units, 1,608 of which are owner-occupied and 2,247 of which are renter-occupied. The proportion of renters in Hawaiian Gardens is higher than in the SCAG region overall.

Figure 2.15 Housing Tenure



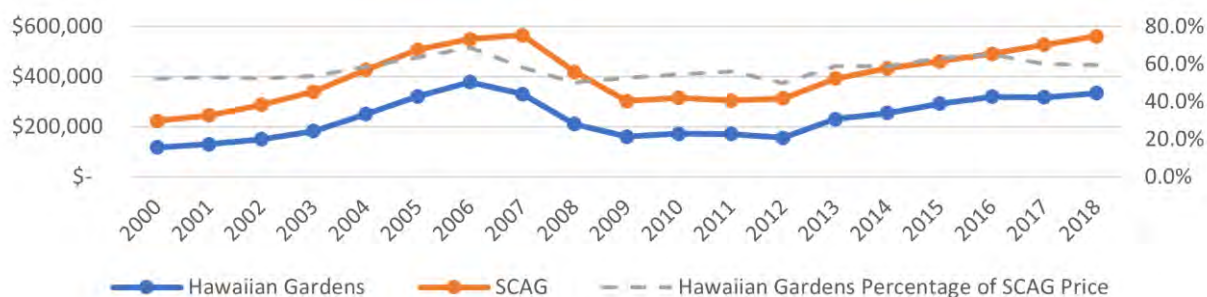
Source: American Community Survey, 2014-2018 5-year estimates

2.5 HOUSING COSTS AND AFFORDABILITY

The department of Housing and Urban Development defines “affordable housing” as housing for which the owner or tenant pays less than 30% of the household income for rent or mortgage. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of homeowners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. This section summarizes the cost and affordability of Hawaiian Gardens' housing stock.



Figure 2.16 Median Home Prices



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. In 2018, the median home sales prices in Hawaiian Gardens was \$334,250. Prices in Hawaiian Gardens have ranged from a low of 49.8% of the SCAG region median in 2012 and a high of 68.8% in 2006.

RENTAL VS. OWNED HOUSING

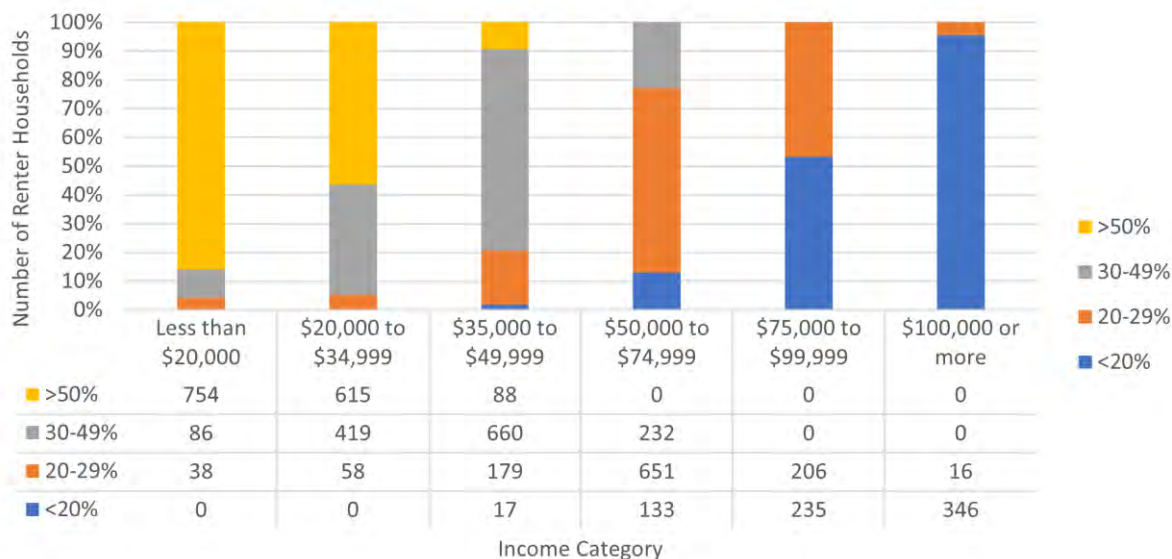
Rental Housing

Most of Hawaiian Gardens' 2,247 renter households struggle with housing affordability. 1,280 (57%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Figure 2.17 below breaks down cost burden by area-relative income. The ACS also allows for the analysis of Hawaiian Gardens' renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). The general trend is that low-income households spend a higher share of their income on housing (e.g., over 50%) while high-income households are more likely to spend less than 20% of their income on housing.

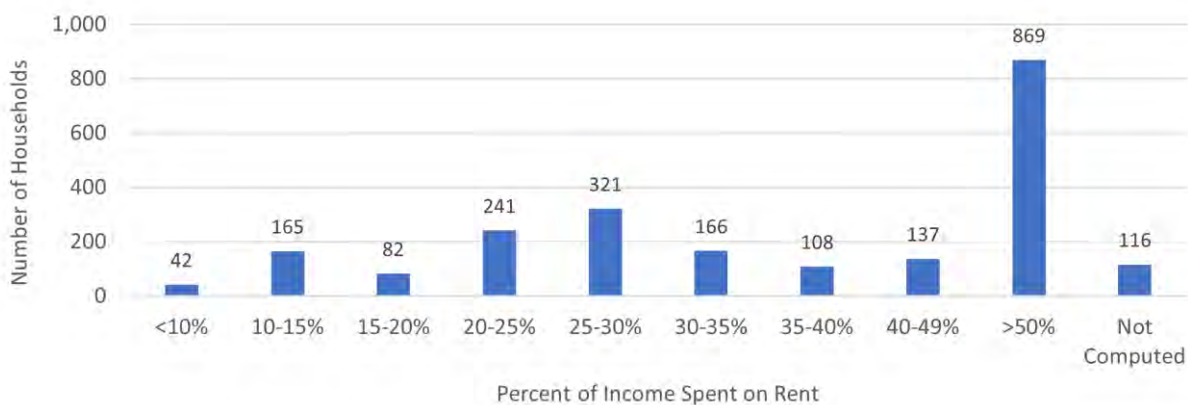


Figure 2.17 Rental Housing Cost by Income



Source: American Community Survey, 2014-2018 5-year estimates

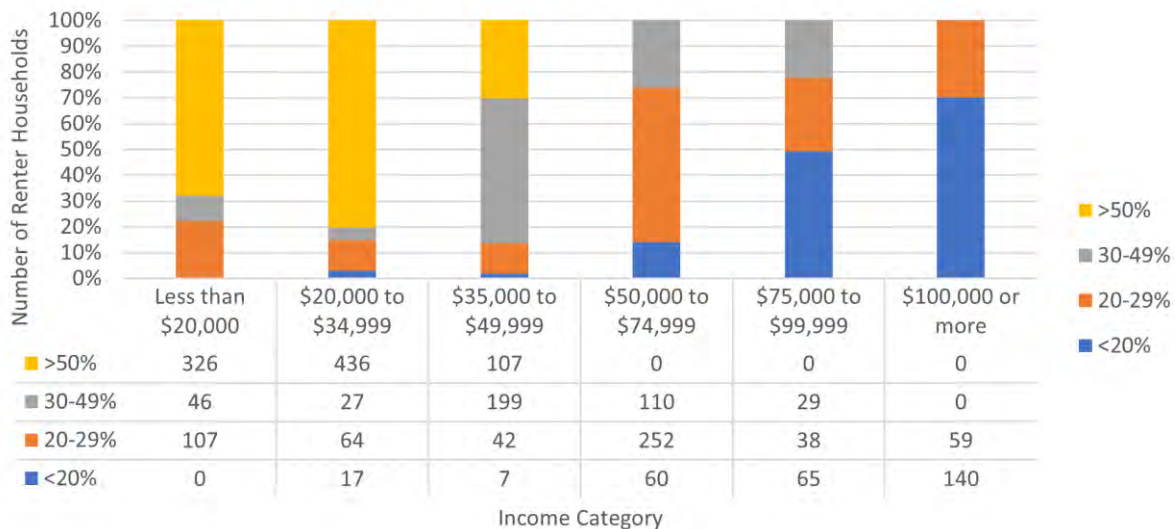
Figure 2.18 Percent of Income Spent on Rent



Source: American Community Survey, 2014-2018 5-year estimates



Figure 2.19 Spending on Rent by Income Category



Source: American Community Survey, 2014-2018 5-year estimates

Figure 2.20 Household Income by Cash Rent



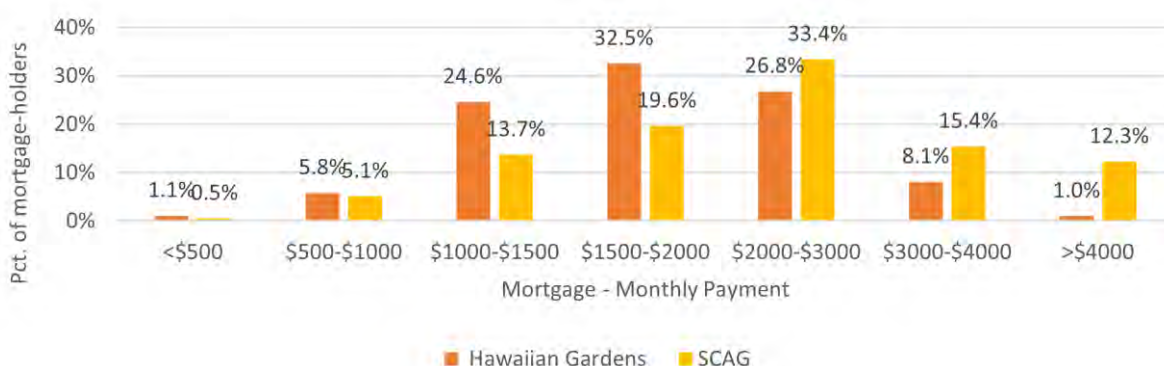
Source: American Community Survey 2014-2018 5-year estimates



Owned Housing

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 41.7% of Hawaiian Gardens' and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Hawaiian Gardens is \$1500-\$2000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/month.

Figure 2.21 Monthly Owner Costs for Mortgage Holders

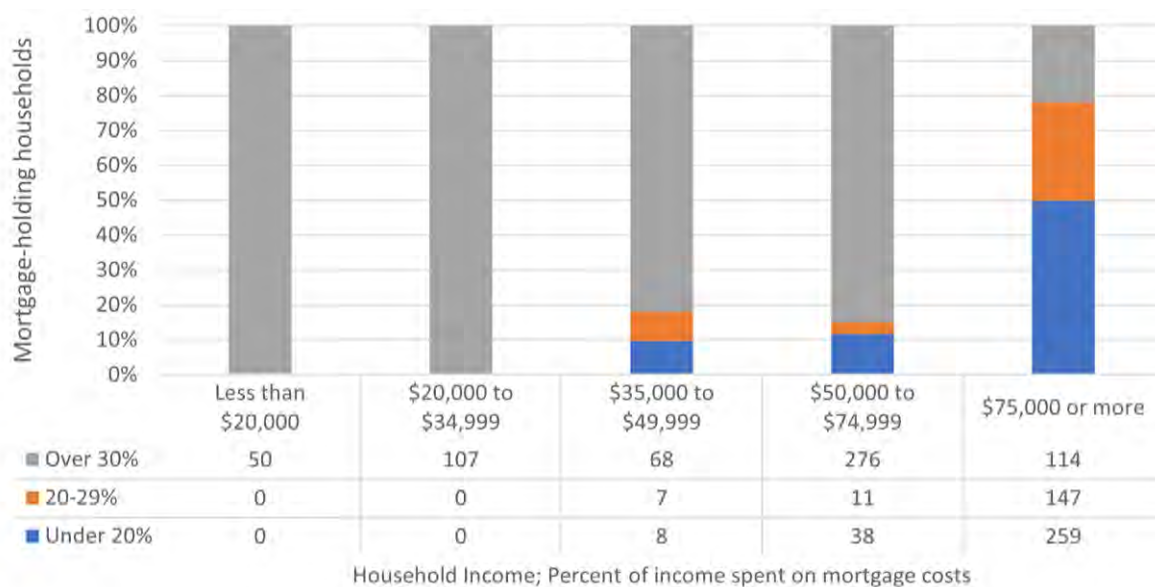


Source: American Community Survey 2014-2018 5-year estimates

Mortgage-holding households in Hawaiian Gardens can be broken down by income and the percentage of income spent on mortgage costs. The general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Hawaiian Gardens mortgage-holding households is \$75,000 or more (520 households) and the most prevalent share of income spent on mortgage costs is more than 30% (615 households). Figure 2.22 below shows the breakdown of percent of income spent on mortgage costs.



Figure 2.22 Cost for Mortgage Holders by Income

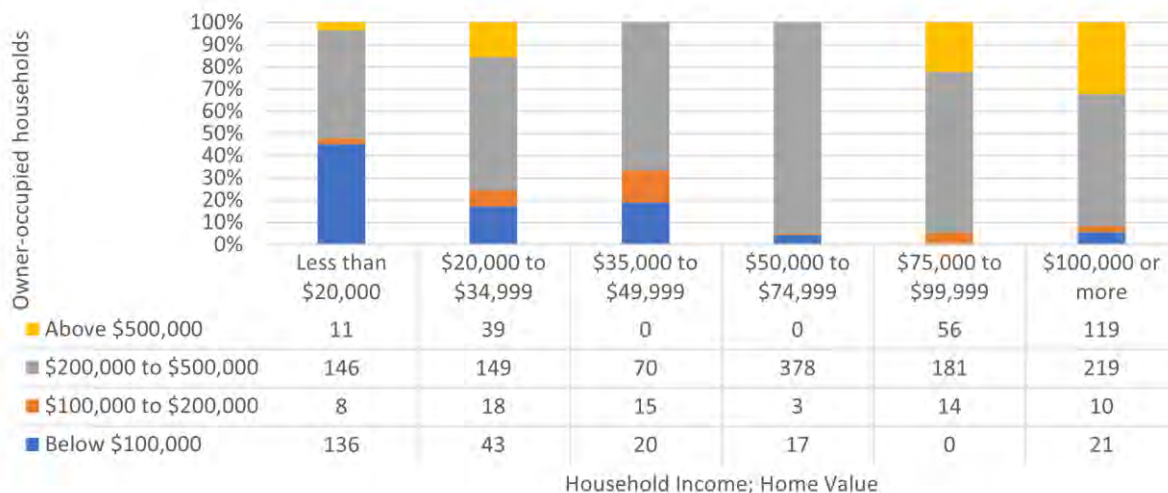


Source: American Community Survey 2014-2018 5-year estimates

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Hawaiian Gardens. The most commonly occurring income category amongst owner households in Hawaiian Gardens is \$50,000 to \$74,999 (398 households) and the most commonly-occurring home value category is \$200,000 to \$500,000 (1,143 households). Figure 2.23 below illustrates the distribution of household income to home value.



Figure 2.23 Household Income by Home Value



Source: American Community Survey 2014-2018 5-year estimates

2.6 HOUSING NEEDS ASSESSMENT

The Southern California Association of Governments (SCAG) has identified a total of 331 housing units for Hawaiian Gardens' Regional Housing Needs Assessment (RHNA). The RHNA units are broken down as follows: 61 very low-income units, 44 low-income units, 46 moderate income units, and 180 above moderate-income units.

Table 2.7 Final 6th Cycle Regional Housing Needs Allocation

	Units				
Very-Low Income (<50% of AMI)	61				
Low Income (50-80% of AMI)	44				
Moderate Income (80-120% of AMI)	46				
Above Moderate Income (>120% of AMI)	180				
TOTAL	331				

SCAG, 2021. Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.



EXISTING NEEDS

Extremely Low-Income Households

An extremely low-income household is defined as a household with income less than 30% of area median income. According to the Department of Housing and Community Development (HCD), the area median household income for a family of four in Hawaiian Gardens is \$91,100. For extremely low-income households, this results in an income of \$35,750 or less. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as Social Security Disability Insurance (SSDI), are considered extremely low-income households. At the same time, a minimum wage worker could be in the extremely low-income household category with an annual income of approximately \$17,000 or less.

The race/ethnicity with the highest share of extremely low-income households in Hawaiian Gardens is Black, non-Hispanic (40% compared to 31% of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Section 8 Housing Vouchers

The Housing Authority of the City of Hawaiian Gardens participates in the Section 8 Housing Choice Voucher (HCV) program and serves the residents of Hawaiian Gardens. In 2020 the City issued 29 vouchers. In 2021 the City's Housing Authority managed 121 active Housing Choice Vouchers. The Housing Authority's voucher program has an annual turnover rate of 4%. The average voucher holder has received housing benefits for 9 years and 7 months. The average voucher household contains 2.4 persons and has a household income of \$17,012 per year. Of the total number of households, 84% were extremely low income (ELI) and 97% of households participating in the Section 8 Program were very low income (VLI). The income of the households included wages (24%), welfare (11%-TANF, General or Public Assistance), (or other sources of income (64% Social Security, Disability, or pension). As of June 21, 2021, the monthly cost per voucher is \$855.00, or \$88,505.00 per month for all of the vouchers within the City. The Ported-Out vouchers cost \$1,677.00 per voucher, or \$20,122.00 per month.

Of the total number of participants, 84% of all voucher households were headed by minorities with 57% of all heads of households being Black, less than 15% being White (Hispanic), and 12 % being other ethnicities. Of all households participating in the City's Section 8 Housing Choice Voucher Program, 21% included at least one person with a disability. Of the total, 21% of the households have a head of household 61 years or younger with a disability. Of the total, 54% of the households headed by someone 62 or older were headed by a person with a disability.

The total number of voucher holders include 22% who reside in a home with zero or 1 bedroom; 61% with 2 bedrooms; and 17% with 3 or more bedrooms. About 23% of voucher recipients are considered "over housed." These households occupy a rental unit larger than their family size requires.



Of the City's 3,724 housing units, 834 are found in buildings consisting of five or more dwelling units. The majority of the rental multi-family housing units, 489 of 834 – are in four apartment communities, shown in Table 2.8 below.

Table 2.8 Apartment Communities in Hawaiian Gardens

Apartment Community	Year Built	Number of Housing Units
Hawaiian Terrace Apartments	1990	101
Cypress Gardens Villas	1971	102
Hawaiian Gardens	1971	264
Cypress Villas	1971	22
Total Apartment Units		489

The City's existing affordable housing stock includes 248 individually-owned mobile home units in two park locations. Mobile home parks are under the jurisdiction of the California Department of Housing and Community Development, which enforces the Mobile Home Parks Act (California Health and Safety Code, §§18200-18700). Section 18400.1(a) requires that HCD to complete an inspection of the exterior portions of all individual manufactured homes and mobile homes.

PROJECTED NEEDS

To calculate the projected housing needs, the City assumed 50% of its very low-income regional housing needs are extremely low-income (ELI) households.¹ Accordingly, from the very low-income need of **61** units, the City can project a need of **31** units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households may include individuals with mental or other disabilities and special needs.

Extremely Low-Income Household Needs

Table 2.9 below shows the distribution of extremely low-income households among demographic cohorts. At the time of the American Community Survey counts, there were 1,350 households with less than 30% of the HUD Area Median Family Income (HAMFI), including: 389 White, non-Hispanic households; 245 Black, non-Hispanic households; 643 Asian and other, non-Hispanic households; and 2,550 Hispanic households.

¹ The California Department of Housing and Community Development (HCD) indicates that an agency can calculate the projected housing need for ELI households by applying one of the following two methodologies to the regional housing needs allocation (RHNA) for very low-income households: (1) Use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as ELI households or (2) Presume that 50 percent of very low-income households qualify as ELI households. The provided number of ELI households and very low-income households must equal the jurisdiction's RHNA for very low-income households. See HCD, Extremely Low-Income Housing Needs, available at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs> (accessed January 23, 2023)



Table 2.9 Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	389	125	32.1%
Black, non-Hispanic	245	100	40.8%
Asian and other, non-Hispanic	643	244	37.9%
Hispanic	2,550	875	34.3%
TOTAL	3,827	1,344	35.1%
Renter-occupied	2,395	1,015	42.4%
Owner-occupied	1,435	335	23.3%
TOTAL	3,830	1,350	35.2%

Source: SCAG 2021

CURRENT STRATEGIES

Accessory Dwelling Units

The City's current Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Units (JADU) requirements are found in Zoning Code §18.90, Supplemental Regulations, Section 18.90.080. In 2019, the California Legislature approved, and the Governor signed into law a number of bills that amended Government Code Sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and junior ADUs. The City adopted Ordinance No. 585 to be in compliance with State law on December 10, 2019.

The purpose of this ordinance is to allow for the creation, through a ministerial process, of ADUs and JADUs in accordance with California Government Code §65852.2 and 65852.22. Facilitating the development of Accessory Dwelling Units will increase the housing options for family members, seniors, low wage workers, persons with disabilities, students, and others in the community. Approval or denial of any ADU/JADU under a ministerial approval must be completed within 60 days after receiving a complete application from the applicant. An ADU may be an existing residential unit, but not as a JADU, at the time a new primary dwelling is proposed for construction. A JADU may be designated as part of the construction and within a new primary dwelling.

Since the passing of Ordinance No. 585 in 2019, the City has received 27 applications for ADUs, including 11 in 2021 and 16 in 2022.



In September of 2020, the California Legislature approved, and the Governor signed into law, Assembly Bill 3182 (AB 3182). AB 3182, among other things, amended Government Code § 65852.2 to (1) expand the scenarios under which the City must allow certain ADUs and JADUs with only a building permit; and (2) clarify the timeline under which the City must act on a complete ADU application. Accordingly, the City adopted Ordinance No. 2022-607 in January 2023, which amended Zoning Code §18.90, Supplemental Regulations, Section 18.90.080, to comply with current State law (see Program 15).

To further promote the development of ADUs in the City and address the needs of very low-, low-, and moderate-income households, the City will promote the development of ADUs to be rented to people with vouchers through the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program.

Two-Unit Projects

The City adopted Ordinance No. 2021-599 on December 14, 2021, which added new provisions to the City's Zoning Code allowing for two-unit projects to be permitted in the R-1 10,000-Single family estate zone and R-1-Single family residential zone as codified in Zoning Code §18.40, Residential Zones, Section 18.40.025. The purpose of adopting this ordinance is to allow and appropriately regulate two-unit projects in accordance with Government Code Section 65852.21. Similar to ADUs and JADUs, this ordinance will increase the housing options for community members with different incomes and needs, including family members, seniors, low wage workers, persons with disabilities, and students. The City has 30 days to inform the applicant in writing of any incompleteness after the application is submitted, and is approved or denied ministerially by the Community Development Director.

Density Bonuses – HGMC Section 18.090.070

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code §§ 65915 and 65917) and provide incentives for the development of affordable housing units for the very low income, lower income, or senior households.

In accordance with Government Code § 65915, the City is required to grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments. The density bonus is also a means of increasing the City's housing pool by encouraging developers to set aside at least 10 percent of the total units allowed by the maximum density for affordable housing and that the units be occupied by low-income households.

The requirement could also allow 5 percent of the units allowed by the maximum permitted density to be provided as affordable housing units and occupied by very-low-income household. Density bonus would also apply if the development is a senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.



The density bonus program can help boost the City's housing supply especially for targeted income groups. To be eligible for the density bonus program, the development must consist of five or more units. The City's complete density bonus provisions are included in Chapter 5. Only one project has requested a density bonus. The 13-unit apartment project proposed to be located at 12347 Carson Street has pending entitlements for a GPA, ZC, TTM, SPR and a density bonus request. The density bonus request is for two additional units, both to be available to very low-income households.

To further address the housing needs of extremely low-income households, it is recommended that the City identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing (Program 7). This effort will:

- Build a long-term partnership in development,
- Gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- Promote a variety of housing types, including higher density, multifamily supportive, single room occupancy, and shared housing.

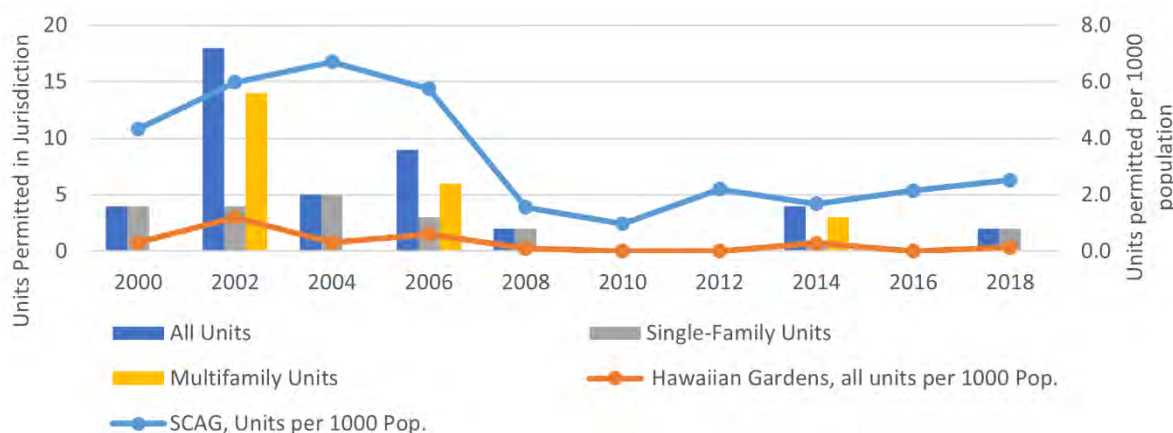
As part of Program 7, the Community Development Director will develop an action plan with the City's nonprofit partners to develop housing for extremely low-income households by the end of 2024. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.



Housing Units Permitted

Figure 2.24 provides an overview of the most current data available for the housing units permitted in the City of Hawaiian Gardens and the SCAG area, based on units per 1,000 population. It shows the City trailing the SCAG region in all housing categories of permitted housing types from 2000 to 2018.

Figure 2.24 Housing Units Permitted (SCAG Region and City)



Source: Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

2.7 OVERCROWDING AND OVERPAYMENT

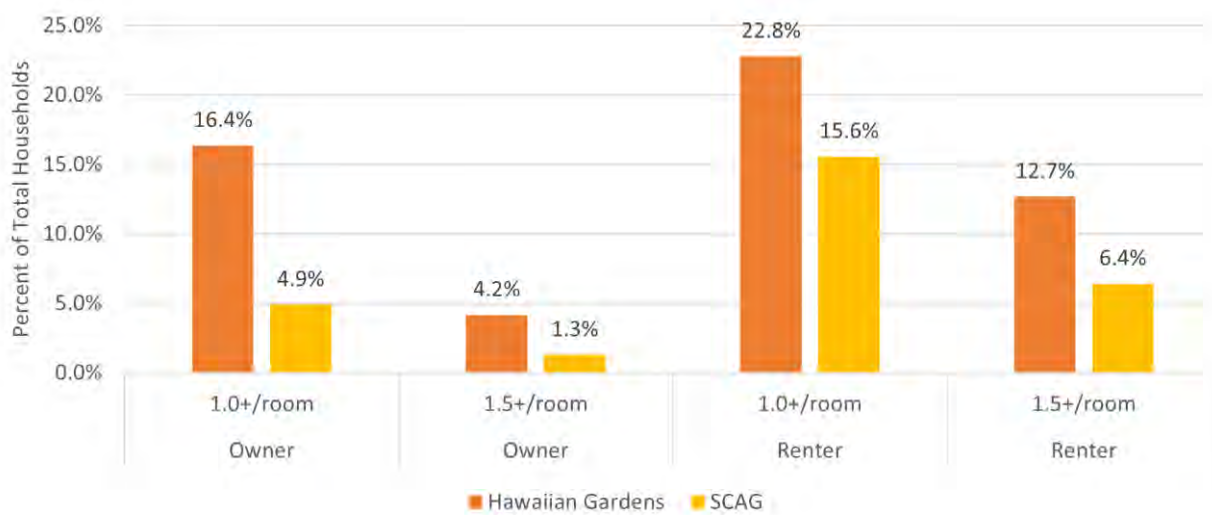
Overcrowding

Overcrowding is typically defined as more than one person residing in a room, based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons residing in a room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing cost relative to income forces too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

There are about 775 crowded households in Hawaiian Gardens. Of this total, about 80% are "crowded," and 20% are "severely crowded." Two hundred sixty-three owner-occupied and 512 renter-occupied households had more than 1.0 occupant per room, which meets the ACS definition for overcrowding. Sixty-seven owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.



Figure 2.25 Crowding by Extent and Tenure



Source: American Community Survey 2014 – 2018 5-year estimates.

Housing Cost Burden

Housing cost burden is measured as the percentage of gross income spent on housing, with 30% of income as the usual threshold for “cost burden” and 50% of income as the threshold for “severe cost burden.” However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience truer 'cost burden.' These data indicate the number of households in Hawaiian Gardens by their income relative to the surrounding area and their share of income spent on housing.



Table 2.10 Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	345	183	754
30-50% HAMFI	275	224	310
50-80% HAMFI	490	350	75
80-100% HAMFI	180	33	0
> 100% HAMFI	504	30	0
<i>Total Households</i>	<i>1,794</i>	<i>820</i>	<i>1,139</i>

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Across Hawaiian Gardens' 2,247 renter households, 1,280 (57%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region. Figures 2.17 - 2.19 above illustrate the distribution of rent payments vs. income.

While Figure 2.17 breaks down cost burden by percent of income, Figure 2.18 shows renters' spending on rent by income category (dollar amounts). As stated previously, the general trend is that low-income households spend a higher share of income on housing (e.g., over 50%) while high-income households are more likely to spend under 20% of income on housing.

Hawaiian Gardens' renter households' cash rent paid can be broken down by household incomes. Lower-income households appear to spend less on rent while higher-income households spend more on rent. Rent categories range from less than \$500/month (11.4% of Hawaiian Gardens renters) to more than \$2,000/month (3.8% of Hawaiian Gardens renters). The most common rent category in Hawaiian Gardens is \$1,000-1,500/month with 45.7% of renters.



2.8 “AT-RISK” HOUSING

Conversion Risk

California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at-risk of losing that assistance (rent subsidies from federal, State or local governmental programs), mortgage prepayment, or being converted to other uses if the expiration date of their financing program is between 2021 and 2031 (i.e., 10 years from the beginning of the housing element planning period (2021)). In all, there are 241 units at risk of conversion in Hawaiian Gardens.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.

Table 2.11 Assisted Units at Risk of Conversion

Risk Level	Definition	Low-Income Units in Jurisdiction	Percent of County's Low-Income Units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At risk of converting to market rate in the next 5-10 years	0	0%
Low	At risk of converting to market rate in the next 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.	241	100%
	Total	241	100%

Source: California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included

There are three general cases that can result in the conversion of publicly-assisted units:

- 1. Prepayment of HUD Mortgages (Section 221(d)(3), Section 202 and Section 236)**
Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 helps with developing units for physically handicapped, developmentally disabled, and chronically mentally ill residents.



2. **Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally-funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

The Hawaiian Gardens Apartments is the only rental development in the City that participates in the Section 8 Housing Program. As part of Program 6, *Section 8 Rental Assistance*, the City will work with landlords of existing apartment buildings by the end of 2023 and future apartment buildings during the initial lease-up process to promote participation in the Section 8 Housing Program.

3. **Other** — Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature.

Federally Assisted “At Risk” Units

At-Risk Units include a study of all low-income housing units which may at some future time be lost to affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing elements.

According to the city’s Community Development Department, there are no projects in the *federal* “at risk” category; however, as shown in Table 2.10 above, there are 241 units at-risk of being converted to market-rate within the next 10 years.

Qualified Entities

“Qualified entities” are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of housing projects. The California Department of Housing and Community Development (HCD) keeps a current list of all the qualified entities across the State.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The qualified entities that HCD lists for Los Angeles County are listed below in Table 2.12.



Table 2.12 Qualified Entities

1. A Community of Friends	28. Jamboree Housing Corporation
2. Abbey Road Inc.	29. Keller & Company
3. Access Community Housing, Inc.	30. Korean Youth & Community Center, Inc. (KYCC)
4. Affordable Homes	31. Latin American Civic Assoc.
5. Affordable Housing People	32. Long Beach Affordable Housing Coalition, Inc.
6. Century Housing Corporation	33. Los Angeles Center for Affordable Tenant Housing
7. Century Pacific Equity Corporation	34. Los Angeles Community Design Center
8. City Housing Real Estate Services	35. Los Angeles Housing Department/ Policy Planning Unit
9. City of Pomona Housing Authority	36. Los Angeles Housing Partnership, Inc.
10. Coalition for Economic Survival	37. Los Angeles Low Income Housing Corp. (LALIH)
11. Community Partnership Dev. Corp	38. LTSC Community Development Corporation
12. Community Rehabilitation Services, Inc.	39. Many Mansions, Inc.
13. CSI Support & Development Services	40. Menorah Housing Foundation
14. DML & Associates Foundation	41. Nehemiah Progressive Housing Dev. Corp.
15. Doty-Burton Associates	42. Nexus for Affordable Housing
16. Eden Housing, Inc.	43. Orange Housing Development Corporation
17. FAME Housing Corporation	44. Pico Union Housing Corporation
18. Foundation for Quality Housing	45. Poker Flats LLC
19. Opportunities, Inc.	46. ROEM Development Corporation
20. Francis R. Hardy, Jr.	47. Shelter For The Homeless
21. Hart Community Homes	48. Skid Row Housing Trust
22. Hollywood Community Housing Corp.	49. Southern California Housing Development Corp
23. Home and Community	50. Southern California Presbyterian Homes
24. Hope - Net	51. The East Los Angeles Community Union (TELACU)
25. Housing Authority of the City of Los Angeles	52. The Long Beach Housing Development Co.
26. Housing Corporation of America	53. West Hollywood Community Housing Corp.
27. Irvine Housing Opportunities	54. Winnetka King, LLC

Source: <http://hcd.ca.gov/hpd/hrc/tech/presrv/>



2.9 OPPORTUNITY FOR ENERGY CONSERVATION

State law requires the Housing Element to include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583(a)(7)). Planning for energy conservation is important for several reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use in new and existing housing. Moreover, all new construction must comply with the most recent California Building Efficiency Standards within the California Building Code (Title 24), which are designed to reduce overall energy consumption. The City's Building Department ensures that project plans meet these standards.

Greenhouse Gas Emissions

Greenhouse gases (GHGs) emitted by human activity are generally understood to contribute cumulatively to global climate change, resulting in projected increases in ocean temperatures, melting of polar ice and associated sea level rise, changes to weather and precipitation patterns, and overall planetary warming. GHGs accumulate in the atmosphere allowing incoming short-wavelength visible sunlight to penetrate, while restricting outgoing terrestrial long-wavelength heat radiation from exiting the atmosphere. This phenomenon creates a greenhouse effect where Earth's heat is trapped. The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Collectively, GHGs are measured as carbon dioxide equivalents (CO₂e) of metric tonnes (MT).

Fossil-fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of global GHG emissions, and approximately 37% of California's GHG emissions (California Air Resources Board, California's 2017 Climate Change Scoping Plan, (CARB Scoping Plan) Figure 3, p. 11, available at <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan> (accessed October 31, 2022).

The Global Warming Solutions Act of 2006 (Assembly Bill 32/AB 32), the principal legislation governing GHG emissions in California, mandated reducing California's GHG emissions to 1990 levels by 2020 and tasked the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32's reduction goals. Subsequent legislation and executive orders target various GHG-emission sources and set forth strategies for local agencies, including Senate Bill (SB) 1368 (emissions performance standards for utilities), SB 375 (sustainable communities strategies), SB 535 (Greenhouse Gas Reduction Fund, identifying disadvantaged communities for investment), EO S-03-05 (GHG-reduction goal of 80% by 2050 from 1990 levels), EO S-20-06 (biofuels and biomass electricity generation targets), EO S-01-07 (low carbon fuel standard), EO S-13-08 (climate adaptation strategy/sea level rise), EO B-16-12 (zero-emission vehicle program), EO B-18-12 (state agencies directed to purchase zero-emission vehicles), and EO B-30-15 (sets GHG emissions target for 2030 at 40% below 1990 levels).



Senate Bill 375 was enacted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission-reduction targets, and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting “Sustainable Communities Strategies” that achieve CARB’s targets. In 2018, the CARB reported California was not “on track” to achieve the SB 375 GHG targets, and that more effort to reduce VMT throughout the state was required to correspondingly reduce GHGs from personal vehicles (CARB, 2018 Progress Report: *California’s Sustainable Communities and Climate Protection Act* (November 2018), pp. 21-28 available at https://ww2.arb.ca.gov/sites/default/files/2018-11/Final2018Report_SB150_112618_02_Report.pdf (accessed October 31, 2022).

EO-B-30-15 (codified in 2016 by SB 32) accelerated the GHG-emissions target for 2030 to 40 percent below 1990 levels. EO-B-30-15 also provided the CARB with additional direction for refining the Climate Change Scoping Plan, setting forth five “pillars” for accomplishing GHG reduction, including:

- a. Reducing today’s petroleum use in cars and trucks by up to 50 percent;
- b. Increasing from one-third to 50 percent of electricity derived from renewable sources;
- c. Doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner;
- d. Reducing the release of methane, black carbon, and other short-lived climate pollutants;
- e. Managing farm and rangelands, forests, and wetlands so they can store carbon; and
- f. Periodically updating the state's climate adaptation strategy, *Safeguarding California*.

The CARB’s 2017 Climate Change Scoping Plan, cited above, in part implements EO B-30-15, and sets forth a “reference scenario” as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions generated statewide through 2030 with existing policies and programs, but without any further action to reduce GHGs. This level is estimated to be approximately 400 million metric tonnes (MMTs) of CO₂e from all sources in 2030. The CARB’s statewide 2030 target level of emissions is approximately 260 MMTs (CARB Scoping Plan, Figure 6, 2017 Scoping Plan Scenario, p. 24). The Scoping Plan estimates that the change from 1990 levels in the residential and commercial sectors must be from 44 MMTCO₂e to 38-40 MMTCO₂e by 2030, a four to eight percent reduction (id., Table 3, p. 31).

CARB’s In-Use Off-Road Diesel and Large-Spark Ignition Rules requires construction-equipment operators to retire, replace, or repower older engines by fleet size category (small, medium, and large), and to achieve specific hydrocarbon (HC) + NOX fleet average emission



level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL (See SCAQMD, Regulations and Other Commitments, available at <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/facility-based-mobile-source-measures/regs-commitments#Construction%20Equipment%20-%20Existing%20State>, accessed November 29, 2022).

The Southern California Association of Governments (SCAG) is the local MPO that includes the City of Hawaiian Gardens, and is developing a Regional Climate Adaptation Framework, which will assist local and regional jurisdictions in managing the negative impacts of climate change. The study will look at how the Southern California region can work together to plan and prepare for the impacts of sea level rise, extreme heat, increasingly frequent and damaging wildfires, and other climate-related issues.

The SCAG also develops and implements the Regional Transportation Program/Sustainable Communities Strategy. Strategies in the RTP, such as promoting park-and-ride facilities, contribute to reducing the region's GHG emissions by reducing vehicle miles traveled.

The California Climate Adaptation Strategy, launched in early 2022, is a web-based product that links together the State's existing and planned climate adaptation efforts, showing how they fit together to achieve California's six climate resilience priorities: strengthening protections for climate-vulnerable communities; bolstering public health and safety to protect against increasing climate risks; building a climate-resistant economy; accelerating nature-based climate solutions and strengthening climate resilience of natural systems; making decisions based on the best available climate science; and partnering and collaborating to leverage resources (See State of California, *California Climate Adaptation Strategy*, available at <https://www.climate resilience.ca.gov/overview/index.html>).

Utility Costs

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. For example, since 2009 (the earliest year data appear online), baseline domestic energy rates from Southern California Edison have increased from \$0.078 per kilowatt-hour (kWh) per meter per day to \$0.169 kWh/meter/day, a 117% increase over 13 years (Southern California Edison, *Historical Prices and Rate Schedules*, available at <https://www.sce.com/regulatory/tariff-books/historical-rates> (accessed December 19, 2022). Although the City has no control over setting electricity rates, the City can assist residents in reducing energy consumption and thus reducing energy costs.

Energy Conservation Strategies

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can



represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy-saving features, energy-saving materials and efficient systems in new as well as remodeled homes is an important consideration.

The City works to promote energy conservation in several ways. The Hawaiian Gardens General Plan provides policy direction under which City regulations, programs, and projects work to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. With respect to housing development, energy conservation is addressed when checking plans for new construction and for rehabilitation of existing structures.

This Housing Element includes an expansion of Program 11, *City Beautification*, to include funding for energy efficiency and conservation related improvements, and Program 14, *Energy Conservation*. The following are some additional steps the City can take for energy conservation:

- Consider the energy efficiency of new equipment when it purchases replacement equipment and purchase low energy replacements whenever feasible.
- Through the City's Development Review process, require new construction to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible.
- To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners.
- Provide utility company contact information, including materials about energy conservation, solar incentive programs, low-income assistance programs, etc., to all applicants for building permits.
- Streamline applications for rooftop solar installation and storage battery building permits.

2.10 AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster



inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

- a. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- b. Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- c. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to Housing Elements beginning January 1, 2019).

As described in Sections 1.6 and 1.7 above, the Housing Element was prepared with public outreach and participation, including outreach to the community at public gatherings, and to service agencies working in the City.

Hawaiian Gardens History

The following history provides some context and acknowledgement of past discrimination that largely occurred in the region that precluded the opportunity to become a homeowner in the City based on race and ethnicity. As discussed below, past discrimination within the region has perpetuated demographic trends and investment patterns that still exist in the City today.

Historic Demographic Trends

The City of Hawaiian Gardens and neighboring cities comprise an area in the County that has historically consisted of minority populations, specifically Hispanic/Latino populations, which are largely present in the City and region today. Currently, as discussed in Section 2.1, *Population and Demographics*, 80% of the City’s residents are Hispanic/Latino, and 91.7 % of the City’s residents speak a language other than English at home. Similar to other cities in the region with large concentrations of minority populations, the City of Hawaiian Gardens consists of unfavorable population characteristics, including low education levels, lower incomes, lower percentage of homeownership, higher unemployment and lower paying jobs, and higher specialized housing needs when compared to the region as a whole (e.g., SCAG), which further exacerbates existing fair housing issues and disproportionate access to resources. Therefore, it is evident that historic segregation patterns perpetuated by people in power have resulted in long-lasting consequences on these minority communities.



Historic Land Development Patterns

Incorporated in April 1964, Hawaiian Gardens remains the smallest City in Los Angeles County, with a population of 14,149 persons and a land area of less than 1 square mile. Due to the relatively small lots sizes that were established prior to the City's incorporation, the City has an overall higher residential density when compared to most suburban communities.

The City's first General Plan was adopted in 1973 and has been updated approximately every 10 years with its last update adopted in January 2010. Since its incorporation, the City has strived to create an inclusive neighborhood community for all families to thrive. To achieve this, the City has included goals and policies in each revision of its General Plan that provide for a variety of housing types and prohibit housing discrimination, encourage the development of retail and industry to strengthen the local economy, and invest in the City's local infrastructure. Despite the City's efforts, the City continues to struggle with many of the same challenges the City has faced since its incorporation, including traffic issues, air pollution, poor aesthetic appearance, inadequate delivery of utility services, and deteriorating structures, which continue to discourage potential development and resulted in an overall disinvestment in the City.

Over the years, the majority of developed land in the City has been devoted to residential land uses and included a range of residential densities and housing types. In 1992, 62% of the land developed in the City was residential, with low-density single family accounting for 32%, two family residential accounting for 13%, high-density multi-family accounting for 12%, and mobile homes accounting for 4%. The residential land use designations and areas in the City intended for each residential land use category have remained relatively the same since the 1990s. The City has been predominantly developed with single family neighborhoods, with the R-2 zoning encompassing most of the residential development in these neighborhoods, which allows for the development of two residential units on one parcel.

Historic Investment Patterns

According to the City's first General Plan, the City has been subject to poor traffic conditions and air pollution due to its location and proximity to major roadways, including Interstate 605 (the San Gabriel River Freeway). Since the City's incorporation, the City has tried to prioritize the development of its roadway network to improve traffic conditions in the City. In 1973, the City conducted a Traffic Signal System Study to develop an efficient traffic signal system to reduce traffic congestion within the City. However, the lack of investment in the City's roadways and signal system over the past 50 years has resulted in continued traffic and air pollution issues in the City.

Additionally, the City has experienced a general lack of investment in its revenue generating uses, which has caused the City to sacrifice other essential uses, such as schools. In 1985, the City purchased the Bloomfield Elementary School site, located at the intersection of Carson Street and Norwalk Boulevard from the ABC Unified School District through the City's Redevelopment Agency. With Redevelopment Agency funds, the City converted the school



into a shopping center in an effort to bring more retail services to City residents and generate more revenue for the City.

To address the existing fair housing issues caused by historic demographic trends, land development patterns, and investment patterns in the City and region, the City will continue to implement programs identified in Table 2.13 that affirmatively further fair housing opportunities to all persons regardless of race, income, or educational attainment.

Assessment of Fair Housing

State Government Code § 65583(c)(1)(C)(10)(A)(ii) requires the City of Hawaiian Gardens to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. The City of Hawaiian Gardens is characteristic of a community with a poverty rate of approximately 19% dispersed throughout the City, with challenges for access to opportunity due to a predominate non-English-speaking Hispanic population of approximately 80% and an Asian population of approximately 10% with the remaining population comprised of White Non-Hispanic, Black/African American, and Native Hawaiian or Pacific Islander. Of the total population, 40.8% are non-U.S.-born and 78% of the City's population speaks a language other than English at home.

Patterns of Integration and Segregation

During preparation of this Housing Element the City reviewed information pertaining to segregation.

According to the American Community Survey (ACS), approximately 19% of the City's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. The areas of the City south of Carson Street report 41% to 60% of its residents living below the poverty level. The 41%-60% range is moderate compared to Los Angeles County. For the portion of the City north of Carson Street, the poverty level is reported at 21% to 49%. Based on the City's poverty rate the City has updated Program 8, *Extremely Low-Income Housing*, to continue working with the Harbor Regional Center providing housing services. The City will continue Program 6, *Section 8 Rental Assistance*, and has added a new Program 19, *Food Distribution*, to ensure that low-income residents receive meals and healthy choices.

In Los Angeles County the Los Angeles County Development Authority manages public housing programs for the City of Hawaiian Gardens and other Gateway cities in the region. According to the US Department of Housing and Urban Development (HUD) Public Housing Program, there are no recognized public housing projects in the City of Hawaiian gardens. The City is enrolled in the Section 8 program offered through the State of California and Los Angeles County. Housing Choice Vouchers are issued to recipients who then can find a suitable housing unit, be it a single-family home, townhome, or apartment unit. Location of residential units with vouchers are identified by Census Tract; however, tracts with 10 or fewer voucher holders are not identified. Citywide, in 2021, there were 121 active vouchers managed by the City. There are four Census Tracts in the City of Hawaiian Gardens, and there were



voucher recipients reported in all four Census Tracts. As previously discussed, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits (see Figure 2.6).

As previously discussed in Section 2.1 and shown in Figure 2.2, Hawaiian Gardens is a predominately Hispanic/Latino community with Hispanic/Latinos comprising 80% of the City's residents. The next highest population group is Korean, comprising approximately 10% of the population. The White and Black populations were recorded at less than 5% for each group. Hawaiian Gardens continues to provide City services in English and Spanish, and Korean when requested; and will continue this practice through Program 24, *Public Participation*.

The 2020 Census data indicates that the current City of Hawaiian Gardens household size is 3.83 persons per household. Hawaiian Gardens' female headed households represent 17% of the City's households (compared to 14.3% in the SCAG region); 4.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed with children under 6 (compared to 1.0% in the SCAG region). With a low vacancy rate of 2.82%, families, including female-headed households, face challenges finding places to live.

The City has included the following programs to encourage construction of additional housing on existing sites, including affordable housing: Program 1, *Adequate Sites*, Program 3, *Affordable Housing Incentives*, Program 4, *Zoning Code Review*, Program 5, *State Density Bonus Law Update*, Program 7, *Non-Profit Housing Partnership*, Program 15, *Accessory Dwelling Units*, Program 18, *Emergency, Transitional, and Supportive Housing*, Program 26, *Single Room Occupancy*, Program 27, *Zone District Densities Update*, Program 28, *Join the Gateway Cities Affordable Housing Trust*, Program 29, *Cottage/Carriage Dwelling Units*, and Program 30, *Permit Streamlining*.

Access to Opportunity

Education Resources

According to the US Census 62.1% of persons aged 25 years and greater have graduated from high school, and 12.8% have a bachelor's degree or higher. Both the City of Hawaiian Gardens and the ABC Unified School District provide services in English and Spanish. The School District also offers immersion programs for the City's students. The ABC Unified School District provides bus transportation for students residing in the City of Hawaiian Gardens. As previously discussed in Section 2.1, *Population and Demographics*, and as shown in Figure 2.3, *Education Opportunity*, the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating.

Public Transportation Resources

The City of Hawaiian Gardens is well served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation



Authority (OCTA) and Long Beach Transit (LBT), all operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro Green Line in Norwalk and the Metro Blue Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. As part of the City's ongoing efforts to update and improve infrastructure including bicycle, pedestrian, and vehicular access the City, through Program 21, *Infrastructure Availability*, will continue to upgrade facilities as identified in the City's Annual Capital Improvement Program.

Employment Proximity

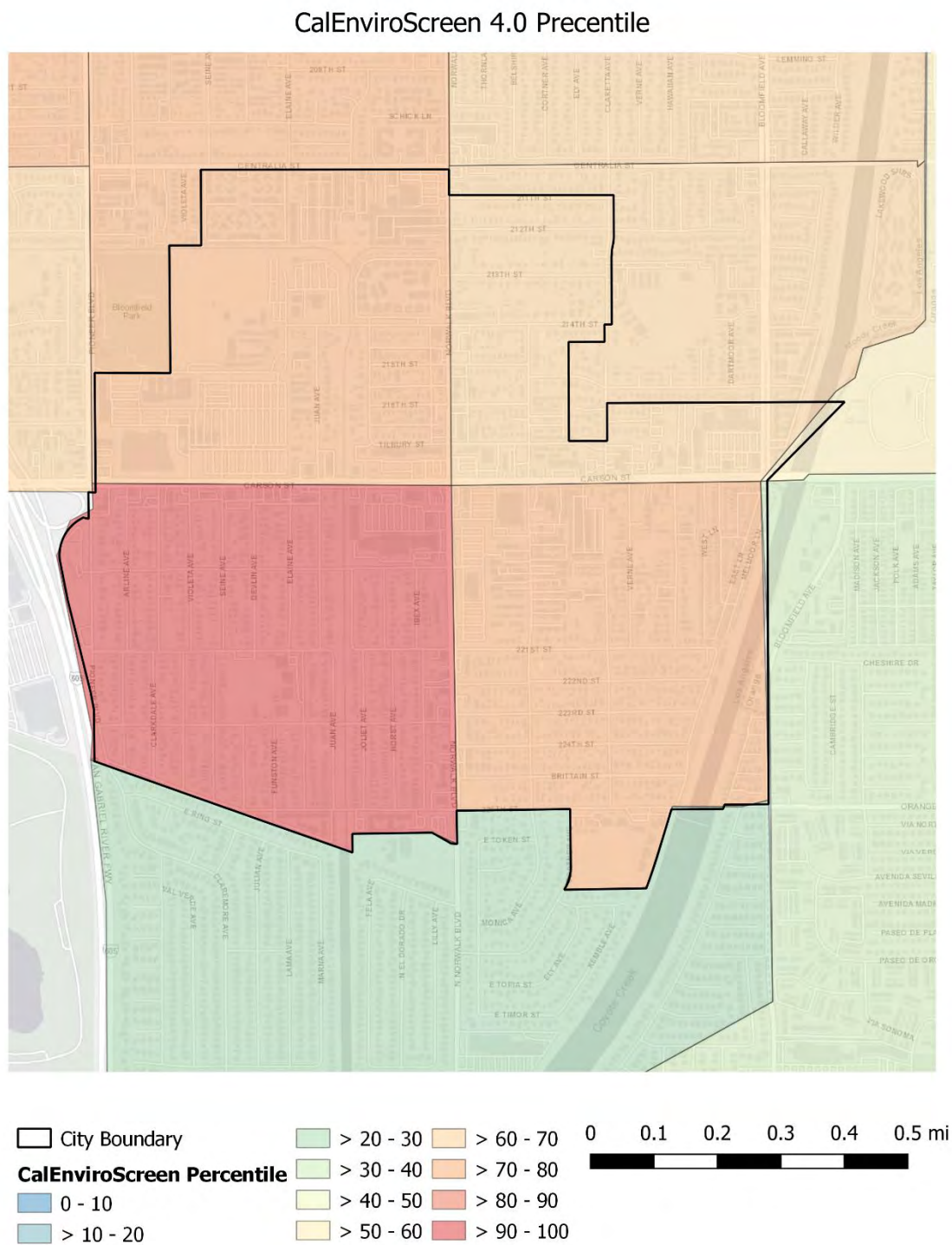
The 2020 Census notes that nearly 18% of Hawaiian Gardens workers 16 years of age and older have a travel time of 30-34 minutes to work and 23% travel 35 minutes and greater to work. In a City of 0.9 square miles, nearly built out, this data indicates that many of Hawaiian Gardens' workers commute outside the City's boundaries. The dominant mode of transportation for workers is a car. Program 21, *Infrastructure Availability*, is a new program addressing not only water, sewer, and other services, but transportation as well.

Environmental Health

In 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of Cal EnviroScreen, a tool that uses environmental health, and socioeconomic indicators to map and compare a community's environmental scores. As shown in Figure 2.26, *CalEnviroScreen 4.0 Score*, in the four census tracts in the City, the percentages were: 60%-70% northeast quadrant, 70%-80% in the northwest and southeast quadrants, and 90% in the southwest quadrant. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is



Figure 2.26 CalEnviroScreen 4.0 Score





considered a disadvantaged community. Hawaiian Gardens is in an area where the ambient noise levels are relatively high. This is mainly due to the proximity to Los Angeles basin transportation corridors. The San Gabriel freeway (I-605) runs along the western boundary of the City and carries appreciable volumes of both truck and commuter traffic. Other primary arterials, including Carson Street, Norwalk Boulevard, and Pioneer Boulevard also experience high average daily traffic levels.

Although there is not much the City can do regarding proximity to the San Gabriel freeway, and local arterials serving surrounding communities, the City's implementation of the California Environmental Quality Act (CEQA) guidelines regarding construction and new development, can begin to mitigate some of the environmental impacts of pollution within the City. To ensure residents throughout the City have access to positive environmental conditions, the City will continue to require code compliance through Program 10, *Pre-Sale Inspection*, and Program 9, *Code Enforcement*. The City will also continue to provide home improvement assistance for existing households through Program 11, *City Beautification* (which can include financing for new windows, new roofs, and insulation).

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overcrowding in the City of Hawaiian Gardens is a significant issue. There are three distinct areas of overcrowding in the City based on household information and census tract data. In the northeast quadrant of the City (east of Norwalk Boulevard and north of Carson Street), the percentage of overcrowded households is within the 0%-20% range. In the northwest quadrant (bordered by Norwalk Boulevard to the east and Carson Street to the south) the percentage of overcrowded households is in the 15%-20% range. The areas of the City south of Carson Street are within the 20%-100% range of overcrowded households. Based on this information the percentage of overcrowded households varies throughout the City and is not concentrated in one specific place.

In Hawaiian Gardens, 263 owner-occupied and 512 renter-occupied households had more than 1.01-1.5 persons per room, which meets the definition for overcrowding. Sixty-seven (67) owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the definition for severe overcrowding. The rate of overcrowding in Hawaiian Gardens is higher than neighborhoods in the surrounding cities of Long Beach, Lakewood, and Cypress.

The City has amended Program 15, *Accessory Dwelling Units*, and added Program 26, *Single Room Occupancy Units* to encourage construction of a variety of housing types to increase availability of housing at a range of sizes



in an effort to reduce displacement risk due to unit size for all residents. Additionally, the City has added Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, which will provide an additional source of financing for more affordable housing in the City, and therefore reduce overcrowding.

Overpaying

As shown in the Tables in Chapter 2, renters and homeowners are overpaying for housing throughout the City. According to the SCAG Pre-certified data, 57% of the City's households (2,247 households) are severely overpaying for housing and spend 30% or more of gross income on housing. Additionally, 39% of renter households (869) spend 50% or more of gross income on housing costs. The City has included Program 2, *Lot Consolidation*, and Program 3, *Affordable Housing Incentives*, to target investment in developing a variety of housing choices. Program 6, *Section 8 Rental Assistance*, provides financial assistance with housing payments, and Program 15, *Accessory Dwelling Units* provide opportunities on existing non-vacant residential parcels. Additionally, Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, provides the City with a mechanism to fund affordable housing projects in the City.

Substandard Housing Conditions

In addition to the issues of overcrowding and overpaying, housing condition can present a safety concern for residents living in substandard housing in need of repairs. Over half of the City's housing stock was built prior to 1970. Three of the four apartment communities were constructed in the early 1970's and the fourth apartment community was constructed in 1990. The Lakewood Mobile Estates was developed in 1962 and the Bloomfield Mobile Home Park was developed in 1970. Because of the age of the homes, apartments, and the two mobile home parks, it can be assumed that at least some low-income households in the City are living in substandard conditions. The City has a number of programs to ensure continued preservation and maintenance of housing units in the City and provision of safe housing for City residents.

The City's active code enforcement division responds to complaints, including maintenance and safety concerns. Through these code enforcement efforts, the City will continue to follow up with landlords to ensure repairs are made so the unit can be occupied. The City has a Beautification Program which provides loans for exterior and interior improvements. The City also has an active Pre-Inspection program whereby the City inspects a home prior to sale of the home, for any code violations, and provides resources to assure completion of improvements and code compliance (Program 10). Furthering the City's commitment to preservation, maintenance, and safety in the provision of housing for all residents, the City has amended Program 14, *Energy Conservation*, and added Program 20, *Housing Conditions Survey*.

Unhoused Population

Hawaiian Gardens acknowledges that homelessness is a regional issue that must be addressed through regional solutions. Therefore, to address the needs of people experiencing homelessness in the City and region, the City added Program 18, *Emergency, Transitional,*



and Supportive Housing, which requires the City to work collaboratively with neighboring cities to provide short-term (e.g., shelters) and long-term (e.g., permanent supportive housing) solutions to effectively reduce the homeless population in the City and region. Program 18 also incentivizes homeowners to rent ADUs to households with vouchers.

Additionally, this 6th Cycle Housing Element includes new Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, to provide an additional funding mechanism for affordable housing, including permanent supportive housing, in the City.

Displacement Risk

Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increase that are less than home price increases. According to SCAG, between 2000 and 2018 median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. The rising cost of housing in Hawaiian Gardens is reflective of trends in the SCAG region and throughout California, and increases the risk of displacement for residents, particularly lower-income households.

While housing costs have risen in recent years, wages have not kept pace. These trends indicate growing unaffordability of housing in Hawaiian Gardens that may prevent low-income households from remaining in their homes over time. To address affordability challenges, the City includes Program 15, *Accessory Dwelling Units*, Program 6, *Section 8 Housing Assistance*, Program 26, *Single Room Occupancy Units*, and Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*. These programs are in addition to Program 4, *Zoning Code Review*, which includes a review of parking requirements and development standards (such as setbacks) which may impede construction of affordable units.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies. The City will continue to review the Zoning Code (Program 4, *Zoning Code Review*) to ensure compliance with fair housing law, and continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more. The City has modified Program 9, *Code Enforcement*, to address the requirements of AB 838, which ensures that landlords are responsible for correcting code violations on their properties.



As discussed in Section 1.7, Service Provider Outreach, the City met with Housing Rights Center (HRC) to identify fair housing issues in the City and discuss potential solutions. According to the HRC, fair housing issues in the City and region include rent increases, evictions, relocation, substandard housing conditions, and discrimination. As part of Program 12, *Fair Housing*, the City will continue to work with the HRC to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority's Section 8 program. Specifically, the City will increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, *Public Participation*, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions.

The City will also meet with other cities in the region who have implemented policies to address fair housing issues (e.g., eviction, discrimination, rent increases) by the end of 2023. The City will use information obtained during this outreach process to create feasible policies to implement in the City by the end of 2024.

As discussed in Section 1.7, Service Provider Outreach, the City met with PATH LA to identify the needs of people experiencing homelessness in the portion of the County that includes Hawaiian Gardens. According to PATH LA, the primary need for the homeless population in the City is more long-term housing solutions (e.g., rental housing). As part of Program 18, *Emergency, Transitional, and Supportive Housing*, the City will create a program to provide incentives to property owners who waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.

Additionally, PATH LA recommends that short-term housing (e.g., shelters) and long-term housing (e.g., rental housing) incorporate creative design solutions (e.g., tiny homes, fly away homes) that blend into the existing visual character of the community and can be constructed faster than larger shelters and rental housing developments. As part of Program 18, the City will meet with neighboring cities that have experienced success with investing in creative design solutions to provide short-term and long-term housing to assess the City's ability to incorporate creative design solutions in Hawaiian Gardens.

Additionally, as specified in Program 18, the City will work with the Los Angeles Homeless Service Authority to reach out to the homeless to offer temporary sheltering at a regional shelter which serves Hawaiian Gardens homeless. Program 18 also requires the City to meet with neighboring cities, such as Lakewood, Cypress, and Long Beach, to discuss collaborative solutions to provide more short-term and long-term housing to effectively reduce the homeless population in the City and surrounding communities. Additionally, Program 18 requires the City to work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide people in shelters with supportive services and programs (e.g., medical, addiction,



senior, veteran, mental health). Finally, to ensure that the City addresses the needs of unhoused individuals during the planning period, Program 18 incentivizes homeowners to rent their ADUs to households with vouchers.

Ultimately, through the implementation of Program 18, the City and region will provide more short-term and long-term housing for the homeless population in the City and surrounding cities. As previously discussed in Section 1.7, Service Provider Outreach, when homeless people are relocated outside of their familiar communities, which often occurs with the scattered site model, they are more likely to return to the streets of their desired community. Therefore, the City can more effectively reduce homelessness in the City by providing more short-term and long-term housing for the homeless population in the City.

Sites Inventory

Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 23% of the land area. The residential land area is predominately zoned for medium density residential (R-2), with the majority of housing in this zone district located south of Carson Street. There some pockets of single-family zone districts located north of Carson Street and the four apartment communities are located in the northwest, northeast, and southeast. The two mobile home parks are located in the southeast quadrant adjacent to Coyote Creek.

Opportunities for new development on vacant sites is limited due to the scarcity of vacant sites in the City. Therefore, vacant sites are not included as opportunity sites for new residential development. The predominance of single-family homes in the medium density zone district has resulted in a lack of variety for housing opportunities.

As shown on Figure 5.2, existing land inventory indicated that the RHNA sites were not concentrated in one area of the City, nor were any of the income groups concentrated in one area of the City. Information on the site selection process is described in Chapter 5, Land Inventory, of this Housing Element. To increase housing opportunities the City included the following Programs: Program 1, *Adequate Sites*, Program 15, *Accessory Dwelling Units*, Program 18, *Emergency, Transitional, and Supportive Housing*, Program 27, *Zone District Densities Update*, and Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*.



Contributing Factors

Through the outreach program and discussions with community members and service providers, several factors were identified that contribute to fair housing issues in Hawaiian Gardens. Table 2.13 identifies these factors.

Table 2.13 Contributing Factors and Meaningful Actions

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement risk for residents due to economic pressures.	Limited affordable ownership and rental options.	Encourage the development of Affordable Housing units in the City: • Program 2, Promote Lot Consolidation. • Program 3, Affordable Housing Incentives. • Program 4, Zoning Code Review. • Program 15: Accessory Dwelling Units. • Program 26: Single Room Occupancy • Program 28: Join the Gateway Cities Affordable Housing Trust (GCAHT). • Program 29, Cottage/Carriage Dwelling Units • Program 30, Permit Streamlining
Disproportionate access to services.	Historic patterns of segregation resulting in predominate non-English speaking population, causing language barriers, which can present challenges to accessing resources and racial discrimination in lending practices. Historic patterns of disinvestment in public infrastructure (roadways, schools, utility delivery) resulting in poor traffic conditions, educational resources, and housing conditions. Overall lack of regional cooperation.	Continue bilingual programs for all City services and communications: • Program 24, Public Participation. Continue working with the local schools to support bilingual programs: • Program 24, Public Participation. Distribute progress surveys at communitywide events to monitor effectiveness of Programs to affirmatively further fair housing • Program 24, Public Participation. Ensure that utility providers have capacity to serve new residential development: • Program 21, Infrastructure Availability. Reduce absentee landlords to ensure rental properties comply with applicable code requirements: • Program 9, Code Enforcement. Promote regional cooperation to increase equitable access to services: • Program 18, Emergency, Transitional, and Supportive Housing. • Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT).

City of Hawaiian Gardens 2021- 2029 Housing Element
2. HOUSING NEEDS ANALYSIS



AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		Ensure access to housing opportunities for extremely low-income households, including unhoused persons: • Program 18, Emergency, Transitional, and Supportive Housing.
Environmental Hazards	Historic patterns of disinvestment in public infrastructure (roadways) resulting in traffic issues and air pollution issues.	Promote safe housing conditions related to environmental hazards. • Program 9, Code Enforcement • Program 10, Pre-Sale Inspection • Program 11, City Beautification • Program 20, Housing Conditions Survey
Lack of a variety in housing types to meet a range of needs and incomes.	Dominance of single-family development. Low vacancy rates overall, reducing options to move to appropriately sized housing.	Promote multi-family development and mixed-use development: • Program 4, Zoning Code Review, • Program 27, Zone Districts Densities Update, Encourage construction of ADUs (including garage conversions): • Program 15, Accessory Dwelling Units • Program 18, Emergency, Transitional, and Supportive Housing. Encourage construction of Single Room Occupancy units • Program 26, Single Room Occupancy Encourage construction of Cottage/Carriage Dwellings • Program 29, Cottage/Carriage Dwelling Units



3 REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

3.1 REGIONAL HOUSING NEEDS ALLOCATION (RHNA), 2021 - 2029

California housing element law (Calif. Govt. Code §§ 65580-65589.11) requires every city and county in the State to provide for their “fair share” of the projected future housing needs in the region in which they are located, as determined by the regional Council of Governments or directly by the California Department of Housing and Community Development (HCD). Hawaiian Gardens lies under the jurisdiction of the Southern California Association of Governments (SCAG), which allocates the regional housing needs for southern California jurisdictions, based upon an overall regional housing need number established by HCD. Housing needs are based upon a combination of factors, including regional population growth, existing employment, employment growth, affordability, transit proximity, and demographic characteristics. The corresponding Regional Housing Needs Allocation (RHNA) is a minimum projection of the number of new housing units needed for all income levels during the forthcoming eight-year planning period to support that growth.

SCAG has determined that Hawaiian Gardens’ RHNA is 331 units for the 2021-2029 planning period.

RHNA Methodology

SCAG allocates units according to a mathematical equation that incorporates weighted factors to balance housing needs to projected local population/household and employment growth. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, household growth is assigned a higher weight than transit. Alternatively, these factors can be equally weighted, depending on a jurisdiction’s characteristics.

The factors and weights assigned to Hawaiian Gardens are:

- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)

The equation may be generally expressed as:

$$\begin{aligned} \text{RHNA} = & \text{(Household Growth} \times 0.45) \\ & + \text{(Employment Growth} \times 0.225) \\ & + \text{(Existing Employment} \times 0.225) \end{aligned}$$



4. RESOURCES AND CONSTRAINTS

- + (Household Growth near Transit x 0.05)
- + (Employment Growth near Transit x 0.05)

Household growth, existing employment, employment growth, and household growth near existing transit are estimated in SCAG's regional household and employment forecasts. A jurisdiction's share of the regional housing need is assigned accordingly to its percentage share of these factors.

After determining the housing need, SCAG establishes a number of rules to determine the allocation of units by income. The broad concept is that local jurisdictions must plan for income-based housing relative to the regional average. The income-allocation scenarios give each jurisdiction 175% of the difference between their 2020 household income distribution and the 2020 regional household income distribution. An "adjustment factor" is then applied to determine housing unit allocation in each income category.

The housing needs are categorized according to the following income groups:

- *Extremely Low-Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area;
- *Very Low-Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- *Low-Income* households earn from 51% to 80% of the median;
- *Moderate-Income* households earn from 81% to 120% of the median; and,
- *Above Moderate* households earn more than 120% of the median income.

Hawaiian Gardens' 'Fair Share' of Regional Housing Needs

As stated above, SCAG has allocated **331 units** to Hawaiian Gardens for the eight-year, 6th Cycle Planning Period. Table 3.1 below illustrates the distribution of units for the 6th Cycle.

Table 3.1 below illustrates the distribution of units for the 6th Cycle.

**4. RESOURCES AND CONSTRAINTS****Table 3.1 RHNA 6th Cycle – October 2021-October 2029**

Income Category	Minimum New Units Needed	Percentages
Very Low-Income Households	61	18.4%
Low-Income Households	44	13.29%
Moderate Income Households	46	13.89%
Above Moderate-Income Households	180	54.38%
Total Needed-Future Housing for 6th Cycle	331	100%

Source: Southern California Association of Governments

The City will receive credit towards the current RHNA only for the *new* housing that is entitled, under construction, or built beginning in 2021. As discussed in Section 2.4, *Housing Stock*, the City approved three new housing developments that are currently in the development process. An 18-unit condominium complex at 21821 Hawaiian Avenue is currently in building plan check and is estimated to be completed by the end of 2025. Additionally, two developments are under construction, a 5-unit attached apartments project at 12329 214th Street and a 6-unit single family residential project at 22001 Claretta Street, both of which are expected to be completed by mid-2024. All of these units would be completed during the 2021-2029 planning period and would be occupied by above moderate-income households. As such, the City will receive credit for 29 units towards the current RHNA for above moderate-income households.

What the RHNA Numbers Mean

The RHNA numbers function as targets for jurisdictions to achieve during the eight-year planning period. Because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, and housing construction is driven by market demands, sometimes it is not possible for a jurisdiction to meet housing its RHNA targets. HCD does not penalize jurisdictions for not meeting RHNA targets, *if* they have allocated enough land by General Plan and zoning designations for constructing units, and have made a good-faith effort implementing housing policies and programs.

3.2 SPECIAL HOUSING NEEDS

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code §65583(a)(6) requires that several populations with special needs be addressed: persons with disabilities; people who are homeless; female-headed households; large households; seniors; overcrowded households; and farmworker households. To meet the needs of these groups, the City of Hawaiian Gardens must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

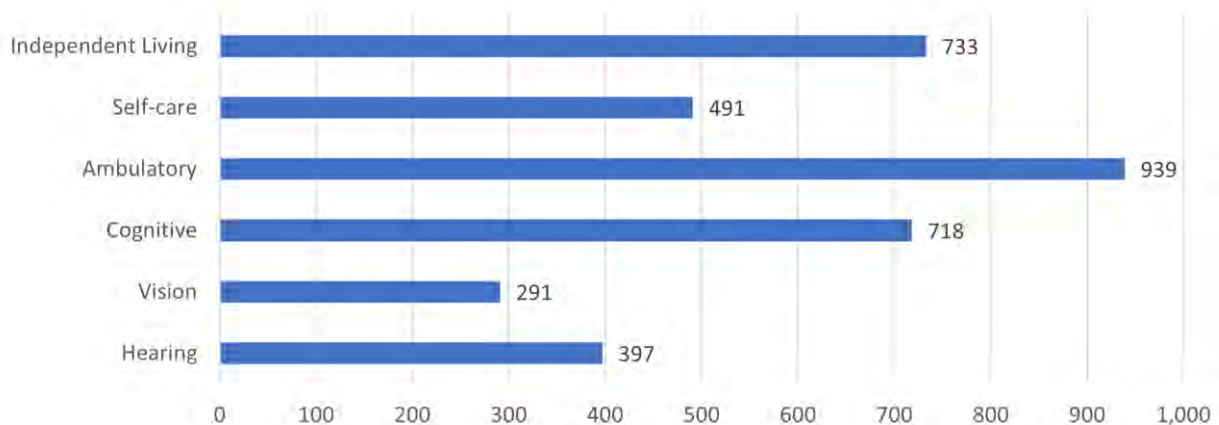


4. RESOURCES AND CONSTRAINTS

Persons with Disabilities in Hawaiian Gardens

The most recent American Community Survey (ACS) 5-year survey (2021), indicates that Hawaiian Gardens has a total of 1,188 residents with a disability who are not institutionalized (or 8.4 percent of the City's population). Additionally, the ACS survey indicates that most of the residents with disabilities (742 residents) are 65 years or older. Figure 3.1, *Residents with Disabilities* indicates the number of residents in Hawaiian Gardens that comprise each disability category, with ambulatory being the disability category that comprises the most residents (939 residents or 6.6 percent of the City's population). *Ambulatory* disability means that the resident can walk, is not bedridden, but may have trouble with walking and needs assistance such as a cane, walker, or wheelchair. The smallest class of disability type identified among residents is vision.

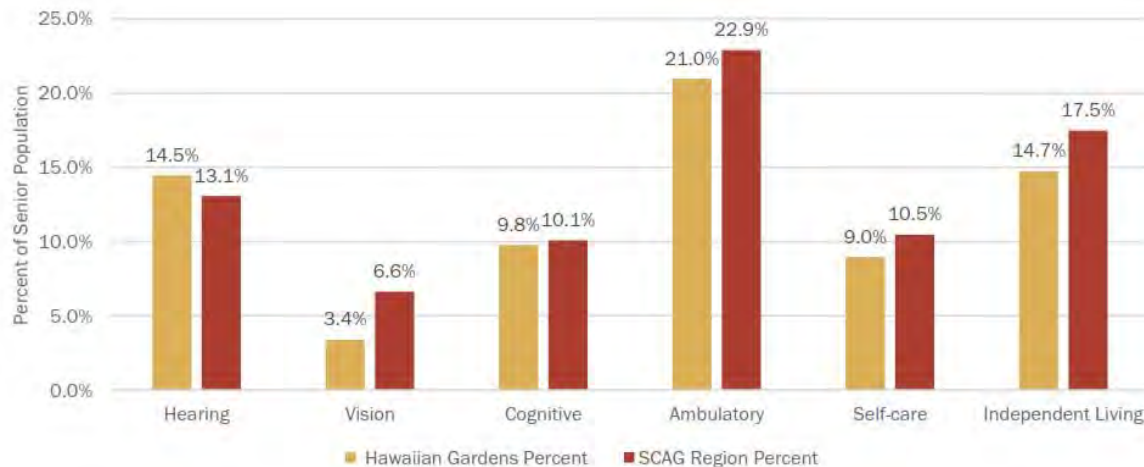
Figure 3.1 Residents with Disabilities



Source: American Community Survey 2014-2018 5-year estimates.

4. RESOURCES AND CONSTRAINTS

Figure 3.2 Disability by Type (Seniors 65 and Over)



Source: American Community Survey 2014-2018 5-year estimates.

The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as:

- (1) *cerebral palsy* (a disability resulting from damage to the brain before, during, or shortly after birth and outwardly manifested by muscular incoordination and speech disturbances);
- (2) *epilepsy* (any of various disorders marked by abnormal electrical discharges in the brain and typically manifested by sudden brief episodes of altered or diminished consciousness, involuntary movements, or convulsions); or
- (3) *autism* (a developmental disorder that typically appears by age three and that is variable in expression but is recognized and diagnosed by impairment of the ability to form normal social relationships, by impairment of the ability to communicate with others, and by stereotyped behavior patterns especially as exhibited by a preoccupation with repetitive activities of restricted focus rather than with flexible and imaginative ones that begins before individuals reach adulthood.

<http://www.nlm.nih.gov/medlineplus/mplusdictionary.html>

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the zip-code level and were joined to the jurisdiction-level by SCAG. Counts below 11 individuals are unavailable and some entries were not matched to a zip code necessitating approximation.

In the City of Hawaiian Gardens, 146 persons with developmental disabilities were identified as residing in the home of parents, family, or guardians; 5 resided in independent or supportive living; and 5 in foster or family homes. In the City, 156 persons with developmental disabilities were identified as 0 – 17 years of age, and 90 persons were 18 years or older. Therefore, the



4. RESOURCES AND CONSTRAINTS

data indicates that most persons with developmental disabilities are children who live with a family member or guardian. However, during the planning period, some of these children will become adult-aged and will need access to housing and services serving the City's adult-aged disabled population.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Hawaiian Gardens, 27.8% of the population with a disability is employed, 3% is unemployed, and 69% is not in the labor force, which is likely due to the large proportion of disabled residents who are over the age of 65, which is approximately equal to the non-disabled workforce in the City .



4. RESOURCES AND CONSTRAINTS

Persons with disabilities in Hawaiian Gardens face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members.

To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Additionally, a person with disabilities may live on a fixed- income that may be significantly lower than a non-disabled person. Many disabled individuals live on a small, fixed income which severely limits their ability to pay for housing.

The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States live in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small, fixed pension afforded by Social Security Disability Insurance (SSDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Additionally, disabled persons have special needs when it comes to housing design, especially for elderly persons with disabilities. Door frames in the housing units occupied by disabled persons must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units.

Senior housing (both owner and rental) generally has many of the features outlined above. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit.

An analysis of potential constraints to provide housing that meets the needs of the disabled population and programs to address constraints is summarized below according to three general categories (1) zoning and land use, (2) permits and processing procedures, and (3) building codes.

Zoning and Land Use: The zoning ordinance allows residential care facilities with six or fewer persons in the R-1 through R-4 zones with approval of a minor conditional use permit (MCUP).



4. RESOURCES AND CONSTRAINTS

Residential Care Facilities with six or more residents are allowed in the R-2 through R-4 zones with approval of a conditional use permit (CUP).

Program 4, *Zoning Code Review*, requires the City to amend the entitlement process for residential care facilities with seven or more persons.

Additionally, there are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of disabled households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units).

Permits and Processing Procedures: There are no special designs or permitting standards that have been established for residential care facilities. The City has no occupancy standards that specifically apply to unrelated adults. Requests to retrofit homes for disabled accessibility or for reasonable accommodation are handled as any other building permit or variance application. Additionally, Program 11, *City Beautification*, provides funding for rehabilitation projects, which could be used to address specialized needs of disabled households within existing units (e.g., installing ADA accessible features).

Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs, including physical and developmental disabilities by the end of 2024.

Building Code: Hawaiian Gardens has adopted the most recent Los Angeles County Code which includes provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be handicap accessible or adaptable for handicap use.

To help ensure that new construction addresses specialized needs related to accessibility, Program 17 (Disability Access) requires the City to enforce State disability access standards and the most current Los Angeles County Building Code.

Households in Need of Reasonable Accommodation

The City of Hawaiian Gardens Zoning Code Section 18.100.190 describes the City's Reasonable Accommodations procedures. The City provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The City's Reasonable Accommodation provisions are provided in Chapter 4 of this Housing Element.



4. RESOURCES AND CONSTRAINTS

Emergency Shelter & Transitional Housing

The Los Angeles Homeless Service Authority (LAHSA) is the primary agency that deals with the issue of homelessness in the City. Members of the Department of Mental Health visit Hawaiian Gardens every Thursday to reach out to individuals experiencing homelessness, to offer temporary sheltering at a regional shelter which services Hawaiian Gardens homeless. However, most decline and they cannot be forced to enter a shelter. Public safety personnel, both sworn and non-sworn assist the Department of Mental Health with the outreach efforts. The City has used Los Angeles County, CDBG, General funds, and low-to moderate-income housing funds for Code Enforcement, the Beautification Program, the Small Business grant program, the Senior Activities Programs, the Window Security Bar Removal Program, neighborhood clean ups, and the Food Distribution Program (diapers and feminine supplies are also distributed on separate days). The City also initiated an Emergency Rental Assistance Program to assist those struggling to pay rent during COVID-19. During COVID-19, the City provided vouchers for unsheltered individuals to stay in local hotels. These programs have met with much success and have proven instrumental in assisting those who lost work or suffered during the Covid-19 pandemic. Programs are ongoing and provide assistance to unsheltered individuals, low income, seniors, and those in need.

In 2020, the City adopted the Public Housing Authority's (PHA) Five Year and Annual Plan. The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the PHA's Section 8 Program. The PHA also made available the guide "California Tenants – a Guide to Residential Tenants' and Landlords Rights and Responsibilities" to all its residents.

Emergency Shelters

Emergency shelters are allowed without discretionary review (by-right) in the High Density Residential (R-4), General Commercial (C-4), and Public Facilities (PF) zones. They are prohibited in the Downtown Commercial (C-2) and Light Industrial (M-1) zones. The zoning districts permitting Emergency Shelters are located along Norwalk Boulevard and Carson Street, the City's main north/south and east/west corridor.

Legislation enacted in 2022 *requires* cities in California to allow emergency shelters in residential and mixed-use areas by-right, without requiring discretionary permits such as minor use permits or conditional use permits (AB 2339 (Bloom), codified in Gov. Code. Section 65583(a)(4)). The legislation is intended to ensure that shelters are provided near health care, transportation, retail, employment, and social services, and are not placed in industrial settings where no such services exist. The City will need to update the Zoning Code to remove barriers to emergency shelters in compliance with Gov. Code 65583(a)(4). Program 18, *Emergency, Transitional, and Supportive Housing*, below will accomplish this update.

Section 18.70.110 of the Municipal Code currently requires that an emergency shelter proposed in the C-4 and PF zoning districts must comply with the following objective regulations/standards; these standards will also apply to new shelters in residential and mixed-use zones:



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- **Occupancy.** A maximum of 40 beds or persons may be served nightly, with associated support service not available to nonresidents of the emergency shelter/the public.
- **Hours of Operation.** Limited to the hours between 6:00 pm and 8:00 a.m.
- **Length of Stay.** The maximum length of stay is 14 days.
- **Management and Operation Plan.** Each emergency shelter shall always provide on-site supervision.
- **Parking.** In accordance with the requirements of AB 2339. If the shelter is located within 0.5-mile of a major transit station, parking is not required pursuant to AB 2097.
- **Waiting and Intake Area.** A client waiting and intake area shall be provided and contain a minimum of 10 square feet per bed provided at the facility. The client waiting and intake area shall be physical separated from the public right-of-way.
- **Sleeping Area.** Each emergency shelter shall provide at least 35 square feet of sleeping area per bed.
- **Minimum Separation Distance.** An emergency shelter shall be located at least 300 feet away from another emergency shelter.

Program 18 also requires the City to work with regional partners to provide short-term housing (e.g., shelters) in the City and/or neighboring cities to address homelessness in the City.

Supplemental Services. Supplemental services may be offered on the inside of the premises to serve persons only staying at the shelter. This Housing Element includes Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to continue its partnership with LAHSA and work with neighboring cities to provide supportive services to the homeless.

Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Transitional and supportive housing facilities meeting the Government Code Section 65582 definition are considered a residential use and allowed by right in all zones that allow residential uses of the same type, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

This Housing Element includes Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to continue its partnership with LAHSA, utilize the Gateway Cities Affordable Housing Trust's (GCAHT) forthcoming ADU loan program, collaborate with neighboring cities to provide more transitional and supportive housing in the City and/or neighboring cities to address homelessness on a regional level, meet with cities that have had success with using creative design solutions to provide more housing for the homeless, a review of the City parking standards, and completion of required amendments to the City's Zoning Code in accordance with State law.



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Homelessness

Due to the transient nature of the homeless, the precise number of homeless individuals in Hawaiian Gardens is difficult to determine. Few homeless persons have been observed within the City and are generally located along Norwalk Boulevard and Carson Street. The 2020 Greater Los Angeles Homeless Count was conducted by several agencies and led by the Los Angeles Homeless Services Authority (LAHSA).

The Los Angeles Homeless Services Authority released the results of the 2020 Greater Los Angeles Homeless Count, which showed 66,436 people in Los Angeles County experiencing homelessness. This represents a 12.7% rise from last year's point-in-time count.

Three years into the 10-year investment from Measure H, LA County's homeless services system has doubled the number of annual housing placements. Improvements in coordination across agencies through the LAHSA based Housing Central Command have increased the speed of placements. Efforts to protect the most vulnerable people from COVID-19 led to the rapid sheltering of 6,010 people since the March Safer at Home order (4,056 through Project Roomkey, 1,708 in Recreation and Parks shelters, and 246 in trailers)—and a goal to move 15,000 of the most vulnerable people experiencing homelessness into housing.

Most of the people experiencing homelessness that the homeless system helps stay housed. Eighty-eight percent of the people placed in permanent housing through the system in 2018 have not returned to homelessness. In 2019, the rehousing system helped 22,769 people move into permanent housing. And many more people occupy interim housing this year: 18,395 people experiencing homelessness in L.A. County were sheltered, up from 14,722 the previous year, a 25% increase.

The Los Angeles Homeless Services Authority February 2022 Point-In-Time Homeless Count identified 29 people identified as experiencing homelessness. Of the 29 unsheltered people, 32.5% (9) were identified as persons in cars, 13.22% (4) as persons in vans, 24.77% (7) as persons in campers, 5% (2) as persons in makeshift shelters, 13.64% (4) as persons in tents, and 10.47% (3) as persons on the street (Los Angeles Homeless Services Authority, *Homeless Count by City/Community/Hawaiian Gardens*, available at <https://www.lahsa.org/data?id=54-homeless-count-by-city-community> (accessed February 2, 2023)).

The purpose of Program 18 is to reduce the homeless population in the City and region by working with regional partners to provide housing (shelter, transitional, supportive) and programs for people experiencing homelessness.

Female-Headed Households

The California Housing Element Law requires analysis of specialized housing needs, including female-headed households to ensure adequate childcare or job training services. As shown in Figure 3.3 below, of Hawaiian Gardens' 3,712 total households, 17% or 631 households are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with

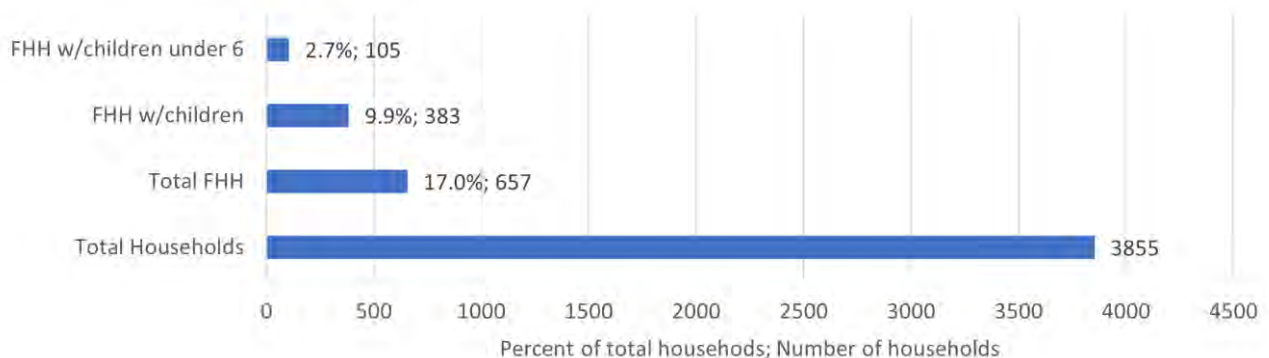


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children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Female headed households generally refers to those households with a female that is a single parent. Female-headed households tend to have low-incomes, thus limiting housing availability for this group.

Figure 3.3 Female-Headed Households



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for female-headed households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including female-headed households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Large-Family Households

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. Large family households, containing five or more persons, frequently experience a greater incidence of overcrowding, especially in older units and rental housing. Most rental units in the city contain one or two bedrooms. In addition, landlords may be reluctant to rent smaller units to larger families. Finally, many owner-occupied units are overcrowded (see Section 2.3) due to extended families sharing housing to reduce mortgage or rental costs.

Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. In the City of Hawaiian Gardens, the most commonly occurring household size is of three people (23.6%) and the second-most commonly occurring household is of two people (18.6%). Hawaiian Gardens has a lower share

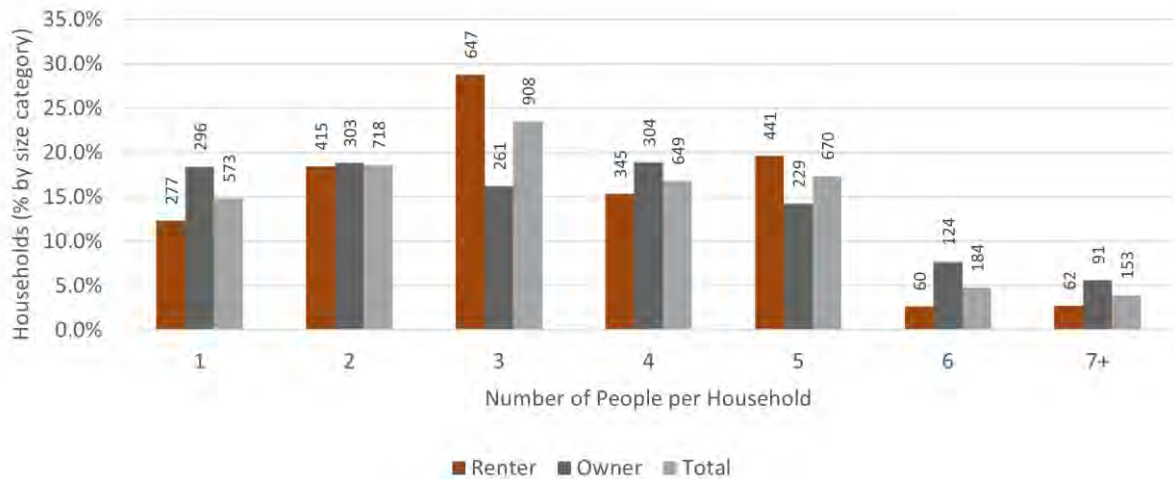


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of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).

Figure 3.4 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for large-family households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including large-family households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Additionally, large-family households can also include households with one or more relatives living in the same unit (e.g., an older parent, aunt or uncle, or grandparent). The Housing Element includes several programs that promote the development of smaller, affordable units that can address the needs of older relatives and reduce the number of large-family households in the City. These programs include Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units).

Elderly Households

The Housing and Urban Development Section 202 requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Hawaiian Gardens' 748 such households, 58.2% earn less than 30% of the surrounding area income,



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(compared to 24.2% in the SCAG region), 82.9% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly who usually have fixed incomes. The housing needs of the elderly can be addressed through the provision of smaller units, congregate housing, and rental and rehabilitation assistance programs. The special needs of many elderly households often are a result of lower (and fixed) incomes, physical disabilities, and dependence needs.

There are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of elderly households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units). Additionally, Program 11, *City Beautification*, provides funding for rehabilitation projects, which could be used to address specialized needs of elderly households within existing units (e.g., installing ADA accessible features). To help ensure that new construction addresses specialized needs related to accessibility, Program 17 (Disability Access) requires the City to enforce State disability access standards and the most current Los Angeles County Building Code.

Additionally, to promote the development of housing for elderly households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including elderly households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. As previously indicated in Table 2.4, that there are 19 farmworkers identified in the City of Hawaiian Gardens which represents 0.31% of the City's population. In the SCAG region, there are 57,741 total jobs in the farming, fishing, and forestry occupations.

As previously discussed in Section 2.1, *Population and Demographics*, the City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors may be persons with "permanent" residences in the City who are seasonal farmworkers at locations outside the City's boundaries, or are workers employed in non-traditional agricultural production.



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Additionally, according to the United States Department of Agriculture's most recent Census of Agriculture, the County has 1,793 persons employed in the Agricultural Industry (farmworkers). Although there are 1,793 farmworkers in the County, the County is very large (4,751 square miles), and farmworkers are not evenly distributed within the County. As such, the number of farmworkers in the County is not useful for the City to address farmworker housing.

Therefore, any housed "farmworkers" who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. Specifically, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs and development of a range of housing types (e.g., smaller units such as ADUs) rather than by providing farmworker-specific housing.



4 RESOURCES AND CONSTRAINTS

The availability of financing resources from federal, State, and local sources, as well as private lenders and non-profit organizations, is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as housing market situation and environmental constraints). These factors will be discussed in this chapter.

Housing Constraints indicates those environmental factors, governmental factors, and market factors that could impede the development of new housing.

4.1 FINANCING AND SUBSIDY SOURCES

Federal, State, and local agencies provide a wide range of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Hawaiian Gardens. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financially feasible.

Federal Resources

The federal government offers a wide variety of resource-related housing assistance. The mortgage interest deduction and the real estate tax deduction are just two of the most common choices for homeowners provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers. Moreover, the deductions are used widely and expansively across the nation. Among the states, California has the highest amount of mortgage interest and real estate tax deducted every year.

Aside from tax of mortgage deductions, the federal government provided housing assistance to California jurisdictions through several programs. Like State programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at <http://www.hud.gov>.

Community Development Block Grants (CDBG). The Community Development Block Grant (CDBG), a longstanding program of HUD funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations over 50,000 receive CDBG funds directly from HUD while smaller cities apply directly to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site



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acquisition, improvements, and other soft cost); housing acquisition and rehabilitation through short and long-term loans, grants, or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide predevelopment funding to initiate housing development.

The program is ongoing under the Community Development Department and is financed by the General Fund.

4.2 RESOURCES AND CONSTRAINTS ON HOUSING PRODUCTION

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide affordable housing. Such constraints must be overcome in order to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions are able to easily overcome problem situations. Other types of constraints can be significant enough to discourage development altogether. Constraints fall into two general categories: Governmental constraints and Non-Governmental Constraints.



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GOVERNMENTAL RESOURCES AND CONSTRAINTS

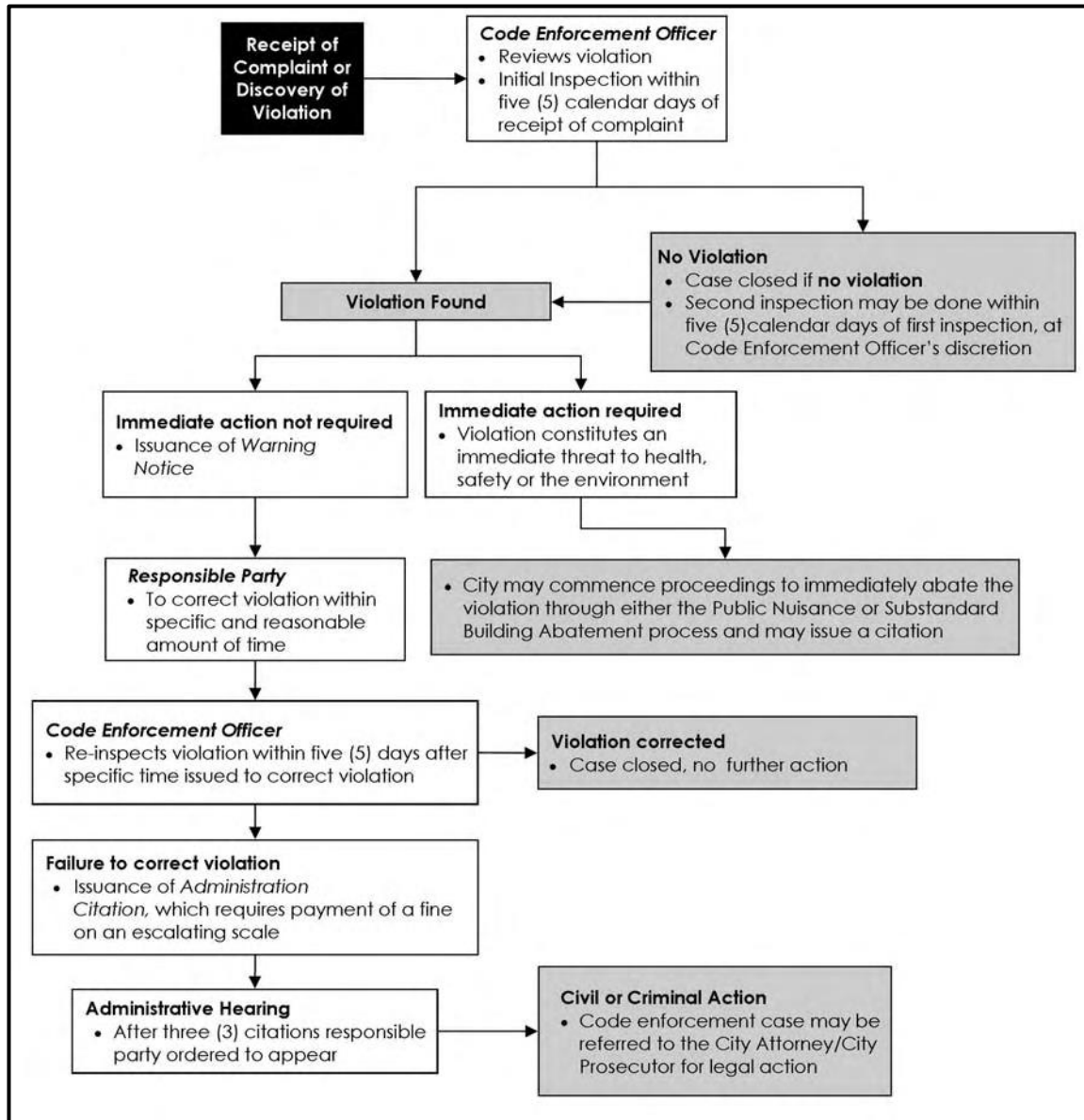
Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include building permits, code enforcement, land use and development controls, site improvement fees, and development permits which affect the supply, distribution, and cost of housing. These controls are necessary to protect the community's health, safety, and welfare.

The City has adopted the Los Angeles County 2022 Building Code that establishes minimum construction standards. The City's existing development requirements included in the Zoning Ordinance and Building Code do not include any architectural standards that would add to the cost of new housing development. In addition, there are no unique open space, parking, or Mello-Roos fee requirements that are applicable to new developments outside of what is standard throughout the region.

Although Code Enforcement is included in this Governmental Constraints Section of the Housing Element, the City's implementation of the program has resulted in maintaining the housing stock for all income households. The City's active Code Enforcement Program continues to assure the health, safety, and welfare of the community. It is the City's policy to encourage voluntary Municipal Code compliance by providing residents, business operators, property owners, and tenants the opportunity, with sufficient notice and information, to comply with the Hawaiian Gardens Municipal Code and other applicable laws and requirements. The City believes that voluntary compliance is the preferred method in initiating compliance. With cooperation of residents, business operators, property owners and tenants, this endeavor results in a respectful and satisfactory relationship between the City and the community. The diagram below illustrates the City's code enforcement process.

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Figure 4.1 Code Enforcement Process



The City's Code Enforcement staff provide resources, assist with permit processing, and refers the responsible party to the City's Beautification Program for financing opportunities.



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City Beautification Program

The City Beautification Program is the City's housing rehabilitation program and serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance for the cost of exterior and interior improvements. A separate program called the security bar removal program pay for security bars on windows to be removed and replaced as well as the addition of security cameras or other security enhancements.

In this Housing Element these programs have been combined into one program, Program 11, *City Beautification*. This program has been expanded to include contracting services for California General Contractors in good standing with the California State Contractor License Board to perform construction work as identified by the City, to acquire all applicable City building permits, zoning clearances, and to comply with other health and safety regulations. The program shall be expanded to provide additional information for the following: energy efficiency and conservation and illegal accessory dwelling unit permitting and code compliance.

All the residential areas where the residential zoning is applicable are well served by streets and other infrastructure. No street dedications or new infrastructure is required for the typical infill development.

The California Energy Resources Conservation and Development Conservation have developed guidelines used by building code enforcement officials to implement energy conservation regulations established by the California Energy Commission. While serving as a mitigation tool to help reduce electricity and natural gas consumption, they do add to the cost of housing. State law also authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction.

The City of Hawaiian Gardens has fully implemented the provisions of AB 884. The plan check review for new construction averages two to four weeks, which is considerably less than most surrounding cities. During a development's design and planning, the City staff is available to conduct pertinent reviews and issue permits related to engineering, drainage, grading, public works, electrical, and other aspects of new developments. Even with those infill projects that require some form of discretionary review, the City has taken advantage of recent legislation that calls for smaller infill projects to be categorically exempt through the referral of a Class 32 California Environmental Quality Act (CEQA) Categorical Exemption.

Residential infill projects are handled through the City's streamlined review and entitlement process. The entire development process from land clearance through construction typically takes between six months to one year to complete, depending on the number of units. This includes the time required for plan check and construction.



City of Hawaiian Gardens 2021-2029 Housing Element

4. RESOURCES AND CONSTRAINTS

General Plan Land Use Policy

The City of Hawaiian Gardens has a General Plan and an effective Zoning Ordinance that contains standards pertaining to development and the density of residentially zoned property. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are understood as being a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment. Table 4.1 below lists the General Plan land use categories that allow residential development.

Table 4.1 General Plan Residential Densities

General Plan Designation	Residential Density
Single-Family Estates	4.35du/ac
Single-Family Residential	7.2 du/ac
Medium-Density Residential	17.4 du/ac
Intermediate Density Residential	18.9 du/ac
High Density residential	23.5 du/ac
Mixed Use-Commercial	Residential density not specified

Past residential development projects in the City have consisted primarily of lots with older single-family detached units replaced with multi-family housing.

Most of the City of Hawaiian Gardens consists of low-income neighborhoods. According to the 2020 Census data prepared by SCAG, of the City's 3,712 households in 2020, 18.1% are experiencing poverty compared to 7.9% in the SCAG region. Census data indicates that for rental units, the average median rent in 2020 was \$1,403.00/month. A household was overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2020, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid more than 30% of their monthly income towards the mortgage. According to the same census figures, 56.3% of the total renter households paid more than 30% of their monthly income towards the rent.

The current housing market and availability will continue to drive housing prices up within the City. However, new housing development is expected to meet some of the demand for affordable housing created by low-income households in the area, as a function of economic and market forces. Additionally, increasing allowable density with a maximum of 20% density bonus; will encourage the redevelopment of existing properties at a higher density, resulting in additional housing stock.



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Zoning Code Development Standards

The City of Hawaiian Gardens Development Code includes development standards and requirements for existing and potential development within the residential zone districts. The following tables identify development standards and parking requirements.

Table 4.2 R-1-10,000 Single-Family Estate Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	10,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum floor area	1,700 square feet per dwelling unit
Minimum distance between buildings	8 feet

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



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Table 4.3 R-1 Single-Family Residential Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area	1,500 square feet per dwelling unit

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



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Table 4.4 R-2: Medium Density Residential Development Standards

Minimum lot area per unit	2,500 square feet
Minimum lot area	3,750 square feet
Minimum lot width	37.5 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	10 feet
Through lot (street)	20 feet
Through lot (alley)	10 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	Single room occupancy - 275—450 square feet
	Single family - 1,500 square feet
	Bachelor apartment - 450 square feet
	1-Bedroom unit - 750 square feet
	2+-Bedroom unit - 950 square feet
Open space for parcels with 2 units or a duplex	130 square feet per unit, consisting of:
Common useable open space	50 square feet per unit
Private useable open space	80 square feet per unit adjacent to unit, minimum dimension of 6 feet
Open space for parcels with 3 units or more, multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	250 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.5 R-3: Intermediate Density Residential Development

Minimum lot area per unit	2,300 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot area, min. of 5 feet and a max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	275—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.6 R-4: High Density Residential Development Standards

Minimum lot area per unit	1,850 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot width, minimum of 5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	220—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.7 Mobile Home Park Development Standards

Minimum lot size for mobile home park	2.5 acres
Minimum lot width of mobile home park	100 feet
Minimum lot depth of mobile home park	100 feet
Maximum lot coverage of mobile home park	65%
Setbacks	
Front (from exterior streets)	20 feet
Standard side (from property lot lines)	5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear (from property lot lines)	10 feet
Through lot	20 feet
Open space	50 square feet/unit of common open space

Table 4.8 Individual Mobile Home Lot/Space Standards

Minimum lot size of mobile home lot	2,100 square feet
Max. height of mobile home or accessory structure	1 story or 15 feet, whichever is less
Minimum distance between mobile homes	10 feet side to side
The area between mobile homes may be used as landscaped areas, parking, and private open space but shall not accommodate accessory structures.	8 feet side to rear
	6 feet rear to rear
	10 feet between each building other than a mobile home accessory structure
Open space	80 square feet/unit of private open space



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Table 4.9 Residential Parking Requirements

Use	Required Parking ¹
1. Single-family residences and two dwelling unit multi-family residential	2 spaces in an enclosed garage; 5 or more bedrooms shall require the provision of a third parking space in an enclosed garage. For lots 25 feet in width or less 1 space in an enclosed garage is required.
2. Townhomes/condominiums	2 spaces in an enclosed garage plus 0.75 guest space per unit.
3. Multi-family residential	
Single room occupancy	1.0 space/dwelling unit plus 0.5 guest space/unit.
1-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
2-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
3-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
Larger than 3-bedroom units	2.0 spaces/dwelling unit plus 1.0 space for each additional bedroom over 3 bedrooms plus 0.75 guest space/unit.
	All spaces, except guest spaces shall be in an enclosed garage.
4. Senior housing	0.6 space/dwelling unit plus 0.5 guest space/unit.
5. Mobile home park	2 spaces/mobile home plus 1 guest space/4 mobile homes.
6. Convalescent/congregate care facility	0.5 space/room plus 1 space/employee.
7. Rooming houses, lodging houses, clubs and fraternity houses with sleeping rooms	1 space/room.
8. Accessory dwelling unit (ADU)	
Attached and Detached ADU	1 space/unit, except for exceptions in subsection 18.90.080.F.12.c.
Converted ADU	No parking required.
Junior ADU	No parking required.
9. Accessory dwelling unit, subject to Section 18.90.100	1 space per bedroom or efficiency unit, whichever is greater, with a minimum of 1 space in an enclosed garage.
<i>Fractions.</i> If the calculation of required parking spaces results in a fractional number, the fraction shall be rounded up to the next whole number.	
<i>On-street parking.</i> On-street parking spaces shall not be used in meeting the required off-street parking spaces.	

¹There is no required parking for lots located within 0.5-mile of public transit as defined by Section 21155 of the Public Resources Code pursuant to AB 2097.

Residential Off-Street Parking Requirements

Handicap-accessible parking spaces shall be provided and constructed in accordance with State Building Code (Title 24 of the California Code of Regulations) and the sign requirements of the California Vehicle Code, Sections 22511.7 and 22511.8. In addition, the following standards shall be implemented:

- One handicap accessible parking space shall be provided for each dwelling unit designed for people with disabilities.
- Handicap accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance.



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- In facilities with multiple accessible building entrances with adjacent parking, handicap accessible parking spaces shall be dispersed and located near the accessible entrances.

Handicap accessible parking spaces shall be provided as follows and shall count towards meeting the total parking spaces required:

Table 4.10 Handicap-Accessible Parking Spaces

Total Parking Spaces in the Lot	Number of Handicap-Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 space per 100 above 1,000

As previously discussed, the lots within the City have always been relatively small when compared to other suburban communities in the County due to how the land was subdivided prior to incorporation of the City, therefore the limited amount of space on a lot for multi-family development is a constraint on housing supply and production in the City. While both zones allow for multi-family development at higher densities when compared to the R-2 zone, they have generally the same requirements related to setback, building coverage, open space, and unit size. As shown in the tables above, the development requirements for the R-3 and R-4 zone (multi-family zones) are very similar, with the only significant difference being the minimum lot area per unit (2,300 square feet for R-3 and 1,850 for R-4), which results in a higher permitted density for R-4. The similarity in development requirements also poses a constraint on housing supply and production for multi-family developments because the lack of range in development standards often limits a developer's ability to maximize the number of units they want to build.

To promote the development of housing, specifically multi-family housing and affordable housing in the City, the City will implement the following land use actions:

- Program 2, *Promote Lot Consolidation*, promotes lot consolidation by requiring the City to approve requests ministerially and identify areas in the City where lots can be consolidated, which will be shared with developers. Given the small lot sizes in the City, and that the R-3 and R-4 zones require a minimum lot size of 7,500 square feet, the consolidation of lots will help promote the development of multi-family housing and affordable housing in the City.



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- Program 4, *Zoning Code Review*, which will change the maximum height in R-4 High Density Residential zones from 3 stories or 35 feet to 4 stories or 45 feet. As specified in Program 4, these changes will be completed by 2024. Program 4 also requires the City to continue to review and amend development standards to ensure that unforeseen constraints on affordable housing development in the City are addressed during the planning period.
- Program 27, *Zone District Densities Update*, will increase the permitted maximum densities for each residential zone and commercial zones. Specifically, R-1 will allow 10 units/acre, R-2 will allow 23 units/acre, R-3 will allow 25 units per acre, R-4 will allow 30 units/acre, C-2 will allow 40 units/acre, and C-4 will allow 40 units/acre by the end of 2024.

The City also updated its ADU Ordinance and Zoning Code to comply with current state law and will continue to make regular updates to reflect any forthcoming changes to State law and promote the development of ADUs.

From 2015 – 2021 there were 19 building permits issued for new residential units; 15 single family residential; 2 duplexes and 2 ADUs. There were no building permit requests for multifamily projects. The City anticipates that Housing Element Programs included to promote the development of multi-family and affordable housing projects in the City (Programs 2, 3, 4, 26, 27, and 30) will increase the development of these types of projects during the planning period.

The City approved entitlement for an 18-unit condominium complex at 21821 Hawaiian Avenue. The project features six buildings with three units each. The units range in size from 1,770-1,893 SF. Each unit has four bedrooms and four bathrooms. The units will be a “for-sale” product for above-moderate income households. Although the project has been approved by the City, plans for grading, building, and public improvements are in the final stages of review. Once these plans are approved by the City, the City will issue applicable permits and construction of the project can commence. Construction is estimated to be completed by the end of 2025.

The City approved plans for a 5-unit attached apartments project at 12329 214th Street. The units are 2,300 SF each and feature 3 bedrooms and 3 ½ bathrooms as well as two-car garages. The building plans have been approved and the project is currently under construction.

Plans were approved for a 6-unit single family residential project at 22001 Claretta Street. The homes range in size from 1,360-1,503 SF and include 2-car garages. The homes each have 3 bedrooms and 2.5 bathrooms. The building plans have been approved and the project is currently under construction.

To provide incentives for future development of a variety of housing opportunities located throughout the City, the City has included Program 27, *Zone District Densities Update*, which will provide minimum and maximum densities. The density increases will change the minimum lot sizes, which will also initiate a review of the minimum unit sizes. Program 15, *Accessory Dwelling Units*, will result in decreases to lot and dwelling unit sizes. Program 27, *Zone District Densities Update*, also includes eliminating the R-1 10,000 square foot lot size minimum zone



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district. All residential districts could achieve increased densities with the application of density bonuses. It is anticipated that all of these efforts will result in increasing opportunities for affordable housing development.

In reviewing the City parking requirements, a number of opportunities arise to change the requirements as incentives to encourage affordable housing development. The requirement for two parking spaces in a garage will be reviewed for elimination. As specified in Program 15, *Accessory Dwelling Units*, the City updated the Junior Accessory Dwelling Unit (JADU)/ Accessory Dwelling Unit (ADU) Ordinance to comply with State law, which eliminated the requirement to provide parking for the ADU. Additionally, the passage of Assembly Bill 2097 in 2022, preempted cities from enforcing parking requirements for any development located within a half mile of a major transit stop. The majority of the City is located within a half mile of a major transit stop. Additional changes include a combination of reducing and eliminating the guest parking requirement for high density residential and providing flexibility to the parking requirements to provide bicycle and carsharing parking to encourage active mobility.

Permitting and Processing Procedures

Permitting

The Development Code stipulates the residential types permitted, the design and development review process, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted Uses are those uses allowed without discretionary review, in designated areas, if the project complies with all development standards.

Residential uses that are conditionally permitted within a residential or non-residential zone must either obtain a Conditional Use Permit (CUP), Minor Use Permit (MUP), or Temporary Use Permit (TUP). The requirements and process for each conditional permit as described below.

- CUPs are required for land uses that due to the nature of the use, require individual review to determine whether the type of use proposed or the location of that use is compatible with surrounding land uses or through the imposition of development conditions, can be made compatible with surrounding uses. These uses are reviewed by the Community Development Director who then makes a recommendation for consideration and approval, conditional approval, or denial by the Planning Commission. The Planning Commission's decision shall be made based on required findings (see Zoning Code Section 18.100.090), and is final, unless an appeal is filed to City Council.
- MUPs are required for land uses that are relatively minor in nature and with relatively little potential for adverse impacts on the surrounding community or environment. These uses are subject to the discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.050). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.



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- TUPs are required for land uses that occur within a specific time period and have a short-term impact on surrounding community or environment. These uses are subject to discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.080). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.

Residential development review and permit processing are necessary steps to ensure that development proceeds in an orderly manner consistent with the policies of the General Plan. The City permits various residential uses by right in their respective zones, as identified in the previous tables.

Tables 4.11 and 4.12 below lists residential uses permitted in residential zones and non-residential zones, respectively. The letters in the columns beneath the zone designations mean the following:

P - Permitted as a principal use within the zone.

C - Permitted as a principal or accessory use if a conditional use permit is approved.

M - Permitted as a principal or accessory use if a minor use permit is approved.

H - Permitted as a home occupation only with an approved home occupation permit.

T - Permitted as a temporary use with an approved temporary use permit.

X - Prohibited in that district unless it is a legally established nonconforming use.

Table 4.11 Residential Uses Permitted in Residential Zones

	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Residential Uses				
Accessory dwelling unit, subject to § 18.90.080	P	P	P	X
Accessory structures (excluding garages) under 400 sq. ft.	P	P	P	P
Accessory structures (excluding garages) over 400 sq. ft.	X	X	X	X
Affordable housing	P	P	P	X
Apartment (multi-family rental units)	X	P	P	X
Bed and breakfast inns	C	C	C	X



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	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Boarding house	M	M	M	X
Clustered development	X	C	C	X
Community care facility, small (6 or fewer)	M	M	M	X
Community care facility, large (7 to 14)	X	C	C	X
Condominium (residential)	X	C	C	X
Convents/monastery	X	C	C	X
Duplex or two-family dwelling	X	P	P	X
Employee housing	P	P	P	X
Employee quarters (manager, caretaker, or proprietor)	X	P	P	P
Factory-built housing	P	P	P	X
Granny flat	M	M	M	X
Guest house	M	M	M	X
Guest room	P	P	P	X
Licensed group homes	P	P	P	X
Lodging houses	M	M	M	X
Manufactured housing	P	P	P	X
Mobile home	X	X	X	C
Mobile home park	X	X	X	C
Planned development	X	C	C	X
Rooming houses	M	M	M	X
Senior housing	X	C	C	X
Single family residential	P	P	P	X
Single room occupancy*	X	P	P	X
Supportive housing	P	P	P	X
Transitional housing	P	P	P	X
Youth hostels	X	C	C	X



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*Multiple dwelling structures comprised entirely of SRO units (an SRO development) must have a minimum of 16 such units. In other multiple dwelling structures SRO units shall not comprise more than 20 percent of the total housing units.

Table 4.12 Residential Uses Permitted in Non-Residential Zones

	Downtown Commercial	General Commercial	Light Industrial	Public Facilities
Land Use	C-2	C-4	M-1	PF
Residential Uses				
Accessory dwelling unit	X	X	X	X
Apartment (multi-family rental units)	X	X	X	X
Bed and breakfast inns	X	C	X	X
Boarding house	X	C	X	X
Condominium (residential)	X	X	X	X
Convents/monastery	X	C	X	X
Duplex or two-family dwelling	X	X	X	X
Employee quarters (manager, caretaker, or proprietor)	X	P	P	X
Factory-built housing	X	X	X	X
Group home	X	X	X	X
Lodging houses	X	X	X	X
Manufactured housing	X	X	X	X
Mobile home	X	X	X	C
Mobile home park*	X	X	X	X
Multi-family housing	X	X	X	X
Rooming houses	X	X	X	X
Second unit	X	X	X	X
Senior housing	X	X	X	X
Single family unit	X	X	X	X
Single room occupancy**	X	P	P	X
Townhouses/townhome	X	X	X	X
Youth hostels	X	X	X	X



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* Campers, recreational vehicles, trailers, or automobiles shall not be occupied as living quarters in mobile home parks.

** SRO housing must be developed as part of a mixed -use development

In order to assure a variety of housing opportunities and promote the development of affordable housing, the City will remove the R-1:10,000 zone and replace it with the R-1 Single Family Residential Zone District (Program 27, *Zone District Densities Update*) and review and amend the use tables for Single Room Occupancy units within residential and non-residential zones to be approved ministerially with permissive development standards by the end of 2024 (Program 26, *Single Room Occupancy*). The evaluation of permitting is included in the processing section that follows.

Processing

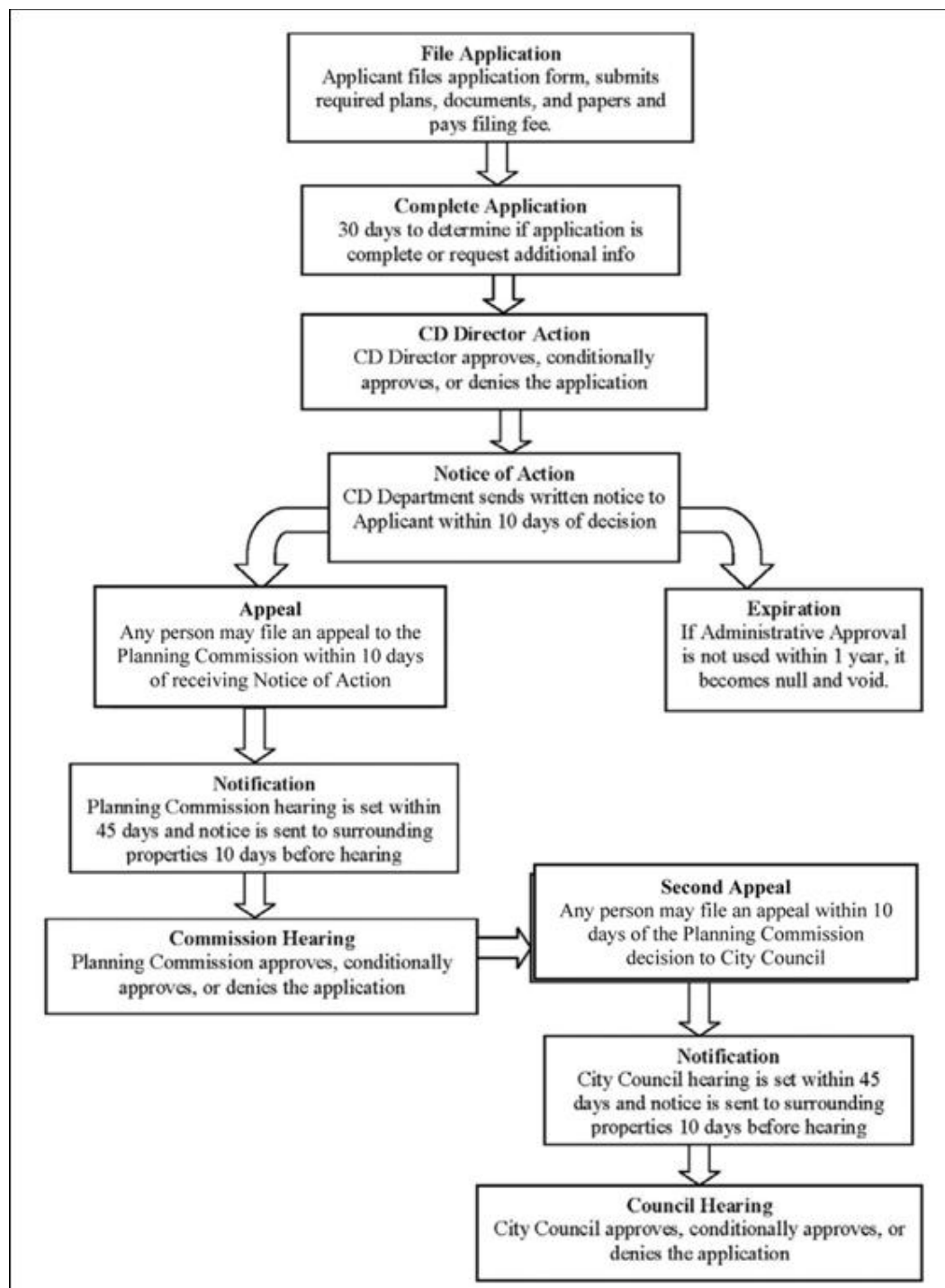
Discretionary permits are required for some residential projects. The Planning Commission can approve most discretionary projects. This process includes the following: an application, Planning Commission hearing, action (approval or denial). The City does have an appeal process if an applicant does not agree with a condition or does not agree with a denial action. The applicant would then file an appeal, and the project would be considered by the City Council for final action. If the application includes a General Plan amendment or rezone then the project would go to the Planning Commission who makes a recommendation to the City Council, and the City Council is the final hearing body.

Administrative Approvals

The City has a zoning clearance process which is a ministerial, administrative review undertaken by the Community Development Director. The review is to ensure that all proposed new and modified uses and structures that do not require any discretionary actions comply with applicable provisions of the City's Zoning Code. The review takes approximately two-four weeks. As an example, an application for a two-unit project in the R-1 zone district is approved or denied ministerially, by the Community Development Director. Figure 4.2 below illustrates the administrative approval process.

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Figure 4.2 Administrative Approval Process





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Design Review

The City has design guidelines but does not have a formal design review clearance process. Compliance with the design guidelines shall be determined by the Community Development Director, however projects may be taken to the Planning Commission for design review at the discretion of the Community Development Director. This process is typically conducted concurrently with the other review processes (site plan review, environmental review, application review) and therefore the time it takes to conduct the design review is largely dependent on the type of application being processed. As shown in Table 4.13, *Timelines for Permit Procedures*, the design review process is typically conducted within 3 months; however, this process may take up to 6 months if the project includes more significant land use changes (e.g., General Plan Amendment, Zone Change). Ultimately, the design review process has not resulted in any significant delays for housing projects in the City.

Conditional Uses

Some uses may require a Conditional Use Permit. The City recognizes that certain types of land use, due to the nature of the use, require individual review. Such review shall determine whether the type of use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development conditions, can be made compatible with surrounding uses. This section establishes procedures for this review.

A. Application. Applications for conditional use permits (CUP) shall be submitted for those uses specified as conditional uses in the applicable zone, as listed in [Section 18.40.070](#) permitted uses in residential zones and [Section 18.60.050](#) permitted uses in non-residential zones.

1. Only one CUP may be granted for each use. Activities, operations, or land uses that would require multiple CUPs shall be processed as a separate CUP.
2. No general or blanket CUP shall be issued for a development project. Rather, the CUP shall be specific to the use or activity currently proposed on the site, building or portion thereof and will not be applicable to any future use.
3. A proposal that does not comply with an applicable development standard shall require either a minor exception or a variance and shall be processed concurrently with the CUP.

B. Recommendation and decision. Permit processing and approval of a conditional use permit shall follow the procedures shown in Figure E. The Community Development Director shall make recommendations on CUP applications, for consideration and approval, conditional approval, or denial by Planning Commission. The City Council will serve as the appeal body, in accordance with [Section 18.100.170](#) appeals below.

C. Exceptions. Applications for the minor expansion of a structure covered by an existing conditional use permit shall be considered by the Community Development Director. Such minor expansion is limited to 20 percent of the floor area of the existing use or 5,000 square feet, whichever is less. The Community Development Director may approve, approve with



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additional conditions, or deny the application. Any expansion exceeding this limit shall be considered a new application for a conditional use and shall be subject to review by the Planning Commission, and the required fees and procedures established for a new application. This exception does not apply to the sale of alcoholic beverages.

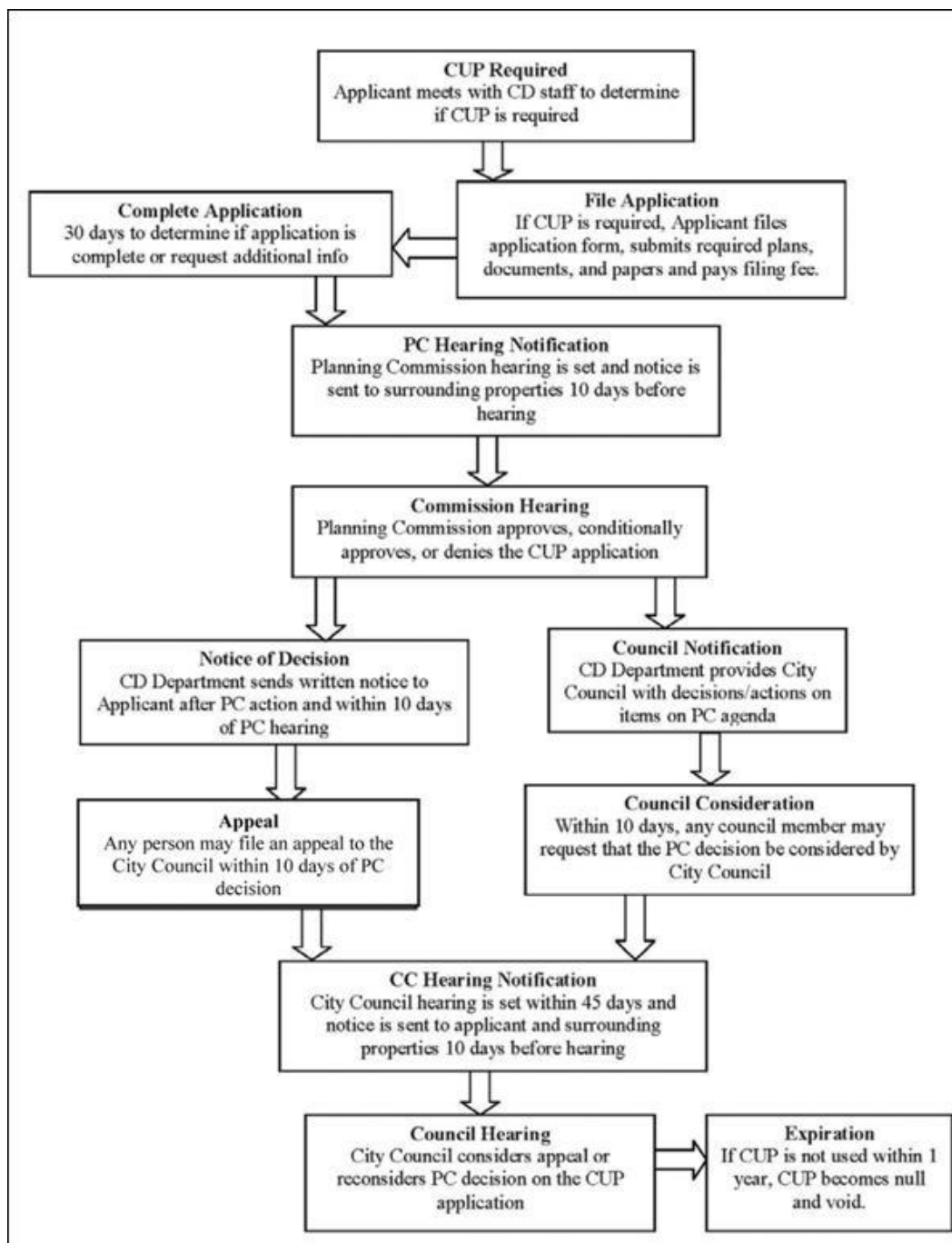
D. Required findings. The Planning Commission shall consider applications for a conditional use permit and may, with such conditions as are found necessary, approve the use, provided the use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use. In making such determination, the Planning Commission shall make the following findings:

1. That the proposed conditional use is consistent with the general plan.
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, and will be compatible with the character of the surrounding area.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses in the vicinity.

Figure 4.3 below illustrates the Conditional Use Permit Process.

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Figure 4.3 Conditional Use Permit Process





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The process for a Conditional Use Permit, application through one Planning Commission hearing takes approximately three months. This time frame has not posed as a constraint on the development of affordable housing.

The City is including a new Program 30, *Permit Streamlining*, to provide additional opportunities for the development of affordable housing. Specifically, Program 30 requires the City to facilitate an expedited permit process for affordable housing projects, including projects that qualify for density bonuses pursuant to SB 35 and SB 330. This program will ensure that the affordable housing projects in the City are not significantly delayed during the City's permitting process and therefore will promote the development of affordable housing the City.

The subdivision of land is regulated by Title 17 of the City of Hawaiian Gardens Municipal Code and by the State of California Subdivision Map Act. The City has adopted by reference the Los Angeles County subdivision ordinance which provides requirements for tentative parcel maps and tentative tract maps. The City is nearly built out and the remaining vacant sites are less than one acre. Therefore, land divisions in the City of Hawaiian Gardens generally fall into the lot line adjustment or urban lot split categories. The City has specific requirements for lot line adjustments and urban lot splits. If several lots were consolidated, then a qualifying land division would either be processed as a tentative parcel map or tentative tract map as required in compliance with the Los Angeles County subdivision ordinance and State of California Subdivision Map Act. There have been no requests in either of those categories; therefore, there is no historical or current data. However, given the characteristics of the City and the City's desire to further affordable housing opportunities, the City is including Program 2, *Promote Lot Consolidation*, in this Housing Element. If the City was to process a tentative parcel map or tentative tract map, given the City's timelines for conditional use permits, the process could take approximately three months. The process for lot line adjustments and urban lot splits is approximately one to two months. It is anticipated that a lot consolidation would take approximately one to two months, based on the processing of other entitlements in the City.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with the General Plan and Zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendment, Rezone, or Variance). Also, certain review and approval procedures may run concurrently. For example, a review of a multifamily project home would be processed concurrently with the design review, typically taking 3-6 months. The City also encourages the joint processing of related application for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. Table 4.13 below identifies the typical processing time most common in the entitlement process.



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Table 4.13 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Conditional Use Permit	3 months
Zone Change	3 – 6 months
General Plan Amendment	3-6 months
Site Plan Review	2 weeks
Architectural/Design Review	3 months
Tract Maps	3 months
Parcel Maps	3 months
Initial Environmental Study	1 month
Environmental Impact Report	3-6 months
Other	Varies

Source: City of Hawaiian Gardens Building & Planning Departments

As noted above the City has a very aggressive schedule for reviewing, processing, and taking action on projects. Additionally, the City's administrative procedures are consistent and in full compliance with the Permit Streamlining Act, as codified in Section 18.100.020 of the City's Zoning Code. Program 30, *Permit Streamlining*, will also ensure that affordable housing projects, including projects that qualify for density bonuses, have reduced administrative timelines when compared to the Permit Streamlining Act in accordance with SB 330. This program ensures reduced timelines for all aspects of the review and approval process, including the environmental review process required by the California Environmental Quality Act (CEQA). Because of this, the City's requirement as noted above, for applications and the associated timelines have not impacted and are not anticipated to impact the cost of housing, the supply of housing, timing for development, or approval certainty during the planning period.

The City has also included Program 4, *Zoning Code Review*, which requires the City to review use categories, development standards (including parking), processing, and updates required to comply with statutory regulations. This will ensure that subsequent laws related to permit processing are incorporated into the Zoning Code as necessary during the planning period.

The City has not received any requests to develop housing at densities below those identified in the General Plan Land Use Element and the City's Zoning Code. Following approval of a planning entitlement, the typical processing time for an applicant to submit a residential building permit (plan check) request has been four to six weeks. Review and issuance of a typical residential building permit request averages 2-4 weeks, depending on the complexity of the project. The challenges of meeting the City's share of the regional housing need has not



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been hindered by the City's development application nor building permit processes. During the COVID-19 pandemic, even with closure of some City offices, the City still provided planning and building services, remotely and onsite in accordance with state and federal regulations.

SB 330 Streamlining

The City's timelines are consistent with those contained in SB 330 Housing Crisis Act of 2019. The State law also reduces the time that the City has to approve or disapprove an application under the Permit Streamlining Act. Further, the City is prohibited from downsizing (reducing density) unless an equivalent acreage is upsized (increasing density). The City has not downzoned properties and in fact in this Housing Element with Program 27, *Zone District Densities Update*, the City is significantly increasing the densities for the residential zones, including residential development in the C-2 and C-4 zone districts. This Housing Element also includes Program 30, *Permit Streamlining*, to assure an expedited process.

SB 35

Effective January 1, 2018. If the City does not meet the Regional Housing Needs Assessments (RHNA) a developer can request a streamlined process. Provided the development meets specific state requirements, then the City has: 60 days to approve the project if it contains less than 150 housing units, or 90 days if the project contains more than 150 housing units. SB 35 applies only to the specific income levels not being built for. For example, if a City is building enough market-rate units to meet its RHNA but not enough low-income units, the project can only add low-income units to qualify for quickened approval. According to SCAG the City has not met the RHNA targets and has a remaining unmet need for all income categories. As noted previously, the City is including Program 30, *Permit Streamlining*, to assure an expedited process and compliance with SB 35.

AB 2011

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, was signed into law on September 28, 2022. AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially-zoned lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet but not greater than 150 feet. In Hawaiian Gardens, Carson Street and Norwalk Boulevard are both considered commercial corridors, with Carson Street having a right-of-way (as measured from sidewalk to sidewalk) of 105 to 107 feet and Norwalk Boulevard having a right-of-way of 80 to 89 feet.

AB 2097

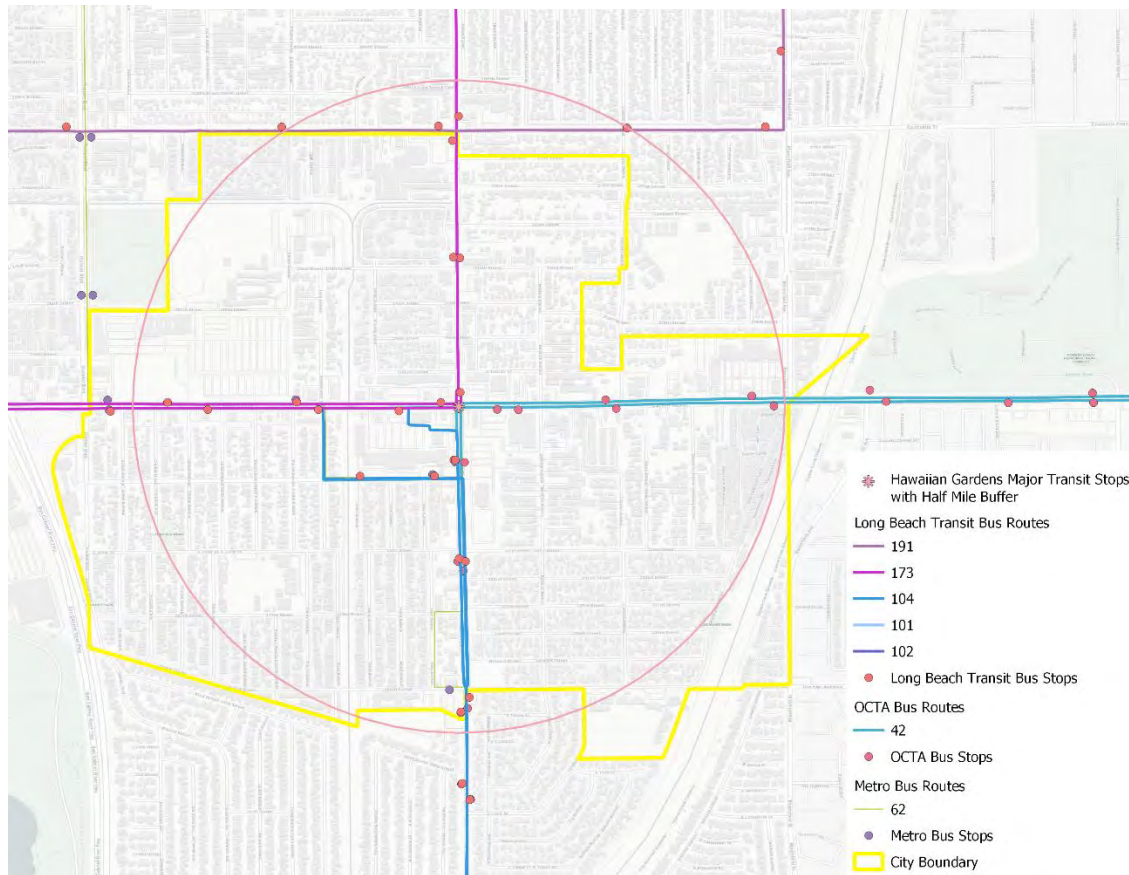
AB 2097 was signed into law on September 22, 2022. AB 2097 removes parking requirements for new developments located within a half-mile of a major transit stop as defined in Section 21155 of the Public Resources Code. Hawaiian Gardens is located at the confluence of three different transit agencies, LA County Metro, Long Beach Transit, and the Orange County Transportation Authority (OCTA). Figure 4.4, *Major Transit Stops*, shows the location of the



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bus routes and stops of all three transit agencies. As is clearly shown, the intersection of Carson St. and Norwalk Blvd. is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. These multiple bus lines provide sufficient frequency of service to meet the requirements of AB 2097 for a major transit stop.

Figure 4.4 Major Transit Stops





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Local Ordinances that Directly Impact the Cost and Supply of Housing

The City of Hawaiian Gardens is surrounded by the incorporated cities of Lakewood, Long Beach, and Cypress. The City does not have the ability to expand the City's boundaries and has not adopted any growth control policies. The City has imposed no moratoria or prohibitions against multifamily housing developments. From 2015 – 2021 the City issued 15 residential permits for single family homes; 6 permits for accessory dwelling permits; and permits for electrical, plumbing, and mechanical improvements. The City has not adopted any ordinances pertaining to rent control, short term rentals or crime-free rental housing. The City's Single Room Occupancy standards could pose a constraint in that the current standards state a minimum of 16 units, it is proposed that this standard be eliminated; therefore, the City has included Program 26, *Single Room Occupancy*, which requires the City to review and amend the Zoning Code to allow Single Room Occupancy units ministerially with permissive development standards within residential, non-residential (in compliance with AB 2011).

Currently, the City's Zoning Code does not allow residential uses of any type in the C-2 Downtown zone district. The City's Zoning Code allows the following residential uses in the C-4 General Commercial:

- Permitted: employee quarters, single room occupancy, and emergency shelters.
- Requires a Conditional Use Permit: bed and breakfast inns, boarding house, convents/monastery, and nursing home/resting home. Mixed use projects are allowed as an accessory use, with a minor use permit.

However, AB 2011 requires that residential developments be permitted in commercial zones under certain circumstances.

The City Zoning Code Section 18.90.070 includes the following Density Bonus provisions:

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code Sections 65915 and 65917) and provide incentives for the development of affordable housing units for very low income, lower income or senior households. This article provides regulations for the development of affordable units for low- and very low-income households, designed to meet the City's housing needs.

A. Project qualification. In accordance with Government Code Section 65915, the City shall grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments, as outlined below:

1. The eligible housing development shall consist of five or more dwelling units.
2. Affordable housing units (as defined in Section 65915(b) of the California Government Code) shall be provided on-site and shall include one or more of the following:



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- a. At least ten percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by lower-income households.
- b. At least five percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by very low-income households.
- c. A senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.
- d. At least ten percent of the total units in a condominium project shall be designated for and occupied by moderate-income households.
- e. At least 33 percent of the total units in a condominium conversion project shall be designated for and occupied by low or moderate income households or 15 percent of the units for lower income households, provided the project complies with the requirements in Section 18.90.060 condominiums and condominium conversions.

3. Housing developments consisting of at least 150 units (including the density bonus units) may include housing for senior households where at least one person in each unit is 55 years of age. Housing developments consisting of less than 150 units (including density bonus units) shall limit units for senior households to those with at least one person 62 years of age. Projects incorporating senior households shall also comply with the Federal Fair Housing Amendments Act of 1988 Public Law Section 100-430, 42 USC Section 3601 and the Consent Decree of Department of Justice.

4. The density bonus provision shall not apply to any parcel or project which has previously been granted an increase in density through a general plan amendment, zone change, or other permit to facilitate affordable housing.

B. Density bonus calculation. The increase in density provided to eligible projects shall be in addition to the maximum permitted density authorized under the applicable zone in this Zoning Code or land use designation in the general plan, whichever is less.

1. The density bonus units are not included when determining the number of required affordable units relative to the total project units.
2. When calculating the density bonus or required affordable units, fractions are rounded up to the nearest whole unit.
3. When a density increase of less than 20 percent is requested, no reduction will be granted in the number of affordable units required, and the requirements of subsection A. project qualification shall still be applicable.
4. A housing development that meets the requirements of subsection A. project qualification shall be entitled to a density bonus of 20 percent and one concession or incentive, as outlined in subsection C. additional incentives of this section, except that a condominium conversion (under subsection 2.e.) is allowed a 25 percent density bonus.



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5. When the housing development proposes at least 20 percent of the total units for lower income households or at least ten percent for very low income households or at least 20 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and two concessions or additional incentives, as outlined in subsection C. additional incentives, below.
6. When the housing development proposes at least 30 percent of the total units for lower income households or at least 15 percent for very low income households or at least 30 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and three concessions or additional incentives, as outlined in subsection C. additional incentives, below.
7. When the project proposes to provide affordable units in excess of the required units, the density bonus shall be calculated based on a sliding scale, as provided below, up to a maximum of 35 percent.
 - a. An additional two and one-half percent density bonus for each additional increase of one percent very low-income units above the initial five percent threshold;
 - b. A density increase of one and one-half percent for each additional one percent increase in low-income units above the initial ten percent threshold; and
 - c. A one percent density increase for each one percent increase in moderate income units above the initial ten percent threshold for condominium or planned development projects.
8. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zone change, ordinance amendment, or other discretionary approval.
9. An applicant may donate residentially-zoned land (at least one acre) to the City for the development of affordable housing units for very low-income households equal to and not less than ten percent of the number of units proposed in a residential subdivision, parcel map, or residential development, and not less than 40 affordable housing units. This will entitle the project to a density bonus of 15 percent, up to a maximum of 35 percent, based on one percent increase in density for a corresponding increase in the percent of units for very low-income households.
10. An applicant that includes a childcare facility as part of the project is entitled to an additional density bonus or incentive that may consist of:
 - a. An increase in the amount of square feet of residential space that is equal to the floor area of the childcare facility.
 - b. An additional incentive that contributes to the economic feasibility of the construction of the childcare facility.
 - c. Provided the following conditions are met:
 - i. The applicant agrees to and operates the facility for the same length of time that the affordable housing units are restricted to eligible households; and



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- ii. The percentage of children attending the facility and from eligible households in the project is equal to or greater than the percent of restricted affordable housing units.

C. Additional incentives. In addition to the density bonus, the City shall grant one of the following concessions or incentives:

1. A reduction or modification of Zoning Code requirements, site development standards, or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission, as provided in Part 25 of [Division 13](#) of the Health and Safety Code. This may include, but is not limited to:
 - a. Open space. Open space requirements may be reduced if the project is located within 1,000 feet of a public park or revised to allow for roof-top areas to be counted as open space.
 - b. Parking. The enclosed parking requirements may be provided in an open parking lot. Tandem parking may be allowed.
 - c. Setbacks. The required setbacks for parking and landscaping within a parking area may be reduced, provided that the improvements are not significantly out of character with the surrounding area, do not create a safety hazard; and a suitable alternative design is incorporated as determined by the Community Development Director.
 - d. Density. An additional increase in density above the 20 percent density bonus may be granted.
 - e. Building height. An increase in the maximum allowable building height may be granted.
 - f. Off-site improvements. City participation in certain off-site improvements required by the development of the project may be proposed pursuant to negotiation and agreement with the City.
2. The developer of the project may propose a reduction or waiver of City-related development fees, City participation in the cost of infrastructure, write-down of land costs, or subsidy of the costs of construction, subject to approval of the City.
3. A mixed use development, in conjunction with a multi-family residential project may be allowed, provided the project will be compatible internally, as well as with existing or planned development in the area where the project will be located.
4. The City may offer an equivalent financial incentive in lieu of granting a density bonus and additional incentive. The value of the equivalent financial incentive shall equal to at least the land cost per unit savings that would result from the density bonus.
5. The City may grant other regulatory incentives or concessions proposed by the developer, which would result in identifiable cost reductions to the project.



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6. Provision of incentives shall not be construed to require the City to provide cash transfer payments or other monetary compensation, but may include a reduction or waiver of requirements which the City might otherwise apply as conditions of approval.

7. Provided a written finding based on substantial evidence is made, the City need not grant a concession or incentive that would have a specific adverse impact on the public health and safety or the physical environment or on a parcel that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate or avoid adverse impacts without rendering the development unaffordable to low, very low, or moderate income households.

D. Requirements for participation. In order for a developer to be eligible for the density bonus and additional incentive or incentives, the following requirements shall be met:

1. *Designated affordable units.* The developer/property owner shall restrict for the prescribed time period, the number of units by bedroom size, which are designated as affordable housing for target households. A unit shall be counted toward meeting this requirement if it is either vacant and held out for rent/sale at affordable housing costs to lower- and very low-income households or occupied by a senior household, or occupied by and affordable to a lower- or very low-income household (or a moderate-income household for condominium units). Priority shall be given to target households that do not receive other housing subsidies.

2. *Similar design.* The target units shall be compatible in floor plan, furnishings, and exterior design to other units in the project. Further, the target units shall be reasonably dispersed throughout the development. If the development proposes a phased building plan, a proportionate share of target units shall be constructed during each phase.

3. Affordability restrictions.

- a. In accordance with Section 65915(c) of the California Government Code, target units shall remain restricted and affordable for a period of at least 30 years (longer periods may be required by financial assistance, mortgage insurance, or rental subsidy programs) if the project is granted a density bonus and additional incentive or an equivalent financial incentive. Target units shall remain restricted and affordable for a period of at least ten years if the target units are in a condominium project, as defined in Civil Code Section 1351(f).
- b. Households occupying target units shall be allowed to complete their leases beyond the term of the affordability restriction or for at least six months after the termination date, unless the property owner provides the tenants with a minimum of 180 days advance notice of the future rent increase and termination of the affordability status of their unit.

4. *Rental rates.* The rental rate for affordable housing units shall comply with State law, as determined by the household income level and number of members in the household.

5. Sales price.



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- a. Target units for sale shall be affordable to lower- or very low-income households, as defined by income limits established by the State Department of Housing and Community Development, pursuant to Health and Safety Code Sections 50079.5 and 50105, as they may be amended from time to time.
- b. Condominium units shall be affordable to moderate income households. However, upon the resale of the condominium unit, the seller of the unit shall retain the value of the improvements, the down payment and proportionate share of property appreciation. The City shall recapture its initial subsidy and proportionate share of property appreciation, to be used within three years to promote homeownership. This equity-sharing arrangement shall be included in the agreement for the granting of the density bonus, as discussed under subsection D.10. agreement below.

6. *Pre-qualification.* All target households shall be pre-qualified by the developer or its designee prior to moving into a target unit by process mandated by the City. The pre-qualification process for lower- and very low-income target households shall certify the income level of the prospective tenant household and advise the household of affordable housing costs. These standards will be made available to the applicant by the City. The property owner shall not charge the applicant for the initial pre-qualification review. If, after performing the necessary verification, the tenant qualifies as lower- or very low-income household, the City shall issue a certificate to the applicant and the property owner verifying the income level and eligibility to rent or own the unit.

7. *Reporting.* In May of each year, the developer or designee shall provide the Community Development Department, an accounting of the previous calendar year, including:

- a. Total units occupied for any part of the previous year by bedroom size;
- b. Total units vacant for any part of the previous year by bedroom size;
- c. Total units occupied by lower-, very low-income and senior households by bedroom size;
- d. For each lower- and very low-income target unit, the total monthly housing costs (advertised or paid); and
- e. Any other pertinent information deemed appropriate by the City upon approval of the project.

8. *Increases in tenant income.* Rental housing qualifies as affordable housing despite a temporary noncompliance with this section, if the noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to the City are being taken to ensure that all vacancies are filled in accordance with this section until the non-compliance is corrected.

9. *Default.* Default by the property owner is unlawful and is a misdemeanor. Each unit shall be considered a separate violation. Such violation shall be punishable by a fine, not exceeding \$1,000.00, or by imprisonment in the County jail for a period not exceeding six months, or both. In addition, the City shall have the right to prohibit the property owner from leasing any



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non-target unit which becomes vacant until the owner remedies the default. Until the default is remedied, no such unit shall thereafter be rented until the property owner presents evidence to the Community Development Department, that the prospective tenant qualifies as very low-income or lower-income household, as required. Additionally, the average monthly default units shown on the audit report for the previous year shall be added to the units to be set aside during the succeeding reporting period.

10. *Agreement.* The developer shall sign a binding agreement with the City, which sets forth the conditions and guidelines to be met in the implementation of the density bonus requirements and/or any other applicable requirements. These include number of target units, their size, location, terms and conditions of affordability, and production schedule. In addition, the following conditions shall be imposed:

- a. The agreement will establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period.
- b. The agreement shall be binding on the developers, their heirs, transferees, assigns, successors, administrators, executors, and other representatives and recorded as a restriction on the parcel or parcels on which the units are constructed.
- c. The developer agrees not to sell, transfer, or otherwise dispose of the project, or any portion thereof, without obtaining the prior written consent of the Community Development Director. Such consent shall be given upon receipt by the developer of reasonable evidence satisfactory to the Community Development Director that the purchaser, or other transferee, has assumed, in writing and in full, the City's requirements and obligations in the agreement.
- d. The developer shall grant the City the continuing right of first refusal to purchase or lease any or all of the designated units at fair market value.
- e. The deeds to the designated units shall contain a covenant that the developer or the developer's successors in interest shall not sell, rent, lease, sublet, assign or otherwise transfer any interests in such unit without the written approval of the City, confirming that the sales price of the units is consistent with the limits established for eligible households.
- f. The City shall have the authority to enter into other agreements with the owner, developer or purchasers of the dwelling units as may be necessary to assure that the designated dwelling units are continuously occupied by eligible households.

E. *Application procedure.*

1. Affordable housing projects proposed under this section shall require approval of a conditional use permit (CUP), as outlined in Section 18.100.090, Conditional Use Permit, of this Zoning Code.

2. In accordance with Section 65915(d) of the California Government Code, the developer shall first submit to the Community Development Department a written proposal for a density



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bonus and/or residential incentives. The written proposal shall consist of adequate information to reliably estimate the project cost per unit of the proposed development.

3. In addition to the findings of the CUP, the following findings shall be made by the City Council in approving the density bonus:

- a. The total number of units is compatible with the existing and planned infrastructure and service facilities serving the site.
- b. The developer has demonstrated that the density bonus and adjustment of standards is necessary to make the project economically feasible.
- c. The proposed project is compatible with the goals and policies of the general plan and the purpose and intent of this Zoning Code.

F. Development conversions. Conversion of existing developments or structures to housing projects eligible for a density bonus under this section shall follow the regulations outlined in Section 65915.5 of the California Government Code. (Ord. 537 § 1, 2011; Ord. 505 § 2, 2006)

This Housing Element includes amendments to existing programs, such as Program 5, *State Density Bonus Law*, which contributes to land cost reductions. Additionally, this Housing Element includes programs such as Program 26, *Single Room Occupancy* and Program 4, *Zoning Code Review* (setback, height, parking, and use standards for low, medium, and high-density residential projects). Also included are increasing residential densities including adding residential land uses to the commercial zones in accordance with AB 2011 and the new mixed-use zone district; all of which will contribute to increasing the supply of housing.

Environmental Review

The City conducts environmental reviews for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies, or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are “categorically exempt” from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt, including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain residential projects providing affordable urban, agriculture, or urban infill housing that meets specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review apply statewide and are not particular to the City of Hawaiian Gardens alone, so they represent little or no constraints to housing development in the City.



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Applicable projects funded with CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees

The City charges fees to process plans submitted for residential projects and to finance the provision of important services needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. The fees have not been found to act as a constraint to the development of housing in Hawaiian Gardens.

Fees associated with housing development include the following examples:

Building Permit Fees. The City charges fees for building, electrical, and plumbing permits. The fees for a proposed project depend on the size and complexity of the project and are calculated using the Los Angeles County current fee and multiplied by a factor of 1.30 to cover City administrative expenses (see City of Hawaiian Gardens, Community Development Department-Building and Safety Division, available at <https://www.hgcity.org/government/departments/community-development/building-safety-division>). Because the City has the same fees as Los Angeles County, and only adds a minor City administrative fee, the building permit fees are not considered to be a constraint on development of affordable housing in the City.

Notice of Substandard Violation Fee. The Notice of Substandard Violation fee is part of the Program 10, *Pre-Sale Inspection*, whereby the City requires an inspection of the home prior to sale to identify any health and safety code violations. This activity benefits low-income residents in that housing in the City will continually be maintained, be it an ownership or rental unit. The City staff refers property owners to the City Beautification Program (Program 11, *City Beautification*) which includes financing for interior and exterior improvements.

School Fees. The ABC Unified School District (not the City) charges fees on new residential construction to help meet the cost of capital improvements for and/or expansion of school facilities that are necessary to accommodate increased student enrollment due to new residential development. In 2020, the District adopted the following per-unit fees for residential development: single family detached \$9,349.00 and for multi-family attached \$8,559.00. This fee is charged to residential developers in the City of Hawaiian Gardens and to all other jurisdictions in the District, including Anaheim, Artesia, Bellflower, Buena Park, Cerritos, Cypress, La Mirada, La Palma, Lakewood, Long Beach, Los Alamitos, Norwalk, Santa Fe Springs, and Los Angeles unincorporated areas located in the District. The City of Hawaiian Gardens has not established a separate fee or an administrative fee for collecting school fees. School fees are not generally considered to constrain or impair providing affordable housing since all surrounding jurisdictions collect the same fee.



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The City's Amended Resolution No. 035-2018 (effective 4/25/2018) established the permit fees for the City of Hawaiian Gardens. The fees are identified in the Table 4.14 below.

Table 4.14 Permit Fees

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Abandonment of Easement	\$561	--	--
Abatement Procedure, ⁽²⁾ Plus abatement remedies, warrants, and judgment costs	\$617	--	--
Administrative Appeal	\$442	\$332	\$221
Administrative Hearing	\$442	\$332	\$221
Administrative Review (Conduct at staff level)	\$248	\$186	\$124
Amendment of Discretionary Permits	\$1,067	\$800	\$534
Annual Inspection	\$107	--	--
Annual Reinspection	\$62	--	--
Background Check	Actual Cost	--	--
Call for Review	\$442	\$332	\$221
Categorical Exemption	\$107	--	--
Change of Address	\$211 ^(e)	--	--
Conditional Use Permit	\$2,126	\$1,595	\$1,063
Density Bonus	\$3,113	--	--
Design Review to Planning Commission ^(e)	\$771	\$578	\$385
Discretionary Appeal	\$1,155	\$566	\$578
Document Review	\$317	--	--
Encroachment Permit (Public Right-of-Way in Residential Areas) ^(e)	\$317	\$238	\$158
Encroachment Permit (Trash Bins Only)	\$107	\$80	\$54
Expedited Permits & Reports, ^(e) 50% of the original ministerial permit or report cost	Costs Vary	--	--
Film Permit, ⁽²⁾ Plus charges from Fire and Sheriff's Departments; may require deposit	\$580	--	--
Final Parcel Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Final Tract Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Fish and Game Filing Fee: Environmental Impact Report (EIR) ⁽⁵⁾	\$2,606.75	--	--



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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Fish and Game Filing Fee: Negative Declaration (ND) and Mitigated Negative Declaration (MND) ⁽⁵⁾	\$1,876.75	--	--
General Plan Amendment	\$4,767	--	--
Growth Capital Fee	4% of Building Valuation		
Home Occupation Permit	\$186	\$140	\$93
Impound Storage Fees (per day)	\$220	--	--
Inspection Warrant	Actual Cost	--	--
Landscape Reviews over 3,000 sq. ft.	\$987	--	--
Landscape Reviews up to 1,000 sq. ft.	\$247	\$185	\$124
Landscape Reviews up to 3,000 sq. ft.	\$493	--	--
Lien Recording or Lien Removal	\$194	--	--
Lot Line Adjustment ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Massage Permit (Operators) ^(d)	\$1,768 ^(e)		
Massage Permit Annual Renewal ^(e)	\$665		
Massage Permit Appeal / Administrative Hearing ^(d)	\$2,061 ^(e)		
Master Sign Program	\$2,126	--	--
Minor Exception	\$655	\$491	\$328
Minor Use Permit	\$655	\$491	\$328
Mitigation Monitoring Program, ⁽²⁾ Plus ongoing observation fee	\$1,060	--	--
Modification of Non-Discretionary Permit	\$160	--	--
Negative Declaration ⁽²⁾ Prepared in-house, plus other necessary studies and analyses	\$1,913	--	--
Notice of Substandard Violation, ⁽²⁾ Plus County Recording fee	\$538	--	--
Parcel Map Waiver/Certificate of Compliance, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Permit Extension for Discretionary Permit	\$1,030	--	--
Permit Extension for Non-Discretionary Permit	\$125	--	--
Planned Development	\$2,767	--	--
Plot Plan Reviews over 10,000 sq. ft.	Actual Cost	--	--
Plot Plan Reviews under 2,000 sq. ft.	\$371	\$278	\$186
Plot Plan Reviews up to 10,000 sq. ft.	\$1,060	--	--
Plot Plan Reviews up to 5,000 sq. ft.	\$567	--	--



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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Property Presale Records Report (Condominiums) ^(e)	\$174	\$131	\$87
Property Presale Records Report (Single Family Residence)	\$265	\$199	\$133
Property Presale Records Report (Multi Family Residence) ^(e)	\$335	\$251	\$168
Rental Inspection	\$88	\$66	\$44
Resubmissions, 25% of the original permit costs for each successive re-submittal after the third submittal ^(e)	Costs Vary	--	--
Revocation of Discretionary Permit	\$567	--	--
Sewer Reconstruction	\$0.15 per gallon per day of additional peak flow		
Sign Permit Review (Wall, Pole, and Monument)	\$125	--	--
Sign Permit Review (Counter Review and Approval) ^(c)	\$76	--	--
Site Inspection	\$88	\$66	\$44
Small Project Counter Approval (Fences, Patios, Tenant Improvements) ^(e)	Free	--	--
Subject to discretionary review ⁽²⁾			
Special Use Permit (Business Regulation Permit) ⁽²⁾ Plus background check	\$1,633	\$1,225	\$817
Specific Plan	\$2,767	--	--
Storm Water Inspection Fee	\$79	--	--
Storm Water Plan Check	Actual Cost	--	--
Temporary Sign Permit (Banners) ^(a)	\$25	--	--
Temporary Use Permit	\$107	--	--
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Variance	\$1,986	\$1,490	\$993
Zoning Conformity Report or Rebuild Letter (Commercial)	\$318	--	--
Zoning Conformity Report or Rebuild Letter (Residential) ^(e)	\$233	\$175	\$116
Zoning Map Change	\$3,267	--	--
Zoning Ordinance Amendment ⁽²⁾ Plus Environmental Review	\$4,267	--	--
Temporary Use Permit	\$107	--	--



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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Planning and Community Development Department			

Notes:

(1) Proposed fee is full-service cost unless otherwise noted.

(2) Additional fees or costs may apply.

(3) Subsidized for residents who reside in Hawaiian Gardens (25% reduction of full cost).

(4) Subsidized for seniors, age 55 years or older, who reside in Hawaiian Gardens (50% reduction of full cost). (5) As amended by the Department of Fish and Game.

(a) amended Resolution No. 033-2011

(b) amended Resolution No. 021-2012

(c) amended Resolution No. 023-2015

(d) amended Resolution No. 065-2016

(e) amended Resolution No. 035-2018

Table 4.15 below identifies the City's fees, including the ABC Unified School District.

Table 4. 15 Residential Development Fees

Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a typical unit	Single-Family	Multifamily
Total City estimated fees per unit	\$11,375.28	\$6,665.12
ABC Unified School District Fee	\$9,349.00	\$8,559.00
Total fees per unit	\$20,724.28	\$15,224.12

Fees based on 2021 BVD construction costs for a single family detached dwelling of 1,800 square feet.

Fees based on 2021 BVD construction costs for a prototypical multifamily project (10 units, 1,100 square feet per unit)

Per Assembly Bill 1483 (2019), each local jurisdiction in California is required to make available on its website a current schedule of fees and exactions, imposed by the jurisdiction and by any other special districts, which apply to proposed housing development projects. This information must be presented in a way that makes it clear which fees apply to a particular parcel. The City does not currently have a schedule of fees and exactions available online but provides links to the Los Angeles County fee schedule. Since a lack of clear and readily available information about permit fees and costs can increase the uncertainty and level of effort involved in obtaining approvals for new housing development, posting this information on



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the City's website would help to simplify and facilitate housing production. The City is including this information in Program 24, *Public Participation*.

Although the permit and impact fees increase the cost of housing development and may affect the feasibility of building affordable units, these fees are necessary to recover the cost of staff time to review and process permits and to provide adequate community facilities. The City's fees are in line with the cost of providing services, there is no city impact fee, no unique parking or open space fees, and the school impact fee is the same fee charged to 14 other jurisdictions in the surrounding area. These fees are not considered to be an undue constraint on the ability to develop affordable housing in the City. In fact, the City has adopted a 25% reduction of the full cost of many of the fees for City residents and a 50% reduction for seniors (55 years and older) who reside in the City.

On-/Off-Site Improvements

The guidance from HCD indicates:

The element must also describe and analyze the impact of on-and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.

Developers of residential subdivisions in the City of Hawaiian Gardens are required to construct streets, curbs, gutters, sidewalks, sewer and water lines, street lighting, and trees located in the public rights-of-way within and adjacent to a subdivision. These facilities are then dedicated to the City, which is responsible for maintenance. On- and off-site improvements add to the total cost of developing housing, but are direct costs associated with the provision of infrastructure and services necessary for public health and safety, including new residents of the subdivision. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not considered to be a constraint to the development of housing.

Infrastructure Improvements

The City has been successful in acquiring state and federal funding to upgrade roadways and other infrastructure. Notable examples include:

- Safe Routes to Schools Program, which provides pedestrian improvements in the vicinity of the schools located in the City, completed prior to 2018 (SRTS program funds).
- The City applies for funding on a yearly/biennial basis for infrastructure improvements (Federal SRTS funding program has been merged with State funding programs under SB1 and ATP funding).



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- HSIP Cycle 8 grants have been awarded by Caltrans for signal hardware improvement for two projects in 2018. One project is for eight (8) signalized intersections along Carson Street (\$397.5k) and the other was for four (4) signalized intersections along Norwalk Boulevard (\$464.4k). Metro also awarded \$40k funding for signal synchronization along Carson Street signals. These projects are scheduled to go out for construction in September 2022.
- Per-capita Grants from State Parks and Recreation department – City applied for and received \$186,793 grants to renovate restrooms located at Lee Ware Park at 22300 Wardham Avenue. The project is currently in design phase.
- ATP Cycle 6 grants- An application for funding (\$370k) for preparing the City's Bicycle Master Plan was submitted in June 2022. Upon awarded, the plan will be completed by August 2024.
- HSIP Cycle 11 grants – The City is preparing the application (to be submitted by September 12, 2022) to implement traffic calming and speed reduction strategies throughout the City focusing on areas identified in the Local Roadway Safety Plan adopted in April 2022. Upon awarded, the improvements will be completed by August 2024.
- The Street Reconstruction Project (FY21-22) is in the final design phase and expected to be in the construction bid stage by September 2022. Construction to be completed by March 2023.
- The Street Reconstruction Project (FY22-23) is in the planning stage and application has been submitted for approval by California's CalSMART system for SB1 funding. CDBG funding and Measure R funds are also available for this project. Design phase is expected to start by October 2022, and with construction bid phase by September 2023. Construction to be completed by March 2024.
- Funding (approx. \$370,000) has been awarded from ATP Cycle 6 program budget to prepare City's Multi-year Comprehensive Bicycle Master Plan. The plan will include a number of bicycle lanes and other bicycle facilities enhancements to be implemented citywide by 2026.

In 2022, the City updated the City's Capital Improvement Program (CIP). Some of the programs are maintenance type projects including slurry seal rehabilitation of existing streets, and some are upgrades including the Carson Beautification Design.

The ability to widen streets to accommodate additional auto volumes is extraordinarily limited. Most streets are classified and built as two-lane streets with on-street parking. Therefore, site improvement requirements vary depending on the existing condition of each project site. All developed and vacant sites in the City are already served by infrastructure including roads, sewer, water, storm drains, and utilities. There are no septic systems or wells located in the City. The specific requirements for public works improvements, underground utilities, water, sanitation, and streets are described below:



4. RESOURCES AND CONSTRAINTS

Public Works Improvements: Projects must dedicate land for street widening and construct or repair curb, gutter, sidewalks, pave to the centerline of all streets adjacent to the development parcel if they exceed the valuation level. In addition, developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees, and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in-lieu fee equal to the cost of construction.

Underground Utilities: The City establishes underground utility districts on a project-by-project basis. SCE plans were approved in October 2021 for undergrounding utilities on Norwalk Boulevard between Tilbury Street and 215th Street.

Water: The City of Hawaiian Gardens is served by Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. Through the project review and building permit processes the Los Angeles Consolidated Fire District (LACFD) requires a water flow test to be conducted for any new development to ensure capacity to support the development. If the test comes back not meeting the minimum threshold, then the developer works with the City on facility upgrades.

Sanitation: Projects that require a new connection to the public sewer must pay a sewer connection fee to the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). Permits must be obtained before the issuance of City building permits. The local sewer lines in the City are maintained by CSMD.

Streets: The 2010 General Plan Circulation Element identifies the City's circulation system, including the following streets and their respective classification:

- *Major Arterial:* Carson Street and Norwalk Avenue. These streets perpendicularly intersect at the general center of Hawaiian Gardens. The majority of commercial and industrial uses are located along these arterials. Due to the build out nature of these areas, development of affordable housing along these corridors will have minimal improvements. As previously discussed, Carson Street and Norwalk Avenue are considered commercial corridors and as later discussed in Section 5, parcels along these roadways may be developed with residential uses in accordance with AB 2011 with up to 40 du/acre. Other Major Arterials are Pioneer Boulevard, and Bloomfield Boulevard.
- *Secondary Arterial:* Norwalk Boulevard north of Carson Street
- *Collector:* Pioneer Boulevard south of Carson Street, 214th street west of Norwalk Boulevard, 215th Street west of Elaine Avenue, Elaine Avenue north of 215th Street, Civic Center Drive (219th Street) west of North Boulevard, 221st Street east of North Boulevard, Juan Avenue north of 223rd Street, and Hawaiian Avenue
- *Local:* neighborhood streets



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Developers are required to widen streets where physically possible in accordance with the General Plan Circulation Element recommendations below:

- Major Arterial, 6 lanes, right-of-way width 108 feet
- Major Arterial, 4 lanes, right-of-way width 100 feet
- Secondary Arterial with center divider, 4 lanes, right-of-way width 80 feet with 64 feet of roadway curb to curb. Two travel lanes in each direction, center divider.
- Secondary Arterial without center divider, 4 lanes. Two travel lanes in each direction, no center divider. Parking lanes or bicycle lanes would typically be provided.
- Local Streets, two lanes, right-of-way width 60 feet, roadway width 40 feet. Some local streets may have a right-of-way width between 50 and 60 feet, with two travel lanes, parking lanes, sidewalk, and parkway.

The major difference between divided and undivided Secondary Arterials is that the vehicle carrying capacity for a divided facility is higher than for an undivided facility. Most of the roadways designated as Secondary roadways in the City of Hawaiian Gardens have been improved to provide some form of center roadway divider for left turn channelization.

The required street width construction for a typical subdivision would most likely range from a 60-foot right-of-way for local streets up to 108-foot right-of-way for an arterial. Flexibility on street widths can be allowed with a specific project application taking into consideration the potential impacts of the project and existing conditions. This Element includes an amendment to Program 21, *Infrastructure Availability*, as follows: The City will review changing the local street right-of-way width from 40 to 36 feet. Although the majority of the arterials and collectors are currently built out, where opportunities arise for improvements the City will consider reduction in street widths, while still providing for bicycle lanes. In addition, the City will establish specific procedures and require that priority is given to developments with units affordable to lower-income households.

Sidewalks are provided on all arterial roadways and on the vast majority of residential streets. The City of Hawaiian Gardens circulation system has been designed to ensure that adequate facilities are provided for pedestrian circulation, especially in the vicinity of schools, parks, major retail facilities, and other locations with high levels of pedestrian activity.

The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on a few of the roadways within the City of Hawaiian Gardens. Most city bikeways are Class II and Class III. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing conditions, bicycle facilities could also be required as part of the street improvements.

The City of Hawaiian Gardens is well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation



4. RESOURCES AND CONSTRAINTS

Authority (OCTA) and Long Beach Transit (LBT), all operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C Line in Norwalk and the Metro A Line in Long Beach. All buses are ADA accessible, and many have bicycle racks.

Because most of the City's circulation system is complete, maintenance and improvements to older roadways has not been a constraint on development. This is because development is not required to extend roadways from undeveloped properties as the only vacant undeveloped properties are a few parcels less than an acre in size and exist on fully-improved streets.

Housing For Persons With Disabilities

As noted in the Special Needs section of the Housing Needs Assessment Report, persons with disabilities have several housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City of Hawaiian Gardens Zoning Code Section 18.100.190 describes the City's Reasonable Accommodations procedures. The City provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The application shall be filed with the Community Development Director free of charge, unless a project requires another discretionary permit.

Once filed, the Community Development Director shall make a written decision within 45 days and either approve, approve with conditions and/or modifications, or deny a request for reasonable accommodation in compliance with the factors/findings below. If the request is affiliated with a larger project, other entitlements, then the request is bundled with the entitlements and proceeds to the appropriate decision-making body (Planning Commission or City Council). This expedites the request process, rather than making someone wait until the other entitlements are granted, and then waiting for the accommodation request to process. The written decision to approve or deny a request for reasonable accommodation shall be consistent with the Acts and shall be based on consideration of all of the following factors/findings:

1. Whether the housing subject of the request will be used by an individual defined as disabled under the Acts;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;



4. RESOURCES AND CONSTRAINTS

3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. The availability of alternative reasonable accommodations that may provide an equivalent level of benefit.

Program 17, *Disability Access*, includes the City's requirement to continue to monitor requests, the factors/findings, and update as necessary to provide reasonable accommodations.



4. RESOURCES AND CONSTRAINTS

4.3 NON-GOVERNMENTAL RESOURCES AND CONSTRAINTS

Production cost factors such as land acquisition and improvement, construction material and labor, financing, overhead costs, and fees, are market constraints which impact the affordability of housing. Conversely, the region is rich in non-profit entities who specialize in maintaining affordable and/or senior-friendly housing (see Table 2.12 above).

Land Cost / Construction Cost

The cost of housing in Hawaiian Gardens has increased in the last few years as land values, construction costs, and finance charges continue to increase. The diminishing supply of land available for residential construction has driven land and housing costs upward. The City typically has little control over the market fluctuations that affect housing costs. "Land values across the U.S. rose on average 8% in 2021, which is an increase over 2020 rates. This trend will affect the overall cost of developing new housing units in the City and the State in general.

Land, construction, and financing costs represent the most significant nongovernmental constraints in the production of housing for most income groups in Hawaiian Gardens. Land costs in this City are generally high due to high demand and the limited supply found in an established city in the Los Angeles metropolitan region.

Construction costs include both "hard" and "soft" costs such as labor and materials (hard), and soft costs such as architectural and engineering services, development fees, construction financing, and insurance.

Over the past eighty years, the City of Hawaiian Gardens has experienced limited vacant land sales.

This 6th Cycle Housing Element includes the following programs, detailed in Section 7, that are proposed to minimize, where feasible, the nongovernmental constraints impacting housing in the City of Hawaiian Gardens: Program 1, *Adequate Sites*; Program 2, *Promote Lot Consolidation*; and Program 3, *Affordable Housing Incentives*.

Availability Of Financing

An inventory of local lending institutions revealed that loans are available in the area to qualified clients.

Housing Crisis

Residential vacancy rates and the location of the City within the Los Angeles basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Hawaiian Gardens and the surrounding cities are becoming an increasingly convenient area in which to live. Housing prices will continue to rise due to this demand. If land values, construction costs, and interest rates continue to increase in the long-term, the cost of all new housing will rise accordingly.



4. RESOURCES AND CONSTRAINTS

As indicated above, the City has no control over the market fluctuations that may affect housing costs because market conditions result from a complex interplay of national economic policies and general economic conditions. Inflation in the cost of goods and especially housing means that many families find themselves unable to afford suitable housing. The lack of sufficient income causes more working people to share the cost of a home. As a result, overcrowding is common, and the housing choice of many households is severely restricted. This situation is further aggravated in periods of high unemployment as experienced in the last two years due to the COVID-19 pandemic and the threats of eviction of tenants and foreclosure on mortgaged properties.

City Housing Division Services

The Hawaiian Gardens Housing Division of the Community Development Department administers a wide variety of housing programs that contribute to the quality of life, economic viability, and sustainability of Hawaiian Garden's neighborhoods. The Housing Division is responsible for the overall management and oversight of the City Beautification Program, Section 8 Housing Choice Voucher Program, and various other housing activities. The Division's webpage contains links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies to assist residents in exercising their rights to fair housing (see City of Hawaiian Gardens, Housing Division, available at <https://www.hgcity.org/government/departments/community-development/housing-division> (accessed February 1, 2023)).

Non-profit Housing Resources

The Fair Housing Foundation (FHF) in neighboring Long Beach serves cities throughout Los Angeles and Orange Counties. The FHF is a non-profit organization established in 1964 and is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. FHF engages in activities including outreach and education, testing and investigation, and counteracting and eliminating discriminatory housing practices in both Los Angeles and Orange Counties. The Fair Housing Foundation is a HUD-Certified Housing Counseling Agency and also offers Rental Counseling.



5 LAND INVENTORY

5.1 INTRODUCTION

This section assesses the housing development potential in Hawaiian Gardens during the 2021-2029 Housing Element planning period. California Government Code § 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential. Local agencies must also evaluate whether the sites' zoning and the availability of public facilities and services support housing development. The purpose is to determine the quantity of land available to accommodate the City's RHNA. The RHNA is broken down by income group into four categories: Very Low (less than 50% of the Area Median income (AMI)), Low (50-80% of AMI), Moderate (80-120% of AMI), and High (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories.

Site Selection

The Hawaiian Gardens General Plan and Land Use Element and Zoning Code establishes six residential zone districts, (R-1 Estate, R-1, R-2, R-3, R-4, and Mobile Home Park (MHP) for residential uses. The General Commercial (C-4) and Downtown Commercial (C-2) zone allows for mixed use which includes the addition of residential uses in order to provide housing opportunities for all household income ranges. Additionally, as previously discussed, AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially zoned-lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet and no greater than 150 feet. Revisions to General Plan goals and policies, and to the Zoning Code, are proposed both below and in Section 7 to expand housing opportunities, particularly for lower-income levels.

Sites were selected for their redevelopment potential based on size, location, current on- and off-site uses, allowed densities, and compatibility of proposed densities.



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- a. **Size and location:** The site selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet (see Figure 5.2). Some of these sites are already developed with residential uses and existing residential uses occur immediately adjacent to these parcels. Therefore, these parcels are conducive for residential development given the proximity to existing residential uses. Additionally, the majority of these parcels are located within 0.5-mile of public transit and therefore are not required to provide any parking on these sites in accordance with AB 2097. The absence of parking requirements on these sites increases the potential for higher density residential developments because more land area on the site can be devoted to housing.

Development of parcels of at least one-half acre in size is desirable in terms of construction economies and effective use of State or federal grants. The Sites Inventory includes a broad range of parcel sizes. However, in Hawaiian Gardens as in many older cities, the subdivision pattern has resulted in many lots that are less than one-half acre. These sites may still be viable for duplex or triplex residences, but may also be suitable for merger with adjacent underutilized parcels.

- b. **Capacity and Densities:** The site selection includes both vacant and underutilized, nonvacant sites. Many of the nonvacant sites are considered underutilized because they contain a disproportionate land area allocated for parking vehicles (e.g., parking lots adjacent to The Gardens Casino) and/or they are occupied by low-intensity uses or aging structures that are nearing – or have passed – their projected useful life.

In accordance with AB 2011, the City is required to approve residential projects up to 30 du/acre so long as the project meets the requirements prescribed in AB 2011. Additionally, the lack of parking requirements on these sites increases the potential density beyond the required 30 du/acre.

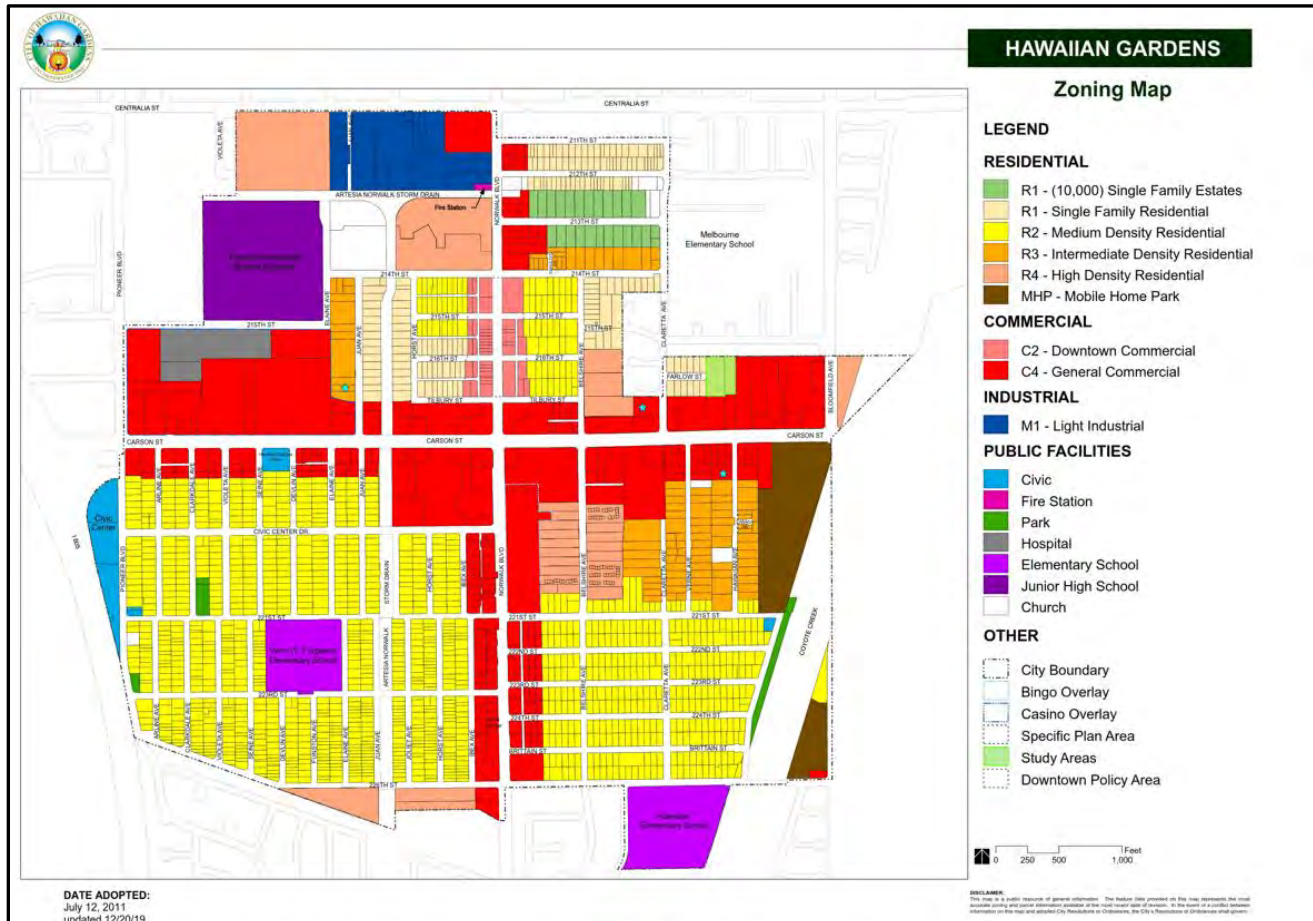
Zoning

There are approximately 715 acres of land zoned in the City. The R-2 Medium Density Residential zone district, with 210.81 acres, is the largest zone district in the City. The combined residential zone districts (including the Mobile Home Residential zone district) comprise 382.65 acres. In comparison, the combined acreage of the City's two commercial zone districts is 178.37 acres. Figure 5.1 below shows the City's current zoning map. Table 5.1 below lists the City's zones and land area for each zone.

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Figure 5.1 Zoning Map





City of Hawaiian Gardens 2021-2029 Housing Element

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Table 5.1 Zone Districts and Land Area

Zone District	Area (Acres)	Area (Sq. Ft.)
R1 (10,000) Single Family Estates	11.87	517,057.20
R1 Single Family Residential	36.77	1,601,701.20
R2 Medium Density Residential	210.81	9,182,883.60
R3 Intermediate Density Residential	37.97	1,653,973.20
R4 High Density Residential	60.70	2,644,092.00
MHP Mobile Home Park	24.53	1,068,526.80
C2 Downtown Commercial	9.78	426,016.80
C4 General Commercial	168.59	7,343,780.40
M1 Industrial	21.79	949,172.40
Civic	8.85	385,506.00
Fire Station	0.23	10,018.80
Park	2.97	129,373.20
Hospital	7.10	309,276.00
Elementary School	26.69	1,162,616.40
Junior High School	29.71	1,294,167.60
Church	11.85	516,186.00
Other – Unsymbolized	44.80	1,951,488.00
Total	715.01	31,145,835.60

As discussed above, mixed-income residential projects proposed within commercial corridors (e.g., Carson Street and Norwalk Boulevard) would be approved ministerially, by-right, in accordance with AB 2011 and therefore would not require any changes to the City's existing Zoning Code. Additionally, as discussed above, most of the parcels selected for redevelopment are within 0.5-mile of public transit and therefore would not require any parking on-site regardless of the parking requirements prescribed for that zone by the City's existing Zoning Code. Additionally, this provision is being incorporated into the Hawaiian Gardens Zoning Code along with other amendments for State law consistency.

Additionally, in an effort to provide a greater range of housing opportunities in the City, the City is proposing Program 27, *Zone District Densities Update*, which will eliminate the R-1 10,000 Single-Family Estate zone district and replace it with the R-1 Single Family Residential zone district. Program 27 also sets minimum densities, increases maximum densities for all residential zone districts, includes residential land uses in the commercial zone districts, sets minimum and maximum densities for those districts, and creates mixed-use zone districts with minimum and maximum densities. Furthermore, all residential densities can be increased under Program 5, *State Density Bonus Law*, if affordable units are incorporated into a development. Densities are expressed as dwelling units (du) per acre.



5.2 EXISTING CAPACITY ANALYSIS

As discussed above, the Site Selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet. Table 5.2, below, lists the parcels zoned for commercial uses and located along Carson Street and Norwalk Boulevard that can be redeveloped for residential uses pursuant to AB 2011.

In evaluating these sites, a number of different factors were accounted for in determining the likelihood of redevelopment of each identified parcel. These factors include the proximity to transit and whether parking minimums can be enforced in accordance with AB 2097, whether any parcel is a designated historic resource, environmental constraints, and the existing uses of each parcel.

According to the City's General Plan, the City does not contain any historic sites designated by the National Register nor are there any locally-designated historic sites in the City. As such, there are no laws related to historic resources that would restrict these sites from redevelopment.

Additionally, there are no environmental hazards within the City that would limit these sites from being redeveloped for residential uses. For example, the City is not located within a fire hazard severity zone as designated by Cal Fire, nor is the City within a special flood hazard area as designated by the Federal Emergency Management Agency (FEMA). The Department of Toxic Substances Control (DTSC) EnviroStor database indicates there is only one site in the entire City (located at 12245 Carson Street) that had a past hazardous material leak or spill and therefore may be result in an environmental hazard to the public if redeveloped. However, according the records available on the EnviroStor database, the site, which previously operated as an automotive facility, was redeveloped as a Five Star Express Car Wash. The car wash redevelopment project was required to comply with applicable requirements during construction to ensure that groundwater was not contaminated with hazardous materials and that detected metals were below State thresholds. The DTSC closed the case in August of 2015 and issued a no further action determination for the site. As such, this site is considered safe for redevelopment and environmental constraints would not apply.

Although these sites are zoned for commercial uses, some of these parcels contain residential units. Therefore, the existing capacity analysis accounts for the number of existing residential units (30) by subtracting this number from the total number of units that can be developed on these sites. The total number of units that can be developed on each site is calculated by multiplying the acreage of the site by the realistic capacity of 40 du/acre. As previously stated, AB 2011 requires the ministerial, by-right approval for up to 30 du/acre. Given that many of these sites would not be required to provide parking pursuant to AB 2097, the realistic capacity was increased from 30 du/acre to 40 du/acre to account for the increased density potential of these sites.



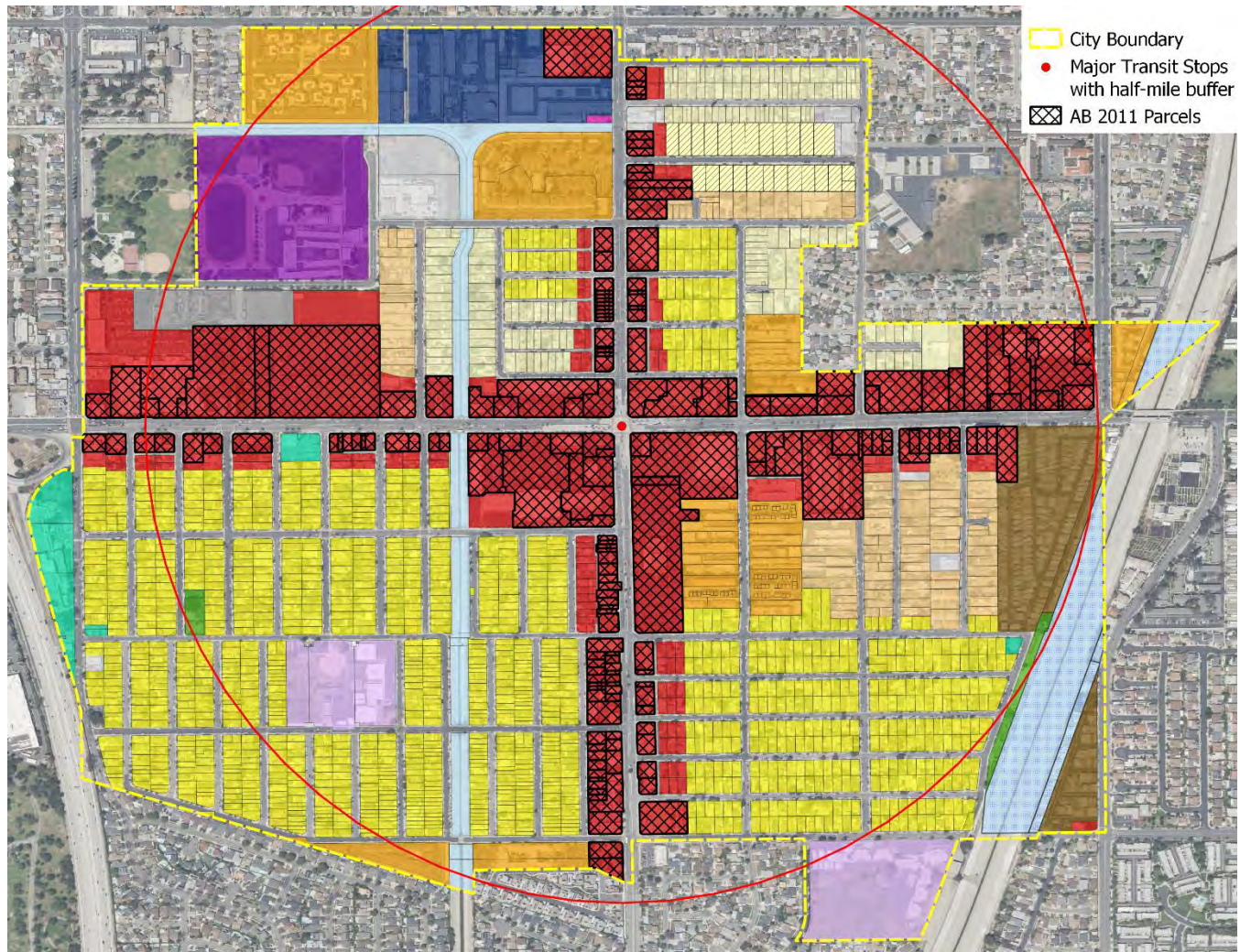
The City understands not all of these sites will be redeveloped during the planning period, nor that these will be redeveloped up to 40 du/acre. Therefore, the existing capacity analysis assigned each parcel a 5% base likelihood to be redeveloped, with that likelihood being adjusted based on specific factors related to each parcel, as listed below:

- **Commercial Lot Utilization:** Many of the parcels included in the existing capacity analysis are currently being used as commercial properties. However, there are a wide range of intensity of uses within the area, with the existing uses being more economically viable the greater the intensity of use. Therefore, existing commercial uses at an intensity with a Floor Area Ratio of 2.0 or greater has been given a 50% development capacity adjustment.
- **Proximity to Transit:** Sites that are located within 0.5- mile of a Major Transit Stop, as defined by Public Resource Code Sections 21155 and 21064.3, have been given a 200% development capacity adjustment. Projects on these sites will not be required to provide on-site parking.
- **Essential Community Service Uses:** Sites that currently provide essential services to the community, including churches, large grocery stores, community service centers, and medical services, have been given a 25% development capacity adjustment.

After considering the factors listed above, the total development probability of each site was determined by multiplying the base development probability (5%) by each adjustment factor percentage. For example, sites with essential community serving uses were assigned a percentage of 25% and sites with non-essential community serving uses were assigned a percentage of 100%, which generally resulted in a total development probability of 3% for sites with essential community serving uses and a total development probability of 5% for sites with non-essential community serving uses. The total development probability of each site was then multiplied by the total number of units for each site to determine the anticipated number of units for the site. For example, if the site has a total development probability of 5% and the total number of units for the site is 60, then the anticipated number of units for the site would be 3 units.

Figure 5.2 shows the location of each opportunity site, while Table 5.2 shows the existing capacity analysis of the identified sites using the methodology described above. As shown in Table 5.2, the total number of units anticipated for development is 315, with 52 units anticipated for very low-income households, 52 units anticipated for low-income households, 63 units anticipated for moderate income households, and 147 units anticipated for above moderate-income households.

Figure 5.2 Existing Capacity



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Table 5.2 Existing Capacity Analysis

Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2.7225	7065-001-015		40	109	18.1594	18.1594	21.8	50.8812	5%	200%	100%	100%	10%	10.9	1.81594	1.81594	2.18	5.08812
0.4810	7065-006-035		40	19	3.1654	3.1654	3.8	8.8692	5%	100%	100%	100%	5%	0.95	0.15827	0.15827	0.19	0.44346
4.8946	7065-006-048		40	196	32.6536	32.6536	39.2	91.4928	5%	200%	100%	100%	10%	19.6	3.26536	3.26536	3.92	9.14928
0.7523	7065-007-053		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
1.1071	7065-007-144		40	44	7.3304	7.3304	8.8	20.5392	5%	200%	100%	100%	10%	4.4	0.73304	0.73304	0.88	2.05392
8.3844	7065-007-146		40	335	55.811	55.811	67	156.378	5%	200%	100%	100%	10%	33.5	5.5811	5.5811	6.7	15.6378
0.9050	7065-014-036		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	100%	10%	3.6	0.59976	0.59976	0.72	1.68048
0.7643	7065-015-047		40	31	5.1646	5.1646	6.2	14.4708	5%	200%	100%	100%	10%	3.1	0.51646	0.51646	0.62	1.44708
0.2971	7065-015-049		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
2.1995	7065-015-050		40	88	14.6608	14.6608	17.6	41.0784	5%	200%	100%	100%	10%	8.8	1.46608	1.46608	1.76	4.10784
0.4164	7065-015-051		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.5105	7065-015-052		40	20	3.332	3.332	4	9.336	5%	200%	100%	100%	10%	2	0.3332	0.3332	0.4	0.9336

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.0579	7065-016-014		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0576	7065-016-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0291	7065-016-016		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.2274	7065-016-038		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	25%	100%	3%	0.225	0.037485	0.037485	0.045	0.10503
0.2714	7065-016-018		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.0573	7065-017-013		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-014		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0580	7065-017-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-016		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-017		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-018		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-019		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-020		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.1845	7065-017-021		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.3569	7065-018-031		40	14	2.3324	2.3324	2.8	6.5352	5%	200%	100%	100%	10%	1.4	0.23324	0.23324	0.28	0.65352
0.2887	7065-018-032		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	25%	100%	3%	0.3	0.04998	0.04998	0.06	0.14004
0.9049	7066-013-045		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	50%	5%	1.8	0.29988	0.29988	0.36	0.84024
0.5404	7066-013-046	1	40	21	3.4986	3.4986	4.2	9.8028	5%	200%	100%	100%	10%	2.1	0.34986	0.34986	0.42	0.98028
0.3246	7066-013-054		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
1.6367	7066-013-055		40	65	10.829	10.829	13	30.342	5%	200%	100%	100%	10%	6.5	1.0829	1.0829	1.3	3.0342
1.6719	7066-013-057		40	67	11.1622	11.1622	13.4	31.2756	5%	200%	100%	100%	10%	6.7	1.11622	1.11622	1.34	3.12756
1.3947	7066-013-058		40	56	9.3296	9.3296	11.2	26.1408	5%	200%	100%	100%	10%	5.6	0.93296	0.93296	1.12	2.61408
0.4094	7066-013-059		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
2.7635	7066-013-060		40	111	18.4926	18.4926	22.2	51.8148	5%	200%	100%	100%	10%	11.1	1.84926	1.84926	2.22	5.18148
0.5537	7066-013-061		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.3555	7066-013-062		40	14	2.3324	2.3324	2.8	6.5352	5%	200%	100%	100%	10%	1.4	0.23324	0.23324	0.28	0.65352

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0.6171	7066-013-063		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
1.1883	7066-013-064		40	48	7.9968	7.9968	9.6	22.4064	5%	200%	100%	100%	10%	4.8	0.79968	0.79968	0.96	2.24064
0.4137	7066-013-065		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.7533	7066-017-011		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
0.565	7066-017-012		40	23	3.8318	3.8318	4.6	10.7364	5%	200%	100%	100%	10%	2.3	0.38318	0.38318	0.46	1.07364
0.0304	7066-017-018		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.3876	7066-017-019		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.0586	7066-017-058		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.7454	7066-017-059		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
0.0975	7066-018-013		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1456	7066-018-024	2	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
1.3528	7066-018-033		40	54	8.9964	8.9964	10.8	25.2072	5%	200%	100%	100%	10%	5.4	0.89964	0.89964	1.08	2.52072
0.8808	7066-018-034		40	35	5.831	5.831	7	16.338	5%	200%	100%	100%	10%	3.5	0.5831	0.5831	0.7	1.6338

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0.9027	7066-018-036		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	100%	10%	3.6	0.59976	0.59976	0.72	1.68048
0.6419	7066-019-001		40	26	4.3316	4.3316	5.2	12.1368	5%	200%	100%	100%	10%	2.6	0.43316	0.43316	0.52	1.21368
0.0572	7066-020-004		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1715	7066-020-032		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.1724	7066-020-034		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.0572	7066-020-036		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1833	7066-020-037		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
1.0743	7066-021-026		40	43	7.1638	7.1638	8.6	20.0724	5%	200%	100%	100%	10%	4.3	0.71638	0.71638	0.86	2.00724
0.1603	7066-022-015	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.4088	7066-022-027		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.6121	7066-022-028	1	40	23	3.8318	3.8318	4.6	10.7364	5%	200%	100%	100%	10%	2.3	0.38318	0.38318	0.46	1.07364
0.6363	7066-022-029		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
0.1658	7066-022-030		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676

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0.183	7066-025-002		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.1827	7066-025-003		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.165	7066-025-004		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.347	7066-025-005	1	40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.0726	7066-026-033	1	40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1215	7066-026-036	4	40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.0965	7066-026-037	4	40	0	0	0	0	0	5%	200%	100%	100%	10%	0	0	0	0	0
0.2185	7066-026-040		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	100%	10%	0.9	0.14994	0.14994	0.18	0.42012
0.3292	7068-001-038		40	13	2.1658	2.1658	2.6	6.0684	5%	100%	100%	100%	5%	0.65	0.10829	0.10829	0.13	0.30342
0.3329	7068-001-045		40	13	2.1658	2.1658	2.6	6.0684	5%	100%	100%	100%	5%	0.65	0.10829	0.10829	0.13	0.30342
0.2944	7068-002-047		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.2928	7068-002-048		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.2977	7068-003-013		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016

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0.4607	7068-003-040		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.604	7068-004-042		40	24	3.9984	3.9984	4.8	11.2032	5%	200%	100%	100%	10%	2.4	0.39984	0.39984	0.48	1.12032
0.0693	7068-006-003		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0627	7068-006-018		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.1299	7068-006-032		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1265	7068-006-052		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1283	7068-006-053		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1256	7068-006-054		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.167	7068-007-035		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.3361	7068-007-047		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.1528	7068-008-036		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1506	7068-008-037	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.4868	7068-008-038		40	19	3.1654	3.1654	3.8	8.8692	5%	200%	100%	100%	10%	1.9	0.31654	0.31654	0.38	0.88692

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0.1114	7068-008-039		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.2839	7068-008-040		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.3086	7068-008-041		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
4.1282	7068-008-042		40	165	27.489	27.489	33	77.022	5%	200%	100%	100%	10%	16.5	2.7489	2.7489	3.3	7.7022
0.5393	7068-008-043		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.7337	7068-008-044		40	29	4.8314	4.8314	5.8	13.5372	5%	200%	100%	100%	10%	2.9	0.48314	0.48314	0.58	1.35372
1.6417	7068-008-045		40	66	10.9956	10.9956	13.2	30.8088	5%	200%	100%	100%	10%	6.6	1.09956	1.09956	1.32	3.08088
1.4092	7068-008-047		40	56	9.3296	9.3296	11.2	26.1408	5%	200%	100%	100%	10%	5.6	0.93296	0.93296	1.12	2.61408
0.3331	7068-008-048		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.073	7068-015-014		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0586	7068-015-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0645	7068-015-016		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0647	7068-015-017		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004

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0.1778	7068-015-018	1	40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.0615	7068-015-028		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1441	7068-015-034		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1794	7068-015-051		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.0752	7068-015-052		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.3053	7068-015-053		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.1333	7068-015-054		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1204	7068-015-055		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1282	7068-015-058		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1147	7069-013-008	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0574	7069-013-011		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0574	7069-013-012		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1721	7069-013-013		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.1147	7069-013-039	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0452	7069-013-041		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.091	7069-013-042		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.098	7069-013-043		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0461	7069-013-044		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0927	7069-013-045		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0466	7069-013-046		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.091	7069-013-047		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.3973	7069-013-052		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.1147	7069-013-053		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.6301	7069-013-050		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
0.1147	7069-013-055		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.0944	7069-013-906		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.1381	7069-019-003	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.0574	7069-019-005		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1148	7069-019-006	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0862	7069-019-008	1	40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1836	7069-019-037	1	40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1028	7069-019-038	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0975	7069-019-039		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1473	7069-019-040	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1491	7069-019-041	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1148	7069-019-042	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.6863	7069-019-051		40	27	4.4982	4.4982	5.4	12.6036	5%	200%	25%	100%	3%	0.675	0.112455	0.112455	0.135	0.31509
0.606	7069-019-052		40	24	3.9984	3.9984	4.8	11.2032	5%	200%	100%	100%	10%	2.4	0.39984	0.39984	0.48	1.12032
0.086	7069-019-053		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	25%	100%	3%	0.075	0.012495	0.012495	0.015	0.03501

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.3	7069-019-907		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	25%	100%	3%	0.3	0.04998	0.04998	0.06	0.14004
0.4199	7075-020-007		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.441	7075-020-010		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.4431	7076-001-004		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.5407	7076-001-012		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.2108	7076-001-015		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.0971	7076-001-016		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1113	7076-001-017	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.2108	7076-001-026		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.8766	7076-001-028		40	35	5.831	5.831	7	16.338	5%	200%	100%	100%	10%	3.5	0.5831	0.5831	0.7	1.6338
0.4438	7076-001-029		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.2099	7076-001-030		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.09	7076-001-032		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
3.7775	7076-001-055		40	151	25.1566	25.1566	30.2	70.4868	5%	200%	100%	50%	5%	7.55	1.25783	1.25783	1.51	3.52434
0.1101	7076-005-001		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1009	7076-005-002	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.2095	7076-005-003		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.2093	7076-005-004		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.2083	7076-005-005		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.1934	7076-005-006		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.4326	7076-005-021		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.0138	7076-005-900		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.9233	7076-006-002		40	37	6.1642	6.1642	7.4	17.2716	5%	200%	100%	100%	10%	3.7	0.61642	0.61642	0.74	1.72716
0.2241	7076-006-005		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006
0.223	7076-006-006		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006
0.2199	7076-006-007		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1.264	7076-033-910		40	51	8.4966	8.4966	10.2	23.8068	5%	200%	100%	50%	5%	2.55	0.42483	0.42483	0.51	1.19034
0.2434	7076-034-001		40	10	1.666	1.666	2	4.668	5%	200%	100%	100%	10%	1	0.1666	0.1666	0.2	0.4668
0.2299	7076-034-023		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	100%	10%	0.9	0.14994	0.14994	0.18	0.42012
0.1772	7076-035-001		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.2994	7076-035-002		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.0713	7076-036-001		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.1288	7076-036-005		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.2875	7076-036-028		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.0702	7076-037-008		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.4179	7076-037-027		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
6.0145	7076-038-060		40	241	40.1506	40.1506	48.2	112.4988	5%	200%	100%	100%	10%	24.1	4.01506	4.01506	4.82	11.24988
0.3782	7076-039-001		40	15	2.499	2.499	3	7.002	5%	200%	100%	100%	10%	1.5	0.2499	0.2499	0.3	0.7002
0.3154	7076-039-004		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
4.5023	7076-039-060		40	180	29.988	29.988	36	84.024	5%	200%	25%	100%	3%	4.5	0.7497	0.7497	0.9	2.1006
Total																		
110.25		30		4375	875	875	875	1750						315	52	52	63	147



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5.3 ACCESSORY DWELLING UNITS (ADUs)

In the last five years, ADUs have become more broadly allowed under California law. The City updated the Accessory Dwelling Unit (ADU) requirements within the Zoning Code to comply with State statutory requirements (see Chapter 18.90.080 of the City's Zoning Code), and will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law (see Program 15).

Since the City updated its zoning code to allow ADUs in 2021, 8 building permits have been issued for ADUs, 2 in 2021 and 6 in 2022. The City's projection for permit issuances starting in 2023 through the end of the projection period is provided in Table 5.3. The projection assumes that ADU permits will increase by one ADUs per year because of the updated State laws and Zoning Code supported by the City's efforts to facilitate ADU production (see Program 15). Additionally, the City's participation in the Gateway Cities Affordable Housing Trust (see Program 28) will facilitate an ADU loan program that will also promote the development of ADUs in the City, which will be rented to people with vouchers (see Program 18).

Table 5.3 Accessory Dwelling Unit Projection

Year	ADU Building Permits
2020 - Actual	0
2021 - Actual	2
2022 - Actual	6
2023	7
2024	8
2025	9
2026	10
2027	11
2028	12
2029 (through October 15)	13
Total January 1, 2020-October 15, 2029	78

As detailed in the Housing Element under Programs 15 and 18, additional efforts are planned to encourage and support ADU applications, also contributing to the assumption of an additional 78 ADU permits between January 1, 2020, and October 15, 2029.

Southern California Association of Governments (SCAG) prepared its Regional ADU Affordability Analysis for the entire SCAG region in 2020. The analysis was accepted by HCD in late 2020 and is the best proxy for estimating affordability levels for Hawaiian Gardens. The number of currently occupied ADUs in Hawaiian Gardens is too low to do a meaningful study. The analysis made findings for affordability of ADUs by subregion based on data gathered on current rents and occupancy of ADUs in addition to industry research about affordability levels of ADUs, including those that don't reach the rental market. Table 5.4 provides the projected



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78 ADUs broken down by income category based on the SCAG analysis. The Hawaiian Gardens ADU regulations encourage this housing type and allow flexibility in their development. The City updated its ADU regulations in December 2019, and again in January 2023 to facilitate ADU production to comply with State law (see Program 15).

The City is facilitating ADU production through other efforts detailed in Programs 15 and 18 that commit the City to promote and facilitate ADUs to support the development of an increased number of ADUs during the 6th cycle.

5.4 COMPARISON OF SITE INVENTORY WITH RHNA

SCAG's 2021–2029 RHNA has allocated Hawaiian Gardens a total of 331 units for the planning period, which breaks down by affordability level as shown in Table 5.4. The table compares the site inventory capacity to the RHNA allocation by income group. As shown in the table, the City has identified sufficient sites to accommodate the RHNA of 331 units.

Table 5.4 Comparison of Site Capacity and RHNA

Income Group	Total RHNA	Units Approved Since 6/30/21	ADUs With Approved Building Permits Since 6/30/21	Projected Accessory Dwelling Units	Units on Vacant and Non-Vacant Sites (Table 5.2)	Total Capacity	Surplus RHNA	Surplus RHNA Percent
Extremely Low	61	0	0	18	52	70	9	15%
Very Low								
Low	44	0	0	35	52	87	43	98%
Moderate	46	0	0	2	63	65	19	41%
Above Moderate	180	29	8	23	147	207	27	15%
Total	331	29	8	78	315	410	79	23%

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.

5.5 REALISTIC DEVELOPMENT CAPACITY

Housing Element Law Requirements

California Government Code § 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b) (the land inventory), a city or county shall determine whether each



site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities (See Calif. Gov. Code § 65583.2, available at

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.2.&nodeTreePath=11.1.9.11&lawCode=GOV. (accessed January 29, 2023)).

Additionally, Government Code § 65583.2(c)(2)(A) states that “[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department (HCD) that the site is adequate to accommodate lower income housing” (id.) This means that Hawaiian Gardens must identify parcels larger than one-half acre or smaller parcels that can be consolidated into one-half acre or larger in order to demonstrate that there is adequate area for new low-income housing development.

The methodology for determining realistic capacity on each identified site must also account for land use controls, such as currently-allowed uses and permitted densities or intensities. The Hawaiian Gardens General Plan and Land Use Element and Zoning Code establishes six residential zone districts, (R-1 Estate, R-1, R-2, R-3, R-4, and Mobile Home Park (MHP) for residential uses. The General Commercial (C-4) and Downtown Commercial (C-2) zone allows for mixed use which includes the addition of residential uses in order to provide housing opportunities for all household income ranges. Additionally, as previously discussed, AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially zoned-lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet and no greater than 150 feet. Revisions to General Plan goals and policies, and to the Zoning Code, are proposed both below and in Section 7 to expand housing opportunities, particularly for lower-income levels.

Sites were selected for their redevelopment potential based on size, location, current on- and off-site uses, allowed densities, compatibility of proposed densities.



- a. **Size and location:** The site selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet (see Figure 5.2). Some of these sites are already developed with residential uses and existing residential uses occur immediately adjacent to these parcels. Therefore, these parcels are conducive for residential development given the proximity to existing residential uses. Additionally, the majority of these parcels are located within 0.5-mile of public transit and therefore are not required to provide any parking on these sites in accordance with AB 2097. The absence of parking requirements on these sites increases the potential for higher density residential developments because more land area on the site can be devoted to housing.

Development of parcels of at least one-half acre in size is desirable in terms of construction economies and effective use of State or federal grants. The Sites Inventory includes a broad range of parcel sizes. However, in Hawaiian Gardens as in many older cities, the subdivision pattern has resulted in many lots that are less than one-half acre. These sites may still be viable for duplex or triplex residences, but may also be suitable for merger with adjacent underutilized parcels. Accordingly, the vacant sites inventory includes vacant sites of all sizes.

- b. **Capacity and Densities:** The site selection includes both vacant and underutilized, nonvacant sites. Many of the nonvacant sites are considered under-utilized because they contain a disproportionate land area allocated for parking vehicles (e.g., parking lots adjacent to The Gardens Casino) and/or they are occupied by low-intensity uses or aging structures that are nearing – or have passed – their projected useful life.

In accordance with AB 2011, the City is required to approve residential projects up to 30 du/acre so long as the project meets the requirements prescribed in AB 2011. Additionally, the lack of parking requirements on these sites increases the potential density beyond the required 30 du/acre.

Proposed Zone District Changes to Accommodate Lower-Income Housing Needs

To address restrictive zoning density, this 6th Cycle Housing Element proposes the following programs:

Program 2: Lot Consolidation

Most residentially-zoned parcels in the City are fully-developed at conventional residential densities. There are small (less than one acre), vacant sites dispersed throughout the City that can be combined to develop more residential units. For this reason, the City promotes lot consolidation and included Program 2, Promote Lot Consolidation. The Program states that beginning in 2024 the City will establish development incentives including a list of potential consolidation sites, a review to



streamline lot consolidations, provide assistance with compliance with the state's Subdivision Map Act requirements, fee reductions, ADA compliance, and infrastructure support. The City will work with the development community and property owners to develop information that will assist with consolidating lots. Consolidating small vacant sites will also eliminate the "hopscotch" effect of improvements on one site, with no improvements on a middle site, then improvements on the other adjacent site.

Program 27: Zone District Densities Update.

To promote the development of a range of housing types, the City will eliminate the Single-Family Estate (R1, 10,000 square foot minimum lot area) zone district and replace it with the R-1 Single Family Residential zone district. Further, the City will adopt new density standards to increase allowable minimum and maximum densities for residential and nonresidential zone districts. Table 5.5 shows the proposed density increases to be adopted; densities could be increased with a density bonus according to existing State density bonus law.



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Table 5.5 Proposed Residential Density Changes

Zoning	Current Density	Proposed Minimum Density	Proposed Maximum Density
R-1 Single Family Residential	7.2 units/acre	7.2units/acre	10 units/acre
R-2 Medium Density Residential	17.4 units/acre	17.4 units/acre	23 units/acre
R-3 Intermediate Residential	18.9 units/acre	18.9 units/acre	25 units/acre
R-4 High Density Residential	23.5 units/acre	23.5 units/acre	30 units/acre
C-2 Downtown Commercial	Residential allowed via AB 2011	30 units/acre	40 units/acre
C-4 General Commercial	Residential allowed via AB 2011	30 units/acre	40 units/acre

Adequacy of Public Facilities and Services

Government Code § 65583.2(b)(5) states that the inventory of land shall include “[a] general description of existing or planned water, sewer, and other dry utilities, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.”

Water Resources

Water service in Hawaiian Gardens is provided by the Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. The Central District – Central Basin East Artesia System serves approximately 19,600 customers in the communities of Artesia, Norwalk, Hawaiian Gardens, and portions of Cerritos, South Gate, and Lakewood.

Water sources in the area include a blend of groundwater pumped from the Central Groundwater Basin and imported water from the Colorado River and the Bay Delta in Northern California (40 percent imported and purchased water, 60 percent water pumped from ground wells). The Golden State Water Company has two external connections: one with Cerritos that has a Metropolitan Water District (MWD) connection, and another Orange County connection with an MWD connection.

The Golden State Water Company also leases additional water rights from other entities that no longer pump groundwater but have entitlements, in order to meet the increases in water demand from its service area. The water company is currently working on the construction of new wells, pumping plants, water mains, new wells, water mains, and other improvements, including replacement wells for older wells.

The Golden State 2020 Urban Water Management Plan for the Artesia Service Area indicates that it has reliable water supplies available for its service area through 2045 (Golden State



Water Company, Artesia Service Area 2020 Urban Water Management Plan, p. 5-1, available at [https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20\(8.2.21\).pdf](https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20(8.2.21).pdf) (accessed February 1, 2023).

Sewer Services

The local sewer lines in the City are maintained by the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). The Los Angeles County Sanitation District provides sewage treatment for wastewater from Hawaiian Gardens. The Los Angeles Sanitation District's Wastewater Treatment Division operates 10 water reclamation plants and one ocean discharge facility (Joint Water Pollution Control Plant). Wastewater from Hawaiian Gardens is conveyed to the Long Beach Water Reclamation Plant.

The General Plan Update and EIR indicate there is sufficient water and sewer capacity to accommodate the City's share of the regional housing need and other land use development projected to occur in the near- and long-term future.

Solid Waste

Solid waste disposal services for the city are provided by Consolidated Disposal Services. Waste from the city is taken to the Bel Art Transfer Station in Long Beach, with final disposal at Chiquita Canyon Disposal Facility. The Chiquita Canyon Disposal Facility is a 592-acre facility located in the unincorporated community of Castaic, in the Santa Clarita Valley in north Los Angeles County.

Currently, the City contributes approximately 15,713 tons of waste annually. Approximately 23 percent of waste is recycled through the City's programs. Commercial land uses are the largest producer of disposable waste, generating approximately 6,404 tons of waste and 2,823 tons of recyclable materials annually. Industrial uses are the lowest generators of disposable waste and recyclable materials. This may be in part because industrial land use is a smaller land use category compared to residential and commercial land uses in Hawaiian Gardens.

AB 939, the California Waste Management Act of 1989, requires local jurisdictions to prepare, adopt, and implement source reduction and recycling plans to make substantial decreases in the volume of waste materials going to landfills, and to reach landfill diversion goals of 50 percent. To meet these goals, the City of Hawaiian Gardens has promoted the reduction of solid waste and the stream of waste going to landfills on its website and through inserts with utility bills. The city has also prepared and adopted an ordinance related to recycling and diversion of construction and demolition waste.

Recycling

The City of Hawaiian Gardens has an active recycling program, which includes a curbside recycling program, drop-off areas, and providing public education materials.



The curbside recycling program includes picking up recyclable materials but does not include green waste. Recycling materials can include paper, plastics, glass, and metal items. There is also one drop-off site located in the city, where residents can bring recyclable materials to dispose of. The city also provides solid waste disposal services for bulk and special items. The service operates bi-monthly, at different sites throughout the city. The program targets different neighborhoods in the city each time and advertises the opportunity for residents to dispose of bulk items. Large disposal containers are provided. This helps eliminate bulk and unnecessary items within public areas that are commonly abandoned in yards, vacant lots, and other areas.

The city actively promotes recycling and has provided pamphlets and flyers on recycling. Goals and policies in the Conservation Element will serve as a steady base for the City's active promotion of recycling.

Noise

Ambient noise levels are relatively high in Hawaiian Gardens. The 2010 General Plan found that virtually all the neighborhoods in the City are in areas where noise levels exceed 65 dBA. The city's noise environment is not expected to significantly change over time since the primary factors contributing to noise, namely the arterial roadway and freeway traffic (I-605) and nearby industrial uses, will have a continued presence in the city. State noise guidelines recommend locating residential development in areas exposed to ambient outdoor noise levels no greater than 65 A-weighted decibels (dBA).

Geologic and Seismic Hazards

No known earthquake faults traverse Hawaiian Gardens, and the city is not exposed to natural environmental hazards such as flooding, slope erosion and landslides. However, the city is located within an area that is subject to liquefaction hazards.

The City of Hawaiian Gardens, like most of the Los Angeles Basin, lies over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.

The major faults that have the potential to affect the greater Los Angeles Basin, and therefore the City of Hawaiian Gardens, include:

- a. Norwalk
- b. Raymond Hill
- c. Malibu Coast-Santa Monica-Hollywood
- d. San Andreas
- e. Newport-Inglewood
- f. San Fernando
- g. Sierra Madre
- h. Whittier



The Los Angeles Basin has a history of powerful and relatively frequent earthquakes, dating back to the powerful 8.0+ 1857 San Andreas Earthquake which did substantial damage to the relatively few buildings that existed at the time. Paleoseismological research indicates that large (magnitude 8.0+) earthquakes occur on the San Andreas fault at intervals between 45 and 332 years with an average interval of 140 years. Other lesser faults have also caused very damaging earthquakes since 1857. Notable earthquakes include the 1933 Long Beach Earthquake, the 1971 San Fernando Earthquake, the 1987 Whittier Earthquake, and the 1994 Northridge Earthquake. In addition, many areas in the Los Angeles Basin have sandy soils that are subject to liquefaction, including in the City of Hawaiian Gardens.

Transportation

The transportation system in Hawaiian Gardens consists of a roadway network dominated by Carson Street running in an east/west direction, and Pioneer and Norwalk Boulevards running north/south. The San Gabriel Valley Freeway (State Route-605) is located just west of Hawaiian Gardens. Also, the City's central location in Los Angeles County provides Hawaiian Gardens with easy access to most parts of the Southern California region. Local circulation within the city generally follows a grid pattern.

Regional access to the city is provided by the San Gabriel Valley Freeway (I-605) that extends along the city's southwesterly border. Access to this freeway is provided by Pioneer Boulevard and Carson Street. The transportation system framework within Hawaiian Gardens is largely defined by Norwalk Boulevard and Pioneer Boulevard which are major north/south arterials that extends through the city. Carson Street is a primary east/west roadway.

Transit. The City of Hawaiian Gardens is reasonably well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C (Green) Line in Norwalk and the Metro A (Blue) Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. Peak headways are typically 15 minutes.

All the potential housing sites identified in Figure 5.2 have adequate road accesses (ingress and egress) and are served by public transit, either adjacent to the site or within a short walking distance.

Bicycle Facilities. The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on Civic Center Drive within the City of Hawaiian Gardens. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing



conditions, bicycle facilities could also be required as part of the street improvements. The City is hiring a consultant to complete a Master Plan for bike lanes.

To address ongoing infrastructure needs, this 6th Cycle Housing Element proposes the following program:

Program 21: Infrastructure Availability. The City shall continue to work with the Golden State Water Company to identify and coordinate water services, and with Los Angeles County to coordinate sewer services. Coordination includes providing information for this Housing Element, and any subsequent contract amendments to the Golden State Water Company and Los Angeles County.

Time Frame: Ongoing 2021-2029. *Responsibility:* Community Development and Public Works Departments. *Funding:* City General Fund.

Housing Market Constraints

Government Code § 65583(a)(6) requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Market constraints also include monthly rents and sales housing prices.

According to HCD:

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- **Land Costs** – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- **Construction Costs** – Generally estimate typical total construction costs which includes materials and labor.
- **Availability of Financing** - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.



Land Costs

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types: raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again, the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as “finished lots.” This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers, and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table 5.6 below identifies the most recent land costs for commercial and residential lots. Because there is only one residential lot and one commercial lot currently on the market, the average costs cannot be based on these sales alone. The minimum lot size requirement in the R-1 single-family zone is 6,000 square feet. Thus, based on these sales, the land costs for a conforming R-1 lot probably would range between \$40,000 and \$50,000 per lot.

In the C-4, General Commercial zone, the minimum lot size is 10,000 square feet. Therefore, based on the land sales, a typical C- 4-zoned property of 10,000 square feet would sell for \$489,000. To achieve a potential mixed-use development which would require 1 acre, an investment of over two million dollars would be required on land alone.



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Table 5.6 Land Sales Prices – October 2021

Status	Address	Zoning	Lot Size	Price	Price/Sq. Ft.
Active ¹	12345 Carson St.	Commercial	25,264 sq. ft.	\$1.15M	\$45.52/sq. ft
Active ²	22001 Claretta Ave.	Residential	21,080 sq. ft.	\$1.5M	\$71.15/sq. ft.

¹Vacant commercial property.

² Multi-family residential property with house burnt down. Land value only

Source: Movoto.com. Zoning as provided by the listing agents.

Property prices, both residential and commercial, skyrocketed across all jurisdictions through mid-2022. In addition to the skyrocketing prices, properties were harder and harder to acquire due to stiff competition and did not stay on the market for very long even with inflated prices.

The California Association of Realtors say that with record-low interest rates and a once-in-a-lifetime pandemic forcing many people to stay at home, the California median home price is forecast to rise 5.2% to \$834,400 in 2022, following a projected 20.3% increase to \$793,100 in 2021 and \$659,400 in 2020. So, between 2020 and 2022, the median home price in California would rise from \$659,400 to \$834,400, representing an increase of \$175,000. This type of astronomical shift has not been experienced in recent history of the housing market. An imbalance in supply and demand will continue to put upward pressure on prices but higher interest rates and partial normalization of the mix of sales will likely curb median price growth. Presently (2023), real estate prices are still trending upward; The median list price of single-family homes in Hawaiian Gardens, CA was \$710,000 in January 2023, compared to \$607,500 in 2022 (Movoto Real Estate, *Hawaiian Gardens, CA, Summary*, available at <https://www.movoto.com/hawaiian-gardens-ca/market-trends/> (accessed February 1, 2023)).

As an example, in July 2008, a 1.34-acre vacant high-density residential site was listed for sale in Hawaiian Gardens, with an asking sales price of \$1,950,000, equivalent to \$33.40 per square foot. The site can accommodate 25 housing units; therefore, the per-unit land price was \$78,000. To the city's knowledge, the site sold but the price is unavailable. In 2010, a non-profit affordable housing developer expressed interest to the Community Development Department and the then-Redevelopment Agency in developing a tax-credit senior housing complex.

As previously discussed, there are not many vacant parcels in Hawaiian Gardens. As such, the rules of supply and demand will dictate that prices will be high for vacant and potential re-use sites. Additionally, other components of housing production costs also drive new housing costs beyond the means of lower-income households.



City of Hawaiian Gardens 2021-2029 Housing Element

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Construction Costs

According to the California State Board of Equalization, Assessors' Handbook Section 531, *Residential Building Costs*, average construction costs vary due to the design type, construction type, quality of the construction, shape of the structure, and location.

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. The ICC states:

...it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table 5.7 Construction Costs per Square Foot for Residential Construction

Group (2018 International Building Code)	Type IV Classification
R-2 Residential, multiple family	\$151.48
R-3 Residential, one- and two-family	\$157.99
R-4 Residential, care/assisted living facilities	\$190.53
Private garage	\$93.81
<i>Source:</i> International Code Council, Building Valuation Data (BVD), October 2021	

It is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

Based on the above, the following are estimated 2018 construction costs for a –

- 1,000 SF housing unit in an apartment building - $\$151.48 \times 1,000 = \$151,480.00$
- 1,500 SF single home on a level lot - $\$157.99 \times 1,500 = \$236,985.00$
- 400 SF garage for single family home - $\$93.81 \times 400 = \$37,524.00$

Construction crews for an affordable-housing project must pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%. The cost of construction alone can exceed the cost affordable to lower-income households. Several factors contribute



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

to the cost of construction including dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, profit motivations, and several other considerations.

Construction costs, however, are but one component of housing production costs. New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in Hawaiian Gardens.

Availability of Financing

Financing Availability Based on Interest Rates. For a sustained period, market mortgage interest rates have been either very reasonable or at historic lows; however, in the past year, mortgage rates have risen dramatically. Table 5.8 below identifies shows interest rates for three points in time.

Table 5.8 Typical Mortgage Interest Rates

Type of Loan	October 2021	April 2021	January 2023 ¹
Rates for loans up to \$584,200			
30-year fixed	3.45%/.47 pt.	3.50%/.27 pt.	6.20%
15-year fixed	2.57%/.38 pt.	2.54%/.27 pt.	5.26%
Rates for loans of \$584,200 and up			
30-year fixed	3.64%/.46 pt.	4.02%/.32 pt.	6.08%
15-year fixed	3.54%/.19 pt.	3.71%/.28 pt.	(not available)

¹Source: MortgageNewsDaily.com (accessed January 29, 2023)

Note: A point (pt.) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.

Source: Mortgage Loan USA

It should be noted that not all would-be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores. FICO, i.e., Fair Isaac Corporation, developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant's credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on factors such as: payment history, amounts owed, length of credit history, new credit, and types of credit in use.

Financing Availability Based on HMDA Data. HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to



design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

At this point, it can be determined that residents of Hawaiian Gardens residing in specific census tracts may have been denied mortgage loans based on factors other than their income, FICO scores, down payment, or the amount of loan requested, but research is needed to document mortgage-loan disparities.



6 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

The City of Hawaiian Gardens' prior Housing Element was adopted and certified by HCD in 2015. The City must assess the effectiveness of its existing housing goals, policies, and programs (adopted in the 2013-2021 Housing Element). Since 2010, the City experienced a slight reduction in population.

Hawaiian Gardens estimated RHNA allocation for 2013-2021 was 129 units. Building permit records indicate that 28 permits were issued for residential construction between 2013 and 2021, which included construction of multi-family units, single-family residences, and accessory dwelling units (ADUs). Therefore, assuming all 28 permits resulted in construction, the City fell short of meeting its total RHNA by 101 units during the 5th Cycle Housing Element. To date, the City's Building Department does not collect data regarding the target income levels of buyers for these units.

Between 2015-2021, the City issued four building permits for single family homes and 6 permits for accessory dwelling units.

In the period from 2013-2021, the City provided funding for 48 rehabilitation projects.

The City successfully continued to provide updated infrastructure with the Safe Routes To Schools program, and state and federal funding for roadway improvements.

The City continued to adjust the Building Department and Code Enforcement procedures to be in compliance with changing Federal and State COVID-19 regulations, while still maintaining high levels of service for the community.

In 2021, there were 121 active Section 8 vouchers managed by the City.

Due to Federal and State mandated COVID-19 restrictions, the City continued the food distribution program by distributing food to families, either at the designated site, or direct delivery to a home; depending on the restrictions at the time.

The goals and policies adopted in the City's 2010 General Plan and included in the 2013-2021 Housing Element are appropriate to carry forward to the 2021-2029 planning period. A list of the goals and policies is included in Chapter 7. The program evaluation is included in this Chapter.

The evaluation included the accomplishments of each program against the objectives established in the 2013-2021 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes for inclusion in the 2021-2029

6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT



Housing Element. The status of each action item and the effectiveness of implementing that item are discussed in Table 6.1.



Table 6.1 Evaluation of 2013-2021 Housing Element Programs

2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
1. Land Use Element Implementation	This program implements the Land Use Element policies on the vacant, underutilized, and mixed-use development sites. The Land Use Element (LUE) was adopted on January 26, 2010. The sites identified in the Sites Inventory and Analysis are the same as described in the 2008-2014 Housing Element. The Land Use Element has not been amended since January 2010.	Timeframe: 2013 Responsibility: CDD Funding Source: General Fund (GF)	Ongoing, was monitored annually (coinciding with the fiscal year). Although sites were identified, monitoring showed that there was very little growth or activity within the city during this period. One identified site at 12329 214 th Street has an approved 5-unit apartment project. The second site has an approved 18-unit condominium project at 21821 Hawaiian Avenue. With no changes made to the LUE staff noted that the addition of mixed-use as a permitted use rather than as a new land use category was not effective.	Modify. This program has been modified: Renamed <i>Program 1 Adequate Sites</i> . Update. Statutory regulations. Each fiscal year beginning in 2021/2022.
2. Lot Consolidation Incentives	The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the Sites Inventory and Analysis. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City's website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include allowing higher densities for larger parcels once consolidated, flexibility in development standards, expedited processing, rounding up to the next unit when fractions are involved, fee waivers or deferrals as related to consolidation.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Lot consolidation was monitored annually (coinciding with the fiscal year). The CDD sought partners by attending conferences and discussing lot-consolidation opportunities and procedures with potential developers; however, CDD representatives did not receive any developer interest in lot consolidation for the parcels listed in the sites inventory. Existing uses and current ownership lack of interest in consolidation or selling to a developer are impediments to lot consolidation. Staffing issues were also identified as an impediment. The City does not have an economic development director or staff with experience in real estate transactions; this impaired the outreach efforts. Although some incentives were discussed with potential developers, none was officially implemented in the code update.	Modify. The City feels this program could be effective, but it needs to be modified. It has been renamed <i>Program 2 Promote Lot Consolidation</i> . Changes will update Statutory regulations to increase density, reduce development standard requirements and add specific incentives. Staff will be assigned to increase developer contact. 2024
3. Mixed Use Incentives	Mixed use incentives are intended to encourage such development on the vacant and underutilized C-4 General Commercial lots located along Carson Street and to provide housing at a density of 20 dwelling units per acre. On a case-by-case basis, the incentives could include the following: - expedited processing through the Minor Use Permit process; - density bonuses; - fee waivers; - small housing unit sizes in the form of SROs and efficiency units as defined by the Zoning Code; - reduced/shared parking; - relaxation of enclosed parking requirements; - increased heights and reduced setbacks through the minor exception process.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	The program was monitored annually in the GP update. No mixed-use development occurred. The C-4 zone district amendment to allow multi-family residential uses at 20 du/ac was not completed. Mixed use was added as a permitted use but proved not to be effective as no developers submitted applications for mixed-use projects. Lot consolidation was likewise not effective. Existing uses on adjacent underutilized lots impede lot consolidation and there are not enough vacant lots to meet the City's housing needs. The city needs to reach out to existing owners to put together marketing material for those areas where the existing uses are most amenable to change. Creating new mixed-use districts with increased density, reduced development standards, and added incentives should advance lot consolidation.	Modify. City will modify this program completely and rename it <i>Program 3 Affordable Housing Incentives</i> . The GPU will include incentives for all affordable projects, not just those in the C-4 zone district.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
4. No Net Loss	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The City will also report on the number of extremely low, very low-, low- and moderate-income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	This program was implemented on an ongoing basis throughout the planning period. The City has kept records for vacant and underutilized parcels and evaluates capacity on a project-by-project basis. The city recognizes that there has been a lack of an increase in inventory for all categories, reducing development regulations, and increasing densities to accommodate additional inventory. HG amended its ADU ordinance both in 2019 and 2022 (Assembly Bill 2299 and Senate Bill 1069) in 2018 and _ Senate Bill 330 in 2019 to revise the application process and fees to make it easier to apply and be approved. The City is seeing an increase in applications for ADU units. Although only 6 building permits were issued for ADU units, during the period from 2019 to 2021, after the ordinance update, 15 new applications were received. Three are counted in the new units and an additional 10 have been approved with two units being upgraded to meet the state law and code requirements. The city will continue to update the ADU requirements within the development code to comply with State law (see Program 15).	Modify. The City will modify the program completely and combine it with <i>Program 1 Adequate Sites</i>. 2023
5. Zoning Code Amendments to Provide a Variety of Housing Types	The City has completed draft Zoning Code amendments to provide for a variety of housing types. The amendments will be considered and approved by the City Council concurrently with or soon after adoption of the 2013-2021 Housing Element. The amendments include definitions for: Single Room Occupancy Housing Employee/Farm Employee Housing Transitional and Supportive Housing	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF	Title 18 Zoning Code now includes definitions for: Employee housing Single room occupancy housing Transitional housing Supportive housing Farmworker housing was not included in the Employee housing definition, nor as a stand-alone definition because Hawaiian Gardens is situated in a densely developed urban area and is not near agricultural-production areas of the State. There was little growth in this area that could be determined by new development and without a permit-tracking process additions to existing housing are not formally counted in the City's inventory. However, the Code changes add a variety of housing types and create more opportunities for extremely low, very low-, low- and moderate-income units.	Modify. Renamed <i>Program 5</i> (now Program 4); this will be addressed in the Zoning Code Review. Will modify in updated HE. Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified
6. Maximum Density	The City will proactively encourage and facilitate the construction of housing on the vacant, underutilized, and mixed-use sites at the maximum densities permitted. In the event a development application on a specific lot is submitted to the CDD for less than the maximum density, the Director will encourage the applicant to construct housing at the maximum density. If the applicant wants to proceed at a density lower than the maximum density, then the City will identify a lot(s)/site(s) to replace the lower density with higher density housing. The higher density replacement lot/site could be accomplished through a re-zoning (R-3 to R-4), a density bonus or other means.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF	The city adheres to the state requirements for the density bonus program and has one apartment project currently proceeding through the entitlement phase using the program for reduced parking by providing two low-income units. No other projects have applied for the density bonus program. An 18-unit condominium project was approved in 2019 but was stalled due to pandemic issues. The project is currently in building plan check and when constructed will increase housing availability for above-moderate-income residents.	Modify. Renamed <i>Program 6 (now Program 5) State Density Bonus Law Update</i>. Statutory regulations. The Zoning Code will be amended to comply with State Density Bonus Law. 2023-2024

City of Hawaiian Gardens 2021- 2029 Housing Element
6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
7. Section 8 Rental Assistance	The Housing Authority annually receives from HUD about \$860,000 for purposes of providing rental assistance payments. These funds together with a General Fund contribution provide the financial resources for program administration and rental assistance payments.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: HUD funding and GF	Ongoing, was monitored annually (coinciding with the fiscal year). 112 active vouchers were managed by the City in 2021 which is consistent with previous years. The program has been effective, and the City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.	Modify. <i>Program 7 (now Program 6) Section 8 Rental Assistance.</i> Will modify in updated HE. 2023
8. Nonprofit Housing Partnership	The City will continue to implement a Nonprofit Partnership Program in order to promote housing for low- and moderate-income households. The City will identify experienced nonprofit housing developers by: 1) contacting surrounding HOME participating jurisdictions to identify CHDOs (CDD housing development organizations); 2) contacting surrounding cities to identify nonprofit developers of recently constructed affordable housing developments and 3) contacting the Los Angeles Community Development Commission to identify special needs housing developers. The City will transmit a survey to the nonprofit developers to determine the kinds of affordable housing projects they believe could be implemented in the City. The nonprofits would be asked to identify the sources they intend to apply for and the assistance that could be provided by the City.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City contacted surrounding cities for input on identifying non-profit developers providing affordable housing projects and has created a list of organizations and developers to reach out to. The city has not effectively engaged any additional organizations but has recently received additional organizations to reach out too. The CDD Housing Division met with the Resident Advisory Board in 2015 and again in 2021 to obtain input on how to improve the Section 8 Program. Board members indicated that they were pleased with the current policies and goals of the Section 8 Program and did not recommend any changes. The city is changing the application parameters to be more inclusive of applicants not currently living within the city.	Modify. <i>Program 8 (now Program 7) Nonprofit Housing Partnership.</i> Will modify in updated HE. 2024. New development standards will make this program more implementable.
9. Extremely Low-Income Housing (ELI)	The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Hawaiian Gardens Housing Authority. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The City will work with the Harbor Regional Center to implement an outreach program that informs families within Hawaiian Gardens about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the Harbor Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority (PHA) Section 8 Program. The PHA also made available the guidebook, <i>California Tenants – a Guide to Residential Tenants' and Landlords' Rights and Responsibilities</i> to all its residents. Flyers are available in the City Hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library and City recreation centers. This program has been very well received and is effective in providing information, however it has not been effective in finding additional funding resources.	Modify. <i>Program 9 (now Program 8) Extremely Low-Income Housing.</i> Will modify in updated HE. 2023-2024 This program remains appropriate to the updated Housing Element with modifications.
10. Zoning Code Amendments to Remove Governmental Constraints	Definitions - of the Zoning Code will be updated to add a Licensed Group Home definition. The provisions of the California Health & Safety Code will guide the contents of the definition. Section 18.40.070A – Uses Permitted in the Residential Zones – will be updated to list the zones in which Licensed Group Homes will be permitted.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF	Title 18 Zoning Code now includes a definition for: Licensed group home Title 18 Zoning Code was amended to include Licensed group home as a permitted use in all residential zone districts except the Mobile Home Park zone district. This effectively permits group homes, but the city has not received any applications. More than half of residential properties in the city is rental property (65%), limiting the availability for group home agencies to purchase property.	Modify. Combine with Program 4, <i>Zoning Code Review.</i> Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified This program remains appropriate to the updated Housing Element and will be continued with additional measures to remove governmental restraints.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
11. Housing Code Enforcement	The City will continue to implement – during the 2013-2021 planning period -- a Housing Code Enforcement Program. The program is implemented primarily on a complaint basis. The City staff inspects the properties and notices are given to the property owners having code violations. The latter may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This Program warns homeowners against converting a garage to a room addition without appropriate building permits.	Timeframe: Ongoing Responsibility: CDD Funding Source: GF & CDBG funding	The city's security bar removal program has been very effective. Additionally, the presale permits program ensures that homes are brought up to current code standards prior to being sold. The City's building department ensures that all projects meet the state ADA requirements for accessibility during the building permit process which includes the special needs community. Additionally, the city's Housing division has worked with the Fair Housing Network to identify complaints and open a path to their resolution. This is an ongoing program which staff feels has been effective in requiring landlords to take care of any reported issues. Over the 8-year period more than 3,300 code cases were reviewed with a greater than 90% completion rate. A new Beautification sub-program was added to work with owners of illegal ADUs to make the permitting process easier.	Modify. Program 11 (<i>now Program 9</i>) <i>Code Enforcement</i> 2023-2024 This program remains appropriate to the updated Housing Element and will be continued with additional measures to ensure compliance with AB 838 and promote a more active code enforcement program.
12. Pre-Sale Inspection	This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City will inspect the property, review pertinent City records, and issue a disclosure report that will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations. The owner or agent of the property must correct the noted violations. Upon correction, the CD Director will issue a Certificate of Correction.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF, CDBG funding	This program is ongoing, is monitored monthly and annually with reports going to the City Council The application is available by request at the counter, by email, and by a download from the City's website. This program has been very effective in making sure that homes meet city standards prior to sale. In the 8-year period from 2013 to 2021 approximately 400 presale inspection reports were completed ensuring that structures met code and health and safety standards.	Continue. Program 12 (<i>now Program 10</i>) <i>Pre-Sale Inspection</i> 2021-29This program remains appropriate to the updated Housing Element as it will continue to identify health and safety issues prior to sale of any property.
13. Housing Rehabilitation	This program includes grants and deferred housing rehabilitation loans to lower-income households.	Timeframe: 2013 Responsibility: CDD Funding Source: CDBG funding	This program is ongoing and is monitored annually (coinciding with the fiscal year). Since 2014, 20 units have been successfully assisted through this program. It is well-received and there is a waiting list of over 100 applicants for assistance. The program has been effective as Since 2014, 20 units have been successfully assisted. However, there have been ongoing issues with staffing for implementation and issues with selected contractors. The program was put on hold due to the pandemic so there was little done in 20/21. An RFP was put out in 2022 to select a new construction team and implementation will resume. In 2020 the City initiated a security bar removal program and completed 10 of these projects which were updated with improved security.	Modify. Combine with Program 14 (<i>now Program 11</i>) <i>City Beautification</i> . 2023-2024 This program remains appropriate to the updated Housing Element as it will continue to provide assistance for housing improvements. Additional funding sources are being investigated to address the waiting list.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
14. City Beautification	The program serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance of up to \$10,000 to residentially zoned and utilized properties, including mobile homes, containing up to two residential units for the cost of exterior improvements.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF and the Public Housing Authority.	This program is ongoing and is reviewed monthly and monitored annually (coinciding with the fiscal year). This program also includes a security bar removal program wherein residents can have their security bars on windows removed and replaced with security cameras or other security enhancements. The program is very effective. From 2013-2021 there were more than 48 rehabilitation projects that were completed. In 2020 the City initiated a security bar removal program and completed 10 of these projects. Approximately 25 mobile homes received financial grants through the Beautification Program. The City proposes to continue and expand this program. There is a very long waiting list of applicants. Additional funding sources are being investigated to increase the number of grants available per year.	Modify. This program remains appropriate and will be modified as Program 11, <i>City Beautification</i> . (It will include Housing Rehabilitation and Mobile Home Park Preservation Programs and will also include researching other grant opportunities for additional funding sources). 2023-2024
15. Fair Housing Services	The City's Fair Housing Services Program will continue to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and the Fair Housing Foundation (FHF), will continue to make available fair housing services to its residents. The FHF offers the following services: anti-discrimination, outreach and education, general housing (counsels tenants, landlords, and housing providers on their rights and responsibilities). The City will provide flyers on the Foundation's programs and services, booklets on Landlord/Tenant laws and rights, and will make available City offices for fair housing workshops.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: CDBG funding	Since 2014, the City has used CDBG funds for Code Enforcement, Single-unit Housing Rehabilitation Program, Business Assistance Program, Senior Activities Program, and Food Distribution Program. The program has met with much success and proven instrumental in assisting those who lost work or suffered during the Covid-19 crisis. It is ongoing and provides assistance to homeless, low income, seniors, and those in need. The city conducts hot meal and food distribution every week. There are several programs which are well-attended and usually have lines and waiting lists. Every Wednesday there is a drive-through food distribution event at City Hall. The food is provided through Food Finders (https://www.foodfinders.org/). It is open to all residents. Hot lunches are provided Monday through Friday to senior residents; due to Covid-19 social distancing constraints, lunch service is limited to 40 residents but will eventually be expanded to over 100. There are two application programs for those with disabilities. One provides hot meals daily and one provides a week's worth of frozen meals once a week. All programs are supported with city funds. The city's Senior Center serves the senior population within the city and offers programs and classes as well as information and staff assistance. The programs offered are well-attended and full-time staff are constantly busy assisting the senior population. The City currently works with the Los Angeles Homeless Service Authority (LAHSA). Members of the Department of Mental Health visit Hawaiian Gardens every Thursday to reach out to the homeless, to offer temporary sheltering at a regional shelter which services Hawaiian Gardens' homeless. However, most decline temporary shelter and they cannot be forced to enter a shelter. In 2020 the City adopted the Public Housing Agency 5 Year and Annual Plan. The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the PHA's Section 8 Program. The PHA also made available the guide <i>California Tenants – a Guide to Residential Tenants' and Landlords Right and Responsibilities</i> to all its residents.	Modify. Combine with Program 16, <i>Fair Housing Information</i> . Renamed to Program 12, <i>Fair Housing</i> . 2021-29



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
16. Fair Housing Information	The Housing Division of the CDD provides links to the following fair housing resources: • U. S. Department of Housing and Urban Development (HUD) • Fair Housing/Equal Opportunity (HUD) • Fair Housing Foundation • Housing Rights Center • National Fair Housing Advocate • Legal Aid Foundation • A Guide to Residential Tenants' and Landlord Rights and Responsibilities The Housing Division will add the following resource to its links: • California Department of Fair Employment and Housing (https://calcivilrights.ca.gov/) To continue its efforts at disseminating fair housing information, the Housing Division of the CDD Development Department will transmit to on-site resident apartment managers the following important documents: • U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act</i> (May 17, 2004) • U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act</i> (March 5, 2008)	Timeframe: 2014 or approximately six months after Housing Element adoption Responsibility: CDD Funding Source: GF	While the City has made advances in the areas of special needs housing, including ensuring fair housing for members of the community with special needs, the City's outreach and enforcement capacities are limited. The City will therefore address these issues from a regulatory standpoint, but also strengthen partnerships with outside organizations to provide and protect housing for households with special needs. The City's Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies. The city refers fair housing complaints to the Housing Rights Center and advertises fair housing services and information through the city newsletter, on the city website, and local papers and informs all city employees of the available services for referral. Flyers are available in the city hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library, and City recreation centers. Information for persons with disabilities, including developmental disabilities, programs are featured on the city website on a rotating basis. The information is also available at City locations throughout the city such as the library, safety center, and recreation centers.	Modify. For the 2021 to 2029 HE the City will modify this program and combine it with Program 15 <i>Fair Housing Services and the combined Programs 15 and 16</i> to new <i>Program 12, Fair Housing</i>. Will modify in updated HE. *The City will increase public outreach and education efforts and continue to work with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program. 2021-29, with benchmarks in 2023 and 2024.
17. Preservation of "At Risk" Affordable Housing Developments	• As a resource for preservation, the CDD Development Department will implement the following technical assistance activities during the 2013-2021 time period: • Evaluation of the legal and procedural framework for preservation of at-risk units. • Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion. • Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion. • Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds. • Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations. In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program to facilitate the preservation of the affordable rental housing.	Timeframe: 2013 Responsibility: CDD Funding Source: GF, and program funding	Ongoing, is monitored annually (coinciding with the fiscal year). The City's CDD Housing Division continues to evaluate, analyze, and seek funding to preserve at risk units. The city monitors the status of any HUD notices every three months as described but has not had any notices of intent to convert units to market rate. The City's Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies. The Section 8 program continues serving City residents. Several conversion projects are ongoing, and the city is working with the applicants to continue the income and rental rate of the existing tenant to the new properties.	Modify. Rename Program 17 (<i>now 13</i>), <i>At-Risk Housing Preservation</i>. Will modify in updated HE. 2021-29The city will continue to monitor and work with the available affordable housing entities and ensure that any at risk units are identified and assisted.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
18. Mobile Home Park Preservation	The City has a Mobile Home Park Zone that has been applied to two parks. Chapter 18.40.060 states the purpose of this zone: <i>The purpose of the mobile home park zone (MHP) zone is to preserve existing mobile home park sites, consistent with the city's goals of accommodating alternative housing types. Through this zoning, the City preserves affordable housing.</i>	Timeframe: 2013 Responsibility: CDD Funding Source: GF and Grant funding	Ongoing, is monitored annually (coinciding with the fiscal year). In Hawaiian Gardens, a manufactured/ factory-built house is a single-family detached dwelling unit and is treated as such. The mobile home housing program has proved successful at providing a low to moderate income housing option within the city and will continue to be supported. Mobile homes are included in the beautification program for grant funding for housing improvements. Grant funding is ongoing throughout the next cycle.	Modify. Combine with Program 11, <i>City Beautification</i>. 2023-2024
19. General Plan Energy Conservation	• Develop an educational outreach program that provides the CDD with useful information regarding energy efficiency and conservation. • Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. • Revise the Zoning Code to include guidelines to support energy efficient residential and nonresidential design. • Revise the Zoning Code to include green building guidelines for new residential and nonresidential development.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Ongoing, is monitored annually (coinciding with the fiscal year). The City continues to review energy conservation improvements as part of the rehabilitation program. Title 18, Zoning Code, includes a section on nonresidential design. Title 15, Buildings and Construction, includes a section on small residential rooftop solar energy system. Title 6, Health and Safety, includes references to green building standards code. Title 13, Utilities, references green roofs. Title 18, Zoning Code, pending amendment for green building guidelines.	Modify. Renamed Program 19 (<i>now Program 14</i>), <i>Energy Conservation</i>. Update: incorporate information on energy conservation in Program 11, <i>City Beautification</i>. New: Program 16, <i>Consistency with the General Plan</i> 2025



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

7 HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This section of the City of Hawaiian Gardens Housing Element addresses the State's housing element requirements for a "*statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.*"

The goals, policies, and programs identified in this Housing Element serve to support the State of California's overarching goal of providing, "decent housing and a suitable living environment for every California" (Government Code Section 65580). The programs have been reviewed, in relationship to the General Plan, updated analysis, and state housing laws, and modified accordingly.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the City throughout the 2021-2029 planning period given the limitations imposed by current, economic circumstances; social conditions; budget constraints; and available local, State, and federal funding.

7.1 HOUSING GOALS, POLICIES, AND PROGRAMS

The City's housing goals have been developed to respond to the key housing related issues facing the City. The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. The following list are the goals, with respective policies, that the City adopted for the 5th cycle Housing Element. The City will continue to apply these goals and policies for the 6th Cycle Housing Element as a guide for implementation of the City's continued, modified, and new housing programs, to provide a variety of housing opportunities for all residents. Following the Goals and Policies, list is a description of the continued, modified, and new programs.

6th Cycle Goals and Policies

Goal 1. Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Policies:

- 1A. Implement the Land Use Element and Zoning Code to achieve adequate housing sites.
- 1B. Facilitate the construction of the maximum feasible number of housing units for all income groups.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- 1C. Encourage the development of mixed-use housing opportunities in the General
- 1D. Commercial land use designation on sites with a minimum lot size of 1 acre.

Goal 2. Provide housing affordable to extremely low-, very low, low- and moderate-income households.

Policies

- 2A. Continue to implement land use regulations that facilitate meeting affordable housing needs.
- 2B. Continue to pursue the development of an affordable housing development.
- 2C. Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Hawaiian Gardens Housing Authority.

Goal 3. Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.

Policy

- 3A. Approve Zoning Code amendments as they are needed in order to comply with State law.

Goals 4, 5. 4. Achieve a housing stock free of substandard dwelling units; 5. Conserve and improve the existing stock of affordable housing.

Policies

- 4, 5A. Continue to support a Housing Code Enforcement Program to help maintain the physical condition of housing.
- 4, 5B. Continue to support a Housing Rehabilitation Program subject to funding availability.
- 4, 5C. Continue to implement the City Beautification Program subject to funding availability.

Goal 6. Attain a housing market with “fair housing choice,” – the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Policies

- 6A. Continue to promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- 6B. Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

Goal 7. Preserve the existing supply of affordable housing that is financially assisted by City, County, and State or Federal governments.

Policies

- 7A. Monitor and protect the supply of affordable housing.
- 7B. Ensure the long-term affordability of future affordable housing developments.

Goal 8. Achieve reductions in energy consumption.

Policies

- 8A. Educate residents regarding the need for energy conservation.
- 8B. Encourage the use of passive solar design for new projects.
- 8C. Encourage the use of green building techniques and sustainable building practices.

Housing Programs – Continued, Modified, And New

Following the evaluation of the 5th Cycle Housing Element programs, the City proposes to continue many of the programs due to their community success and support. Additionally, a number of programs have been modified to be combined with similar programs, and or, include additional information. Finally, in response to community needs, analysis from this Housing Element, and statutory regulations, the City is proposing several new programs. Table 7.1 provides a list of the programs, followed by a description of each respective program.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Table 7.1 6th Cycle Housing Element Programs

Program	Program Name	Responsible Department	Time Frame
Continued and Modified 2013-2021 Programs – Now included as Programs in 2021-2029			
1	Adequate Sites	Community Development	Each fiscal year beginning in 2023 through 2029.
2	Promote Lot Consolidation	Community Development	Beginning in 2024 through 2029
3	Affordable Housing Incentives	Community Development	Each year 2021-2029, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024.
4	Zoning Code Review	Community Development	Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified
5	State Density Bonus Law	Community Development	2023-2024
6	Section 8 Rental Assistance	Community Development	Each year 2023 and ongoing through 2029,
7	Nonprofit Housing Partnership	Community Development	2024
8	Extremely Low-Income Housing	Community Development	Each year 2021-2029, with benchmarks in 2023 and 2024
9	Code Enforcement	Community Development	Each year 2021-2029, with benchmarks in 2023 and 2024.
10	Pre-Sale Inspection	Community Development	Each year 2021-2029
11	City Beautification	Community Development	Each year 2021-2029, with benchmarks at the end of 2023 and 2024
12	Fair Housing	Community Development	Each year 2021-2029, with benchmarks in 2023 and 2024
13	At-Risk Housing Preservation	Community Development	Each year 2021-2029
14	Energy Conservation	Community Development	2025



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program	Program Name	Responsible Department	Time Frame
15	Accessory Dwelling Units	Community Development	Ongoing with annual updates as needed
16	Consistency with the General Plan	Community Development	The time frame will coincide with the time frame established in Program 4.
New Programs 2021-2029			
17	Disability Access	Community Development	Each year 2021-2029
18	Emergency, Transitional, and Supportive	Community Development	Each year 2021-2029, with benchmarks by the end of 2023
19	Food Distribution	Recreation and Community Services	Each year 2021-2029
20	Housing Conditions Survey	Community Development	2024 and 2029
21	Infrastructure Availability	Community Development	Each year 2021-2029
22	Low Barrier Navigation Centers	Community Development	2025
23	Persons with Special Needs	Community Development	2023, 2024, and each year 2021-2029
24	Public Participation	Community Development	Each year 2021-2029, with benchmarks in 2024
25	Replacement Housing	Community Development	2024
26	Single Room Occupancy	Community Development	2024
27	Zone District Densities Update	Community Development	2024
28	Join the Gateway Cities Affordable Housing Trust (AHT)	Community Development	2023
29	Cottage/Carriage Dwelling Units	Community Development	2024
30	Permit Streamlining	Public Works Department	2023
31	Place based mobility and strategies	Public Works Department	2023-2024



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

7.2 PROGRAM DESCRIPTIONS

Program 1: Adequate Sites

The City will prepare an annual monitoring report for vacant and underutilized sites. This report shall identify any changes to use, potential environmental concerns, and site development that occurs in each fiscal year beginning in 2023 through 2029. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Government Code §65863 states that no jurisdiction shall “reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, than projected” for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction’s need. The City will evaluate residential development proposals for consistency with statutory requirements, and the City’s General Plan goals and policies as they relate to the housing needs of the community.

Time Frame: Each fiscal year beginning in 2023 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 2: Promote Lot Consolidation

The City will play an active role in facilitating lot consolidation. The City will work with the development community and property owners to develop information that will assist with consolidating lots. Lot consolidation requests will be processed ministerially. The lot consolidation procedure will be posted on the City’s website and discussed with developers during the preliminary review team process. Beginning in 2024, the City will establish development incentives including a list of potential consolidation sites, provide assistance with compliance with the state’s Subdivision Map Act requirements, fee reductions, ADA compliance, infrastructure support, allowing higher densities for larger parcels once consolidated, and flexibility in development standards. Staff will be assigned to increase developer contact.

Time Frame: Beginning in 2024 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program 3: Affordable Housing Incentives

As part of the City's efforts to provide a variety of affordable housing throughout the community, the City shall annually prepare a list of updated incentives for developers to be distributed to developers active in the City and region, including non-profit housing partners, the Building Industry Association, and Chamber of Commerce.

This 6th Cycle Housing Element includes the following new incentives that shall be added to the incentive list in 2024:

- Expedited processing;
- Fee waivers;
- Reduced/shared parking;
- Relaxation of enclosed parking requirements; and
- Increased heights and reduced setbacks.

The General Plan Update will include incentives for all affordable projects. The City will also provide technical assistance and information to interested affordable housing developers and post (at the Planning Department and on the City website) the Housing Element Sites Inventory table that identifies residential development sites and a technical assistance memo on the use of the State's Density Bonus provisions.

Time Frame: Ongoing 2021-2029, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 4: Zoning Code Review

The City shall review the Zoning Code and complete the required amendments including the following:

- Review and update definitions section of Municipal Code, for definitions that include housing related terminology including family. The definition will be changed to: Family means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit;
- Review and amend definitions for employee/farming, garage conversion, accessory dwelling unit, and other terminology pursuant to statutory regulations;
- Eliminate the term "granny flat";
- Review and amend requirements for Single Room Occupancy units to be approved ministerially with permissive development standards by the end of 2024;



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- Review and amend development standards for ADUs (including garage conversions) to provide incentives to promote the development ADUs for very low-, low-, and moderate-income households by the end of 2023;
- Review and amend parking standards and entitlement process for residential care facilities with seven or more persons;
- Review and amend parking standards for all uses;
- Amend the maximum height requirement in the R-4 zone to 4 stories or 45 feet, whichever is less by the end of 2024;
- Increase the maximum densities permitted for residential and commercial zones specified in Program 27 by the end of 2024;
- Continue to review and amend development standards to promote development of higher density housing in the City, including affordable housing projects within residential zones, and in non-residential zones (in accordance with AB 2011).
- Review and amend guidelines to support energy efficient residential and nonresidential design and green building guidelines for new residential and nonresidential development;
- Review preservation of the mobile home park zone.

Time Frame: Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified above.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 5: State Density Bonus Law Update

The City shall review the City's density bonus standards and amend the Zoning Code as necessary to comply with State Density Bonus Law. The City will implement the State's density bonus laws.

Time Frame: Any required amendments shall be completed in 2023 - 2024.

Responsibility: Community Development Department.

Funding: City General Fund.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program 6: Section 8 Rental Assistance

The City Housing Authority will continue to provide rental assistance to City residents through the Section 8 Rental Assistance Program. The City will work with landlords of existing apartment buildings by the end of 2023 and future apartment buildings during the initial lease-up process to promote participation in the Section 8 Housing Program.

Time Frame: 2023 and ongoing through 2029.

Responsibility: Community Development Department, Housing.

Funding: HUD funding and City General Fund.

Program 7: Non-Profit Housing Partnership.

The City will continue to implement a Non-profit Partnership Program in order to promote housing for low- and extremely low-income households and supportive housing. The Community Development Director will develop an action plan with the City's nonprofit partners to develop housing for extremely low-income households by the end of 2024. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

Time Frame: 2024.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.

Program 8: Extremely Low-Income Housing

The City will work with the Harbor Regional Center to create and implement an outreach program that informs families within Hawaiian Gardens on housing, funding, and services available for extremely low-income households, including persons with disabilities. The City is required to meet with the Harbor Regional Center to create an outreach program by the end of 2023, and implement the outreach program by the end of 2024. The outreach program would continue until 2029. Once the outreach program is implemented, the outreach program will be evaluated each year and amended as necessary to ensure its continued success. The outreach program could include a community-wide event sponsored by the City where materials about housing, funding, and services available for extremely low-income households would be distributed.

Information will also be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to extremely low-income households.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Time Frame: 2023-2024, and each year after 2024 until 2029.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.

Program 9: Code Enforcement

The City will continue to implement the Code Enforcement Program, with modifications to address the requirements of AB 838 and ensure a more proactive code enforcement program during the planning period. The program is implemented primarily on a complaint basis, and also includes Pre-Sale Inspections. City staff will inspect the properties prior to sale and provide notices to property owners having code violations.

In accordance with AB 838, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City will also create a code enforcement progress program by the end of 2023 and will be implemented by June 2024. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.

Violations may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This program will also to educate homeowners on the requirements and process to legally convert garages to an attached or detached ADU; promote and encourage the security bar removal program; work with homeowners of illegal accessory dwelling units to make permitting and code compliance easier; and provide information on accessibility compliance.

Time Frame: Ongoing 2021-2029, with benchmarks in 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program 10: Pre-Sale Inspection This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City inspects the property and pertinent City records and issues a disclosure report that: will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations.

The owner or agent of the property must correct the noted violations. Upon correction of the violations, the Community Development Director issues a Certificate of Correction.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department, Code Enforcement.

Funding: City General Fund.

Program 11: City Beautification

The City's housing rehabilitation program is called the City Beautification program and serves to assist all income households in the elimination of blight, address building code and zoning violations, remove security bars from windows, enhance the City of Hawaiian Gardens neighborhoods, and bring properties into compliance with the Municipal Code. The program offers grants to residents that range from \$3,000 to \$25,000. The grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. Condominiums and mobile homes may participate in the program. The contractor must be in good standing with the California State Contractor License Board to perform construction work as identified by the City. The contractor is responsible for obtaining all applicable City building permits, zoning clearances, and following health and safety regulations.

The program shall be expanded to provide grants to improve energy efficiency and conservation by the end of 2024. Additionally, the City shall continue to research other grant opportunities and additional funding sources throughout the planning period to be able provide more grants to lower-income households by the end of 2024. The City shall also create additional income requirements to prioritize the distribution of grants to lower-income residents who are currently on the waitlist by the end of 2023.

Time Frame: Ongoing 2021-2029 with benchmarks at the end of 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund, Public Housing Authority and CDBG funding.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program 12: Fair Housing

The City's Fair Housing Services Program will continue to promote fair housing through its participation in the federally funded Housing Choice Voucher/ Section 8 Program. The City will also continue to work with the Housing Rights Center and Stay Housed LA to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program.

The City will increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions.

The City will also meet with other cities in the County who have implemented policies that address fair housing issues, such as eviction diversion, moratorium on major renovation related evictions, and rent control or rental caps, by the end of 2023. Based on outreach and meetings with other cities, the City will create feasible policies to address fair housing issues by the end of 2024.

Time Frame: 2023, 2024 and ongoing 2021-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 13: At-Risk Housing Preservation

The City will continue to monitor and work with the available affordable housing entities and ensure that any at-risk units are identified and assisted. Specifically, the City will implement the following technical assistance activities during the 2021-2029 planning period:

- Evaluation of the legal and procedural framework for preservation of at-risk units.
- Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion.
- Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion.



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds.
- Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations each year.
- In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program before the contract is terminated to facilitate the preservation of the affordable rental housing.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 14: Energy Conservation

The City will develop an educational outreach program that provides the community with useful information regarding energy efficiency and conservation. The City will consider the following: expanding the residential rehabilitation program to include improvements that promote energy conservation, revising the Zoning Code (also included in Program 4, *Zoning Code Review*) to include guidelines to support energy efficient residential and nonresidential design, and to include green building guidelines for new residential and nonresidential development.

Time Frame: 2025.

Responsibility: Community Development Department, Building/Planning.

Funding: City General Fund.

Program 15: Accessory Dwelling Units

The City updated the Accessory Dwelling Unit (ADU) requirements within the Zoning Code, and adopted Ordinance No. 2022-607, to comply with State statutory requirements (see Chapter 18.90.080 of the City's Zoning Code). The City will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law and promote the development of ADUs. As discussed in Program 28, below, the City will join the Gateway Cities Affordable Housing Trust, which will make available additional financing options for the construction of ADUs that provide housing for lower income households.

Time Frame: Ongoing, with annual updates as needed.

Responsibility: Community Development Department, Planning.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Funding: City General Fund.

Program 16: Consistency with the General Plan

The City shall conduct a comprehensive review as part of its General Plan implementation to achieve consistency with other General Plan elements, policies, programs, and community goals to reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. Similarly, as the Zoning Code is amended to increase densities, the General Plan will be reviewed for any required amendments to maintain consistency.

Time Frame: The time frame will coincide with the time frame established in Program 4..

Responsibility: Community Development Department, Planning.

Funding: City General Fund.

Program 17: Disability Access

The City currently requires new development to comply with State disability access standards and the 2022 Los Angeles County Building Code. The City shall continue to enforce the American with Disabilities Act (ADA). Additionally, the City Zoning Code includes reasonable accommodations procedures. The City will continue to monitor requests and make findings and update the code as necessary to provide reasonable accommodations.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 18: Emergency, Transitional, and Supportive Housing

The City will continue to monitor the inventory of sites appropriate to accommodate transitional housing and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. Additionally, the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers.

The City's Public Safety Department will partner with the Los Angeles Homeless Service Authority (LAHSA), who visits the City weekly, to reach out to the homeless and offer temporary sheltering at a regional shelter which serves the City's homeless.



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

The City will work towards providing short-term (e.g., shelters) and long-term (e.g., rental housing) housing in the City and/or surrounding cities to serve the local homeless population. The City will do this through the following three actions:

- (1) Create a program to provide incentives to property owners to waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.
- (2) Meet with nearby cities (e.g., Redondo Beach, Hawthorne) who have invested in creative design solutions (e.g., tiny homes) to provide short-term and long-term housing.
- (3) Collaborate with neighboring cities (e.g., Lakewood, Cypress, and Long Beach) to provide more short-term and long-term housing to serve the local homeless population.

The above three actions shall occur no later than December 31, 2023.

Additionally, the City will work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide formerly homeless people in short-term and long-term housing with essential supportive services (e.g., medical, addiction, senior, veteran, mental health).

The City will continue to initiate code changes related to parking requirements in order to comply with AB 2339 (Weiner). The City will continue to identify residential and mixed-use zones as well as Downtown Commercial and Light Industrial zones where emergency shelters will be permitted ministerially (not just any zone). The City will draft objective standards and analyze each of the standards that it adopts from the statutory list as a potential constraint on housing for all income levels. The definition of “emergency shelter” will be revised to include “other interim interventions” beyond those enumerated in the statute. Only certain types of sites count (vacancy, proximity to services are factors) and, throughout the cycle, the City must maintain sufficient sites in its inventory to meet its shelter needs (the statute now provides a method of calculating default shelter capacity for sites).

The City will work to obtain grant funds to provide beds for homeless individuals. The City will work on creating partnerships with other cities and non-profit organizations to find beds for the homeless.

Time Frame: Ongoing 2021-2029, with benchmarks by the end of 2023.

Responsibility: Community Development Department, Planning, Housing.

Funding: City General Fund.

Program 19: Food Distribution

The City will continue to provide the City’s food distribution program on a weekly basis. The City will also refer residents to the Hawaiian Gardens Food Bank and St. Peter Chanel Catholic Church who also provide food distribution. The City shall assist public and non-profit



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.) with food distribution services.

Time Frame: Ongoing 2021-2029.

Responsibility: Recreation and Community Services Department.

Funding: City General Fund.

Program 20: Housing Conditions Survey

The City shall complete a Housing Conditions Survey to identify the number of units in need of rehabilitation and replacement by the end of 2024. The City shall work with residents and landlords to facilitate rehabilitation and replacement efforts to improve housing conditions in the City. The City shall refer residents and landlords to funding sources available to assist with repairs. The City shall complete a subsequent Housing Conditions Survey by June 2029 to maintain an accurate record of housing conditions in the City during the planning period.

Time Frame: The survey shall be completed by the end of 2024 and a subsequent survey shall be completed between January 2029 and June 2029.

Responsibility: Community Development Department, Planning/Housing.

Funding: City General Fund.

Program 21: Infrastructure Availability

The City shall continue to work with the Golden State Water Company to identify and coordinate water services and with Los Angeles County to coordinate sewer services. The City will review new development to determine levels of infrastructure needed to ensure appropriate levels of water, sewer, circulation, storm drainage, and other utilities' are available and have capacity.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development and Public Works Departments.

Funding: City General Fund.

Program 22: Low Barrier Navigation Centers

The City shall review the City's non-residential zones and amend the permitted uses sections of the appropriate zone districts to include low barrier navigation centers, in compliance with statutory requirements. Low barrier navigation centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including the commercial zones.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Time Frame: 2025.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 23: Persons with Special Needs

The City shall seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with special needs. The City shall create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including physical and developmental disabilities, seniors, large families, female-headed households, farmworkers, and the homeless by the end of 2024.

The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with special needs and provide information on the incentive program. The City shall continue working with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Information will be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to persons with special needs.

Time Frame: Ongoing 2021-2029, with benchmarks in 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 24: Public Participation

The City encourages community participation in all City programs. Residents have a number of opportunities to access information and keep updated on community events and public hearings, accessing informational brochures, and learning of City activities including: the City's website, City newsletter, postings at City Hall, Library, Safety Center, Senior Center, social media, and Recreation Centers. The City also advertises hearings, as well as other City programs, in the local newspaper (Los Cerritos Community Newspaper).and in the City newsletter.

Information is provided in English and Spanish, and in Korean when applicable. A Spanish interpreter is also available during public hearings to facilitate communication between individuals who only speak Spanish. Brochures at City Hall are available in both English and Spanish. Spanish-speaking employees also facilitate the dissemination of information regarding City programs. The City shall utilize the local newspaper (Los Cerritos Community



City of Hawaiian Gardens 2021-2029 Housing Element

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News) to post notices and utilize the City's website to encourage residents to attend City Council and Planning Commission meetings.

The City shall also participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. The City shall distribute a progress survey at the event, which shall include questions related to fair housing issues (e.g., affordability, access to resources, environmental hazards, and range of housing types). The first progress survey shall occur in the year 2024. The results of the progress survey shall be used to evaluate the effectiveness of Programs identified to affirmatively further fair housing. This will allow the City to get more input into its programs and tailor them to meet the needs expressed by residents.

In accordance with Assembly Bill 1483, the City will post the current schedule of fees and exactions on the City's website in 2022.

Time Frame: Ongoing 2021-2029, with benchmarks in 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 25: Replacement Housing

Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915 (c)(3). This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. The City shall prepare a Replacement Unit program, and amend the Zoning Code as required, in compliance with statutory requirements.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 26: Single Room Occupancy

The City will review and amend the Zoning Code to allow Single Room Occupancy units ministerially with permissive development standards within residential zones, and non-residential zones (in accordance with AB 2011) by the end of 2024.

Time Frame: 2024.



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Responsibility: Community Development Department.

Funding: City General Fund.

Program 27: Zone District Densities Update

To promote the development of a range of housing types, the City will eliminate the Single-Family Estates (R1 10,000 square foot lot minimum) zone district and replace it with the R-1 Single Family Residential zone district. Further, the City will adopt new density standards to increase allowable minimum and maximum densities for residential and nonresidential zone districts. Additionally, the City will revise development standards (e.g., setbacks, parking standards) within residential zones and commercial zones to encourage the development of maximum densities within these zones.

Table 7.2 shows the respective density increases to be adopted:

Table 7.2 Proposed Residential Densities

Zoning	Current Density	Proposed Minimum Density	Proposed Maximum Density
R-1 Single Family Residential	7.2 units/acre	7.2 units/acre	10 units/acre
R-2 Medium Density Residential	17.4 units/acre	17.4 units/acre	23 units/acre
R-3 Intermediate Residential	18.9 units/acre	18.9 units/acre	25 units/acre
R-4 High Density Residential	23.5 units/acre	23.5 units/acre	30 units/acre
C-2 Downtown Commercial	Residential allowed via AB 2011	30 units/acre	40 units/acre
C-4 General Commercial	Residential allowed via AB 2011	30 units/acre	40 units/acre

For all zone districts, densities could be increased with a density bonus.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.



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Program 28 Join the Gateway Cities Affordable Housing Trust (GCAHT)

The City will join the Gateway Cities Affordable Housing Trust (GCAHT) to work collaboratively with neighboring cities to address regional issues of affordability, substandard housing stock, and homelessness. The GCAHT will provide funding sources that can be towards affordable housing projects in the City and permanent supportive housing developments to support unhoused people in the City.

Time Frame: 2023.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 29: Cottage/Carriage Dwelling Units

The City will review and amend the Zoning Code to include Cottage/Carriage Dwelling Units. The City will establish a Cottage/Carriage Dwelling Unit ordinance including but not limited to the following: permitted use in residential zones, processed ministerially, design review administrative process, four to eight units per parcel, number of units determined by floor area ratio rather than density (units/acre), common open space, one-two story units, parking one space per unit (if located outside a 0.5-mile radius of a major transit station), parking allowed in set aside area not necessarily at each unit (carriage unit above parking space), and reduced setbacks.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 30: Permit Streamlining

The City will continue to operate expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). The City will also develop written procedures for SB 35 by the end of 2023. The City will also advertise the expedited permit process on the City's website and circulate a notice with the Building Industry Association and Chamber of Commerce.

Time Frame: 2023.

Responsibility: Community Development Department.

Funding: City General Fund.



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Program 31: Place-Based Mobility and Strategies Program

The City will complete a bike lane study to develop a citywide Master Plan and determine the locations of future bike lanes. The City was awarded a grant of \$370,000 in order to complete this study.

Time Frame: 2023 – 2024.

Responsibility: Public Works Department.

Funding: Caltrans – 2023 Active Transportation Program.

7.2 PROPOSED QUANTIFIED OBJECTIVES FOR 2021-2029

Local jurisdictions are required under section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

The quantified objectives are provided in Table 7.3 for the new construction (new units), rehabilitation (existing units), and conservation/preservation (at-risk units) of affordable and special needs housing units and or households, as a result of implementation of the actions set forth in the Goals, Policies, and Programs sections of this Housing Element.

Table 7.3 Proposed Quantified Objectives for 2021-2029

Income Group	Total RHNA	Units Approved Since 6/30/21	ADUs With Approved Building Permits Since 6/30/21	Projected Accessory Dwelling Units	Units on Vacant and Non-Vacant Sites (Table 5.2)	Total Capacity	Surplus RHNA	Surplus RHNA Percent
Extremely Low	61	0	0	18	52	70	9	15%
Very Low								
Low	44	0	0	35	52	87	43	98%
Moderate	46	0	0	2	63	65	19	41%
Above Moderate	180	29	8	23	147	207	27	15%
Total	331	29	8	78	315	410	79	23%

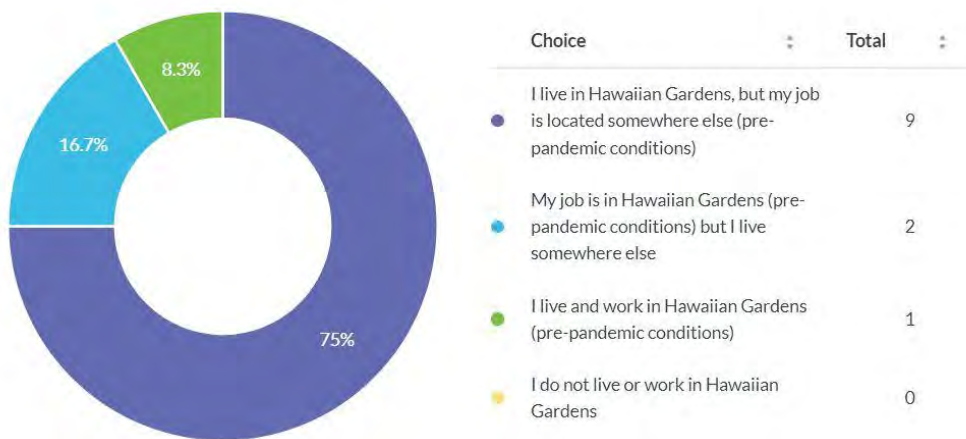
Appendix A Community Survey & Results

The City of Hawaiian Gardens encourages and solicits, the participation of the community and other local agencies in identifying the successes, challenges, problem areas, deficiencies, and or housing constraints, restrictions, and other areas of concern in the City. The survey will help to pinpoint some community areas of concern and can potentially lead to the formulation of housing policy goals and objectives for the City of Hawaiian Gardens.

In this summary I will be outlining the results of both the English as well as the Spanish versions of the questions:

1. Do you live and/or work in the City of Hawaiian Gardens?

a.

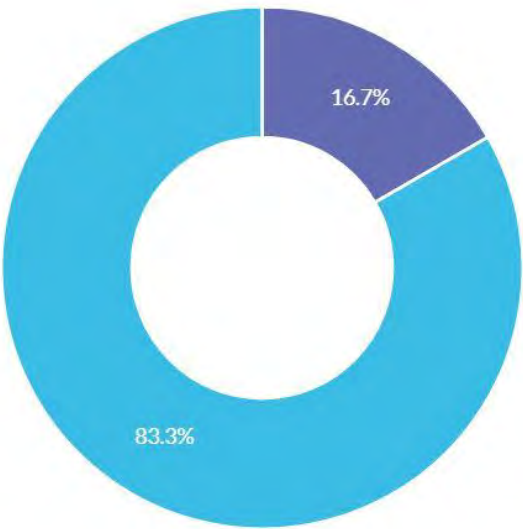


b. The results of this question in both the English and Spanish survey indicate that over 75% of the participants in this survey live in Hawaiian Gardens but their job is located

Appendix A
Community Survey & Results

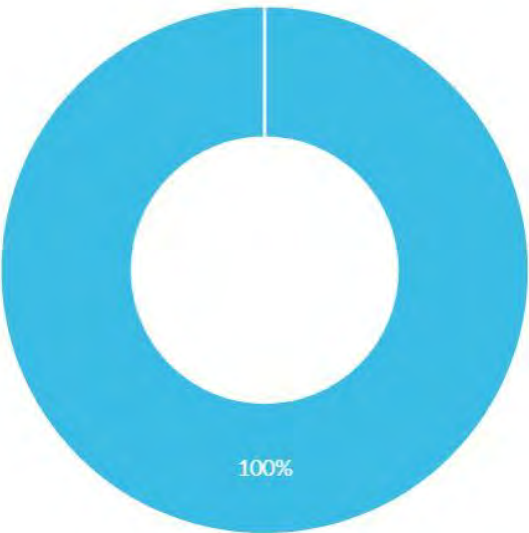
somewhere else while in looking at the English survey an interesting result to note is the next 16 percent actually work in Hawaiian Gardens but live somewhere else.

2. Do you own a business in the City of Hawaiian Gardens?



Choice	Total
Yes	2
No	10

a.

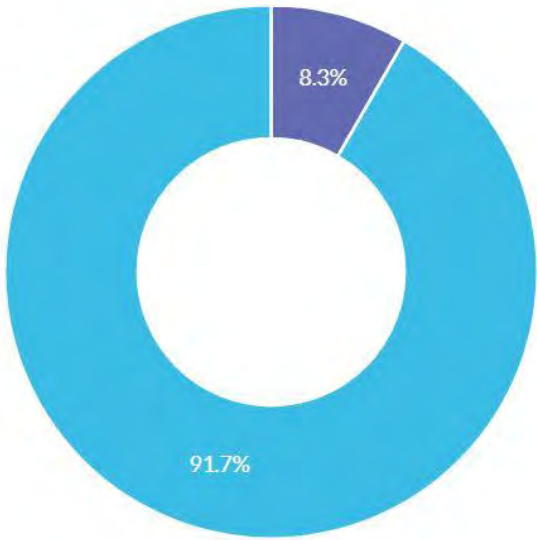


Choice	Total
Si	0
No	1

b. In looking at the result of this question it seems the majority (83% for English and 100% for the Spanish Survey) of participants do not own a business in the city of Hawaiian Gardens.

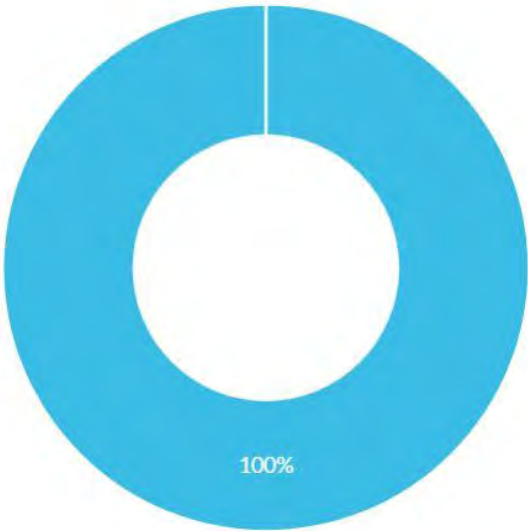
3. Are you a member of a community civic organization?

Appendix A
Community Survey & Results



Choice	Total
Yes	1
No	11

a.



Choice	Total
Si	0
No	1

- b. In taking a look at the results of both the English and Spanish surveys most participants are not a member of a community civic organization (at 92% for English and 100% for Spanish)
4. If yes to question #4, please describe the nature of your organization.

Appendix A Community Survey & Results

Answers

Planning commission

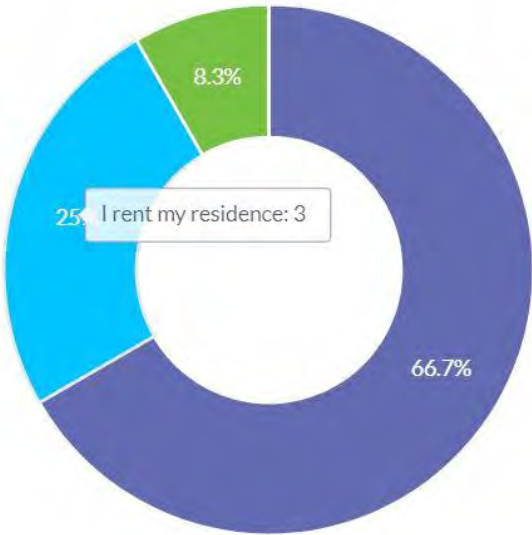
- a.
5. What is your organization's size?

Answers

5 Commisioners 2 staff 1 attorney

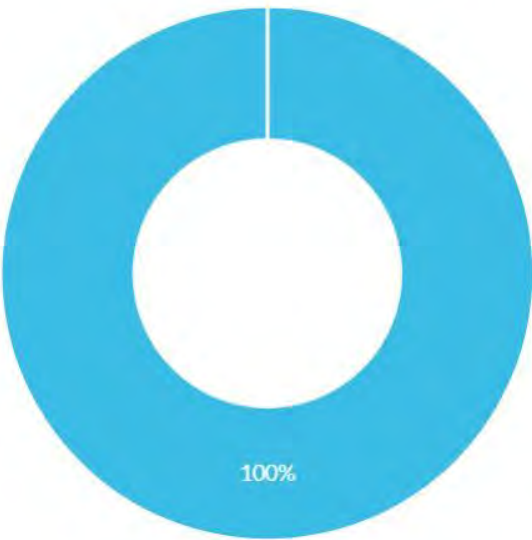
- a.
6. Do you currently own or rent your residence?

Appendix A
Community Survey & Results



Choice	Total
I own my residence	8
I rent my residence	3
I live with another household (neither own or rent)	1
I am currently without permanent shelter	0

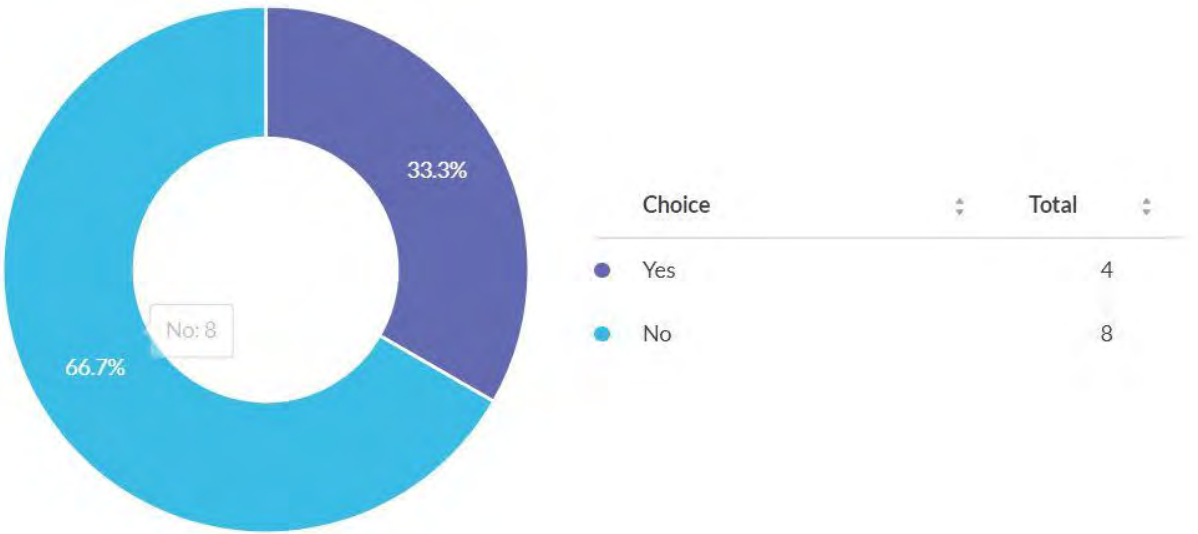
a.



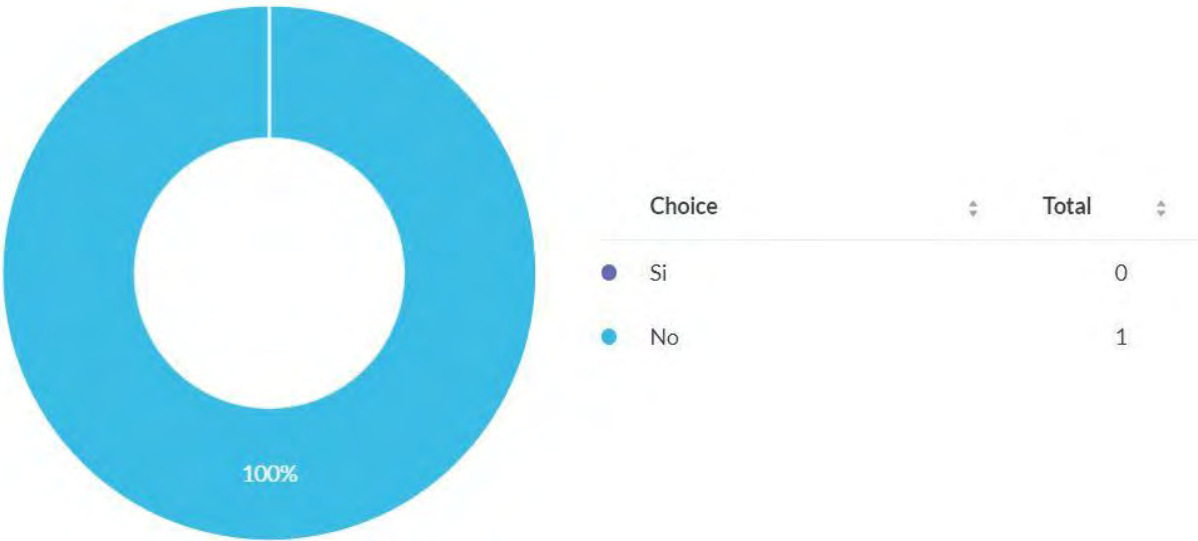
Choice	Total
Soy dueño de mi residencia	0
Yo alquilo mi residencia	1
Vivo en otro hogar (ni como dueño ni de inquilino)	0
Actualmente vivo sin un albergue permanente	0

- b. In taking a closer look at these results it seems in the English survey that most of the participants (67%) own their residence where in the Spanish survey the results show the participant rents their residence in the city of Hawaiian Gardens.
7. Do you think that the range of housing options currently available in Hawaiian Gardens meets the needs of the community?

Appendix A
Community Survey & Results

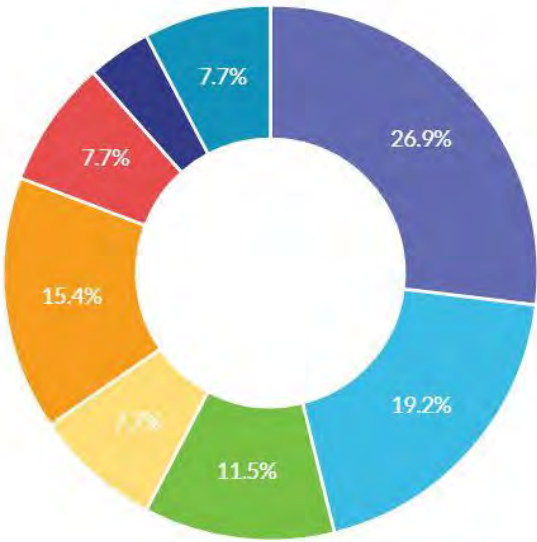


a.



- b. The results of the question in both the English and Spanish survey suggest that the majority of the participants believe that the range of housing options available in Hawaiian Gardens do not meet the needs of the community.
8. In your opinion, what type(s) of additional housing are most needed in the City of Hawaiian Gardens? (Select all that apply)

Appendix A
Community Survey & Results



Choice	Total
Single-Family (Detached)	7
Duplex/Attached Housing	5
Condominiums (multi-family ownership homes)	3
Apartments (multi-family rental homes)	2
Senior Housing	4
Accessory Dwelling Unit, Granny Flat, Guest House	2
Permanent supportive housing (for the homeless, transitional housing, etc.)	1
Housing for people with disabilities	2

a.



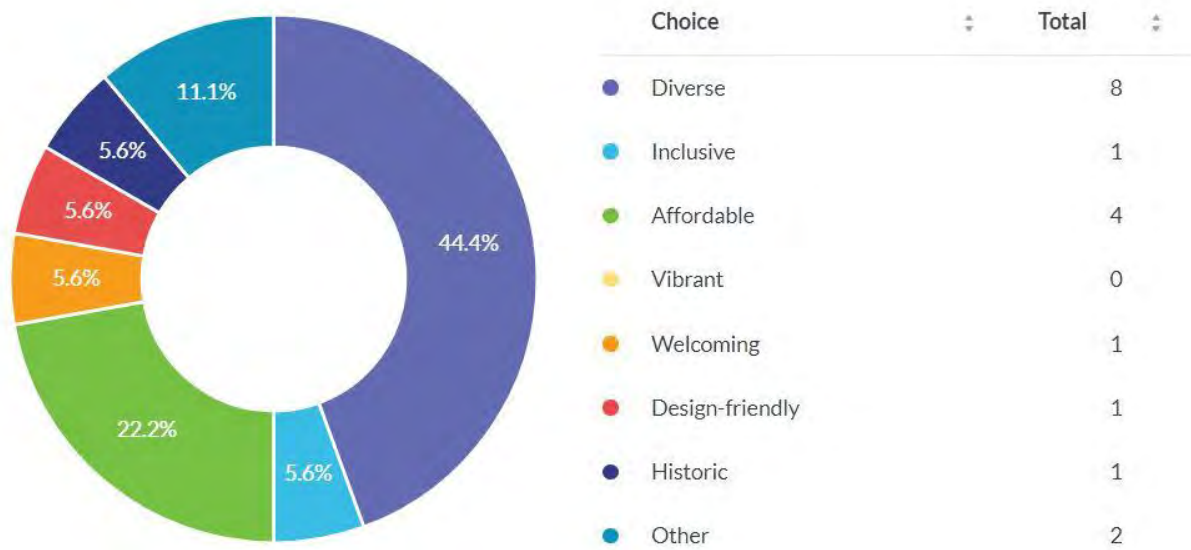
Choice	Total
Vivienda unifamiliar (separada)	0
Dúplex/Vivienda adosada	0
Condominios (multifamiliar, hogares de dueños)	1
Apartamentos (multifamiliar, hogares de alquiler)	0
Vivienda para la tercera edad	0
Unidad accesoria, casita de abuelos, casa de invitados	0
Vivienda de apoyo y permanente (para las personas sin hogar, vivienda de transición)	0
Vivienda para personas con discapacidades	0

b. In looking at the results in regards to both English and Spanish surveys when it comes to the type of housing that is most needed in the city of Hawaiian Gardens the participants

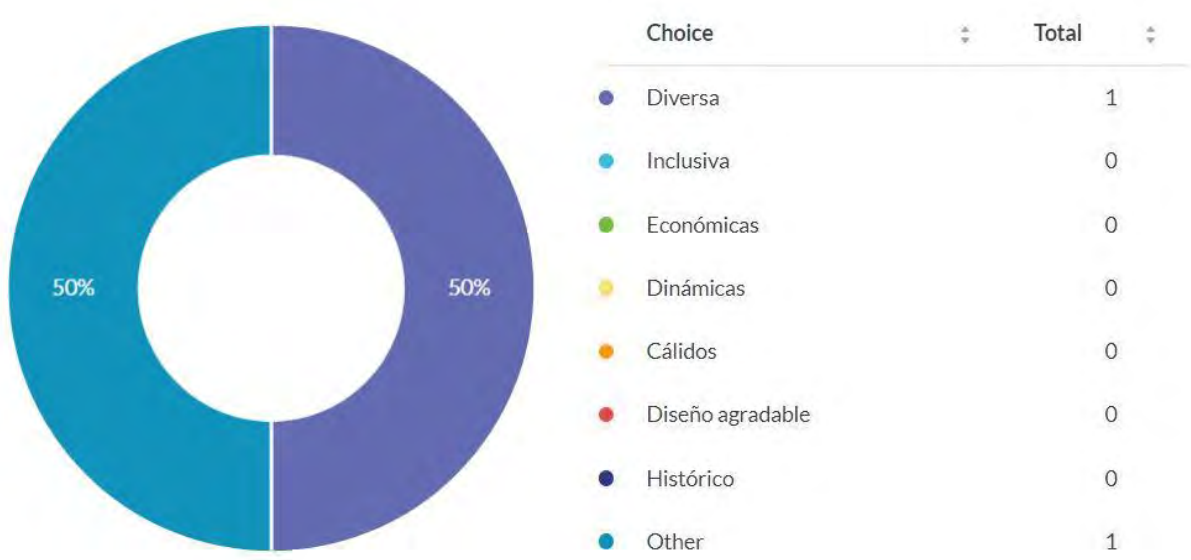
Appendix A
Community Survey & Results

are equally split between the different types of housing with the most focusing on Single family housing, Duplex/attached housing and Senior Housing.

9. Describe the housing stock in the City of Hawaiian Gardens (Select all that apply):



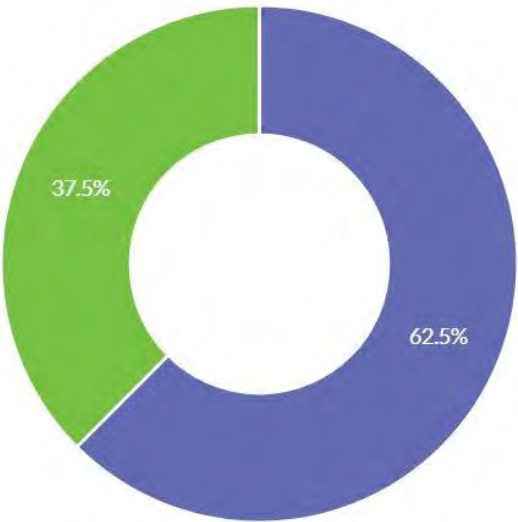
a.



b. In looking at the results, 44% of the English survey participants picked diverse, and coming in second at 22% was affordable where the Spanish survey was split between diverse and other.

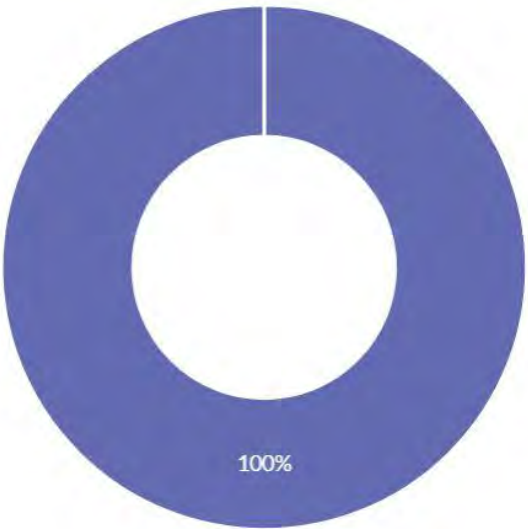
Appendix A
Community Survey & Results

10. How important are the following housing priorities to you and your household? Provide more housing for all income levels.



Choice	Rating	Total
1 - Very Important	10	10
2 - Somewhat Important	0	0
3 - Not Important	6	2
4 - Don't know	0	0

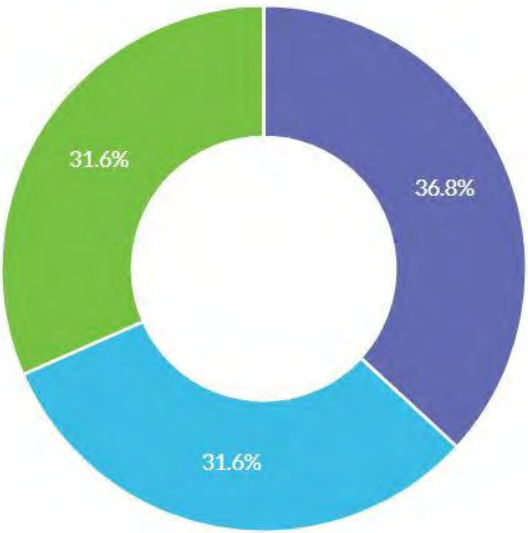
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

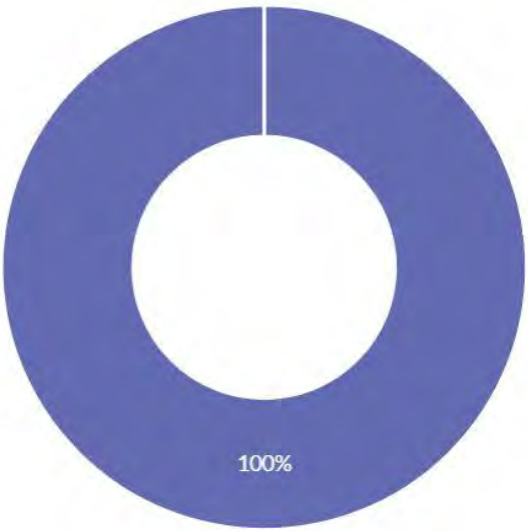
11. How important are the following housing priorities to you and your household? Promote housing affordable to working families.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	7	7
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	0	0

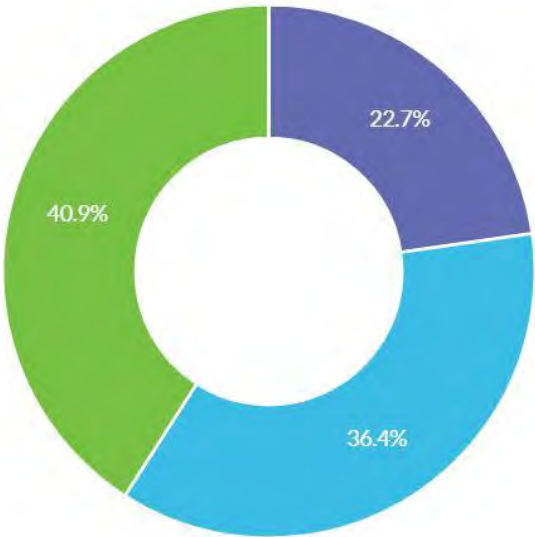
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

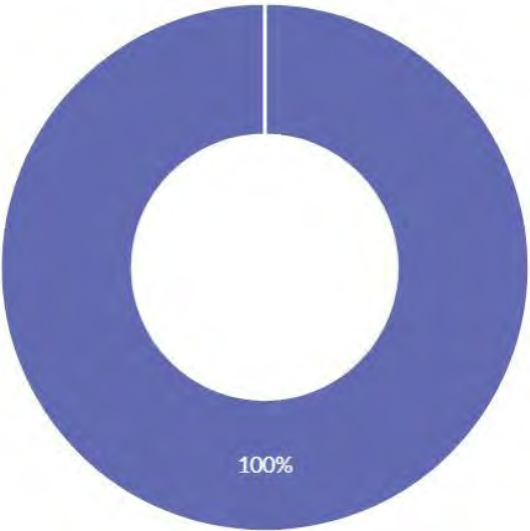
12. How important are the following housing priorities to you and your household? Build more Single-Family Housing.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	8	4
3 - Not Important	9	3
4 - Don't know	0	0

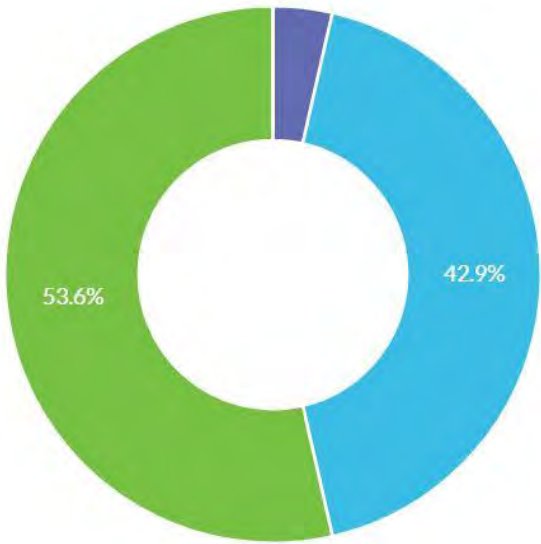
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

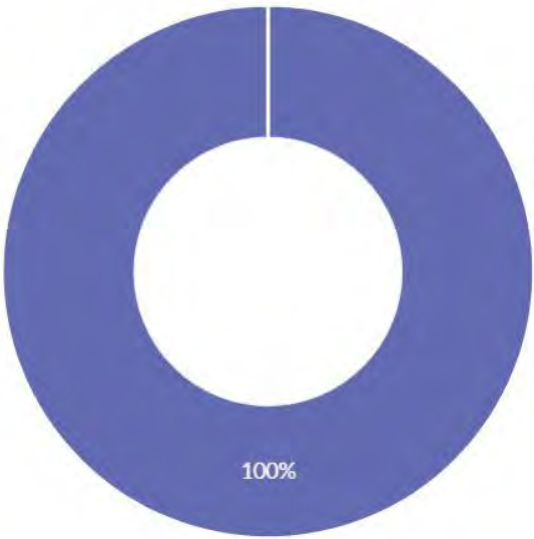
13. How important are the following housing priorities to you and your household? Build more Multi-family housing (apartments, condos, etc.)

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	1	1
2 - Somewhat Important	12	6
3 - Not Important	15	5
4 - Don't know	0	0

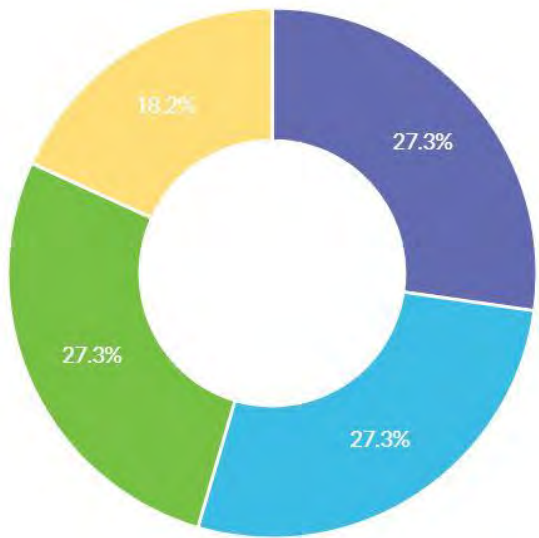
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

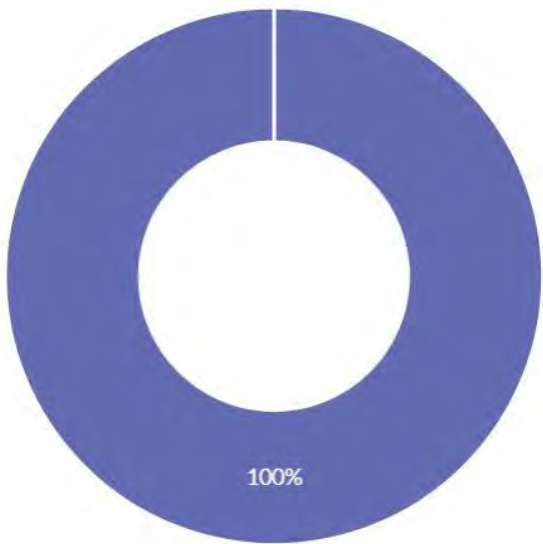
14. How important are the following housing priorities to you and your household? Rehabilitate existing housing.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	6	6
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	4	1

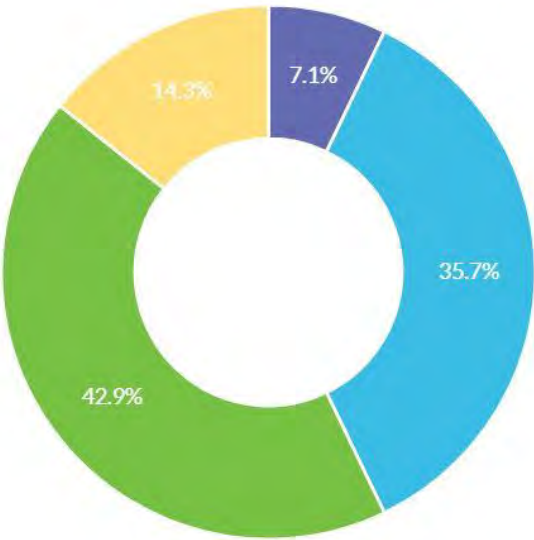
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

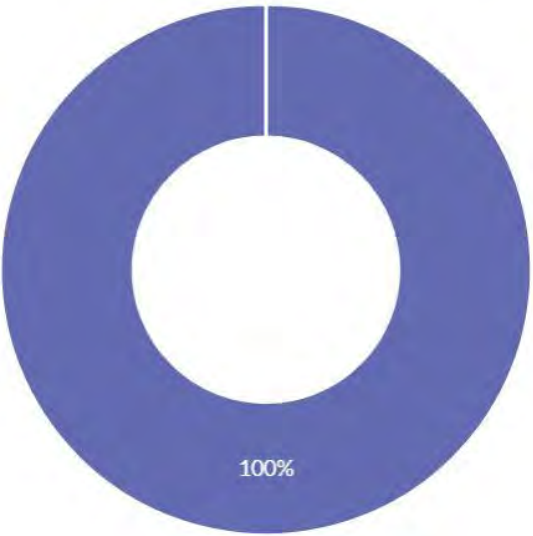
15. How important are the following housing priorities to you and your household? Create mixed-use (commercial/retail/office and residential projects to bring different land uses closer together).

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	2	2
2 - Somewhat Important	10	5
3 - Not Important	12	4
4 - Don't know	4	1

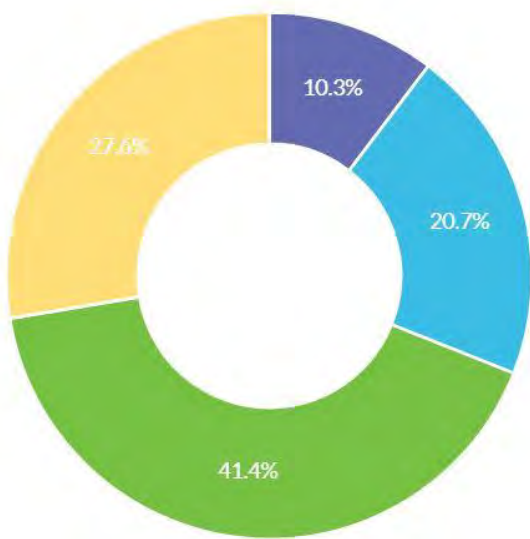
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

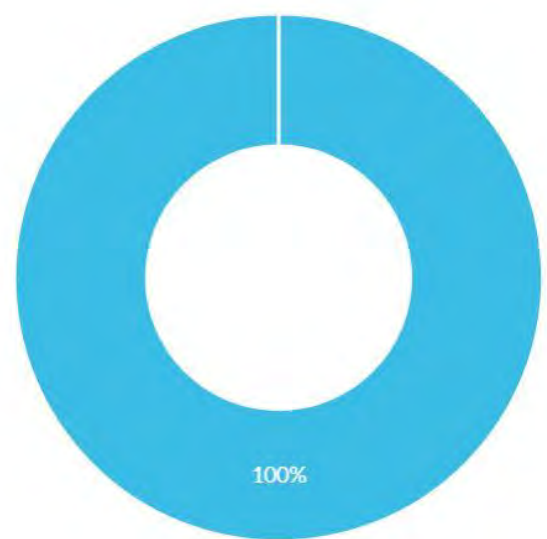
16. How important are the following housing priorities to you and your household? Provide more housing for the disabled.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	3	3
2 - Somewhat Important	6	3
3 - Not Important	12	4
4 - Don't know	8	2

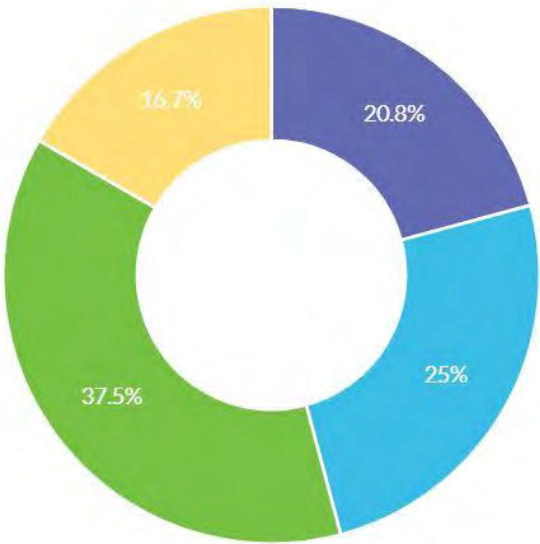
a.



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0

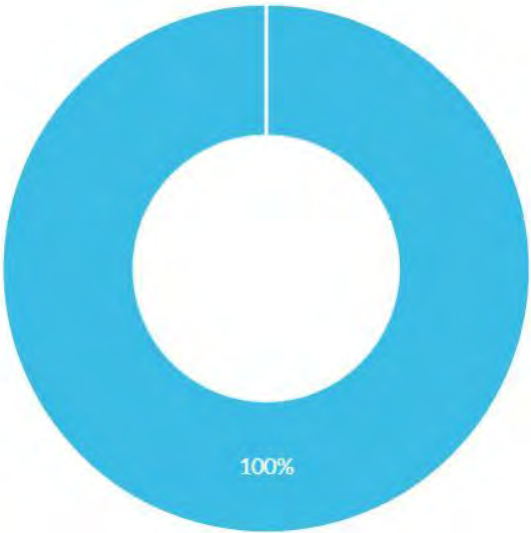
17. How important are the following housing priorities to you and your household? How do you feel about Fair Housing?

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	6	3
3 - Not Important	9	3
4 - Don't know	4	1

a.



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0

18. In a built-out community like Hawaiian Gardens, what strategies should the City apply or pursue to ensure affordable fair housing for its residents?

Appendix A Community Survey & Results

Housing should focus on sustainable, innovative housing that fits the needs and affordability of single income working class citizens, students, young families and the elderly. Pod living is one of many examples of new trends in housing, especially near colleges or large warehouses like Amazon. The city needs to build with less waste of material and space, less traditional construction and more building designed to take advantage of California sun and ocean! Be a leader in SoCal like Compton.

Good question. Locating resources for resident who might suffer from financial difficulties.

Community block grants

I dont know

Protect religious institutions from discrimination in zoning/land use decisions. Follow ADA and Rehab Act. Provide access to fair housing info (i.e. city website, at planning counter, mail postcard to residences). Educate the public about ADA policy and their rights to request for needed accommodations. Train city staff (at front desk) on fair housing laws and limited English proficiency obligations. Front desk staff are the first people interacting with community in terms of complaints

If they are renting provided renters contract

Building town homes that can be more affordable for all people and making sure it's the City of Hawaiian Gardens residents that needs home that get those opportunities

none

None. There are too many renters as it is. Promote home ownership. For home owners who are renting their house, impose a limit of how many people can live in a single family house. 1 bedroom = 3 people 2 bedroom = 4 people 3 bedroom = 6 people. Require garages for cars. Parking permits for residents only.

- a.
- b. In studying the responses from this question of the English survey the most frequent answer given were affordability and promoting home ownership in regards to the number one strategies the city should apply or pursue to ensure affordable fair housing for its residents.

19. In your opinion, what is the most pressing housing need(s) for the City of Hawaiian Gardens right now?

Appendix A Community Survey & Results

Answers

Affordability is no doubt the most pressing housing need for all of Southern California cities. We are in a prime location for minimalistic, zero waste building which I'm sure would enable the city to receive grants for meeting or exceeding Federal guidelines for energy consumption, sustainability, and less to no impact on our depleting natural resources like water and trees.

Helping residents find available affordable resources to modify or build an ADU.

Unsuitable housing with many overcrowded properties and lack of parking that inhibit the lack of fresh air as well as less noise and trash.

single parent household housing along with childcare facilities

Homeless, affordable and low income housing

We need to focus on rehabilitating the current houses. No need to build more. Clean the city up and make people abide by the city code.

Affordable single families homes so youth that want to stay in the City can actually afford to stay and contribute to their city to make it better rather than pushing them away

less city gov. regulating and policing simply to produce revenue. The city should have to justify any feeling of need for expansion. Also you should include the option, "None of the above" to every survey question, avoiding the participant being forced to reply with an answer they do not agree with. Otherwise voiding the survey questions for being prejudice and its results inconclusive. o

There are too many renters. Non-resident homeowners who let obscene amount of people rent their single family homes.

a.

Answers

Hogares multifamiliares

Appendix A

Community Survey & Results

- b. In studying the results, the most frequently suggested response in stating what the most pressing housing needs is for the City of Hawaiian Gardens is affordable housing.

In conclusion, the 6th Cycle Housing Element Update Survey completed for the city of Hawaiian Gardens allowed us to infer from this small sample size of participants that of the majority of the people who live in the city they own their residence, but do not own their own business. In looking at both surveys most of the participants are not a member of a community civic organization. But the majority of both survey's participants agreed that the current range of housing options in the city of Hawaiian Gardens do not meet the needs of the community and all types of housing are needed to provide even more diverse, and affordable options for all residents. As seen in the graphs above for questions 11-17 the majority of the participants for both surveys thought the housing priorities mentioned were either very important or they did know not know (specifically question 14 – 17) if it was to their households. The strategies to pursue fair housing or even deciding on the most pressing needs for the city were all over the place but mainly focused around affordable housing, and promoting home ownership to reduce the number of renters as there are too many of them within the city. Overall, in total there were 13 participants who took part in both surveys over a one-month period. This survey should be extended to the same time period as the last ones conducted and marketed more to be able to collect a larger sample size of participants to have better data that can be extrapolated to the whole city of Hawaiian Gardens.

Appendix B

Housing Needs Assessment Survey Results:

Number of Participants: 91

Outreach efforts were made through the City's social media platforms in both Spanish and English. In addition, outreach efforts occurred at the communitywide Hawaiian Gardens Carnival held April 21-23, 2023 at the Furgeson Elementary School field.

Q1: How long have you lived in Hawaiian Gardens?

<u>ANSWER CHOICES:</u>	<u>RESPONSE PERCENTAGE:</u>
Less than 5 years	7%
5-10 years	8%
11-20 years	11%
Over 20 years	57%
I do not live in the City	18%

Q2: What is your age range?

<u>ANSWER CHOICES:</u>	<u>RESPONSE PERCENTAGE:</u>
Under 18	1%
18-25	9%
26-35	29%
36-45	28%
46-59	21%
60 and above	16%

Q3: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being "very important", how important is the following concern to you? "Providing housing affordable to extremely low-, very low-, low- and moderate-income households".

1 not important- 4%

2-11%

3-5%

4-22%

5 very important-64%

Q4: In your opinion, what types of housing would you like to see more of in Hawaiian Gardens?

Answer Choices:

- a. Repurposing commercial sites for residential uses – 11%
- b. Repurposing commercial sites for mixed use; a combination of residential and retail uses – 22%
- c. Single family residential units – 63%
- d. Condominiums – 15%
- e. Apartments – 14%

Q5: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Providing affordable housing to accommodate individuals of all income levels”.

1 not important- 1%

2- 4%

3- 7%

4- 13%

5 very important- 73%

Q6: If multi-family housing is developed in the City, how many bedrooms are needed per unit?

Answer Choices:

- a. One bedroom – 4%
- b. Two bedrooms – 37%
- c. Three bedrooms – 68%
- d. Four or more bedrooms – 24%

Q7: If more multi-family housing is built in the City, what amenities would you like to see?

Answer Choices:

- a. Open space for throwing a ball, sitting, or meeting with neighbors and friends - 82%
- b. Playground for kids – 64%
- c. Barbeque and picnic tables – 41%
- d. Community garden – 0%
- e. Community meeting space – 14%
- f. Community gym – 46%
- g. Area for dogs – 46%
- h. Other – 20%

Q8: Which of these items would you consider the highest priority when it comes to the location of new housing development?

Answer Choices:

- a. Access to public transportation – 44%
- b. Proximity to shopping, churches, schools – 75%
- c. Proximity to freeway – 20%
- d. Proximity to Civic Center and Library – 24%

Q9: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Providing housing for residents with special needs such as housing for seniors, large families, veterans, or persons with disabilities”.

1 not important- 1%

2- 2%

3- 13%

4- 27%

5 very important- 77%

Q10: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Establishing shelters and transitional housing for the homeless, including programs that help individuals move out and/or find permanent housing”.

1 not important- 7%

2- 12%

3- 24%

4- 28%

5 very important- 25%

Q11: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Attaining a housing market with “fair housing choice”, meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income, or other arbitrary factor to have available to them the same housing choices”.

1 not important- 4%

2- 4%

3- 19%

4- 39%

5 very important- 57%

Q12: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Achieving a housing stock free of substandard dwelling units”

1 not important- 6%

2- 4%

3- 16%

4- 37%

5 very important- 57%

Q13: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Achieving reductions in energy consumption”

1 not important- 3%

2- 4%

3- 24%

4- 34%

5 very important- 51%

Q14: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Preserving the existing supply of affordable housing that is financially assisted by the City, County, State, or Federal governments”

1 not important- 4%

2- 4%

3- 27%

4- 37%

5 very important- 59%

Q15: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Removing existing government constraints to the maintenance, preservation, improvement, and development of housing”

1 not important- 3%

2- 4%

3- 14%

4- 37%

5 very important- 65%

Q16: What do you like about living in the City of Hawaiian Gardens?

Answer Choices:

- a. Small town community – 66%
- b. Proximity to freeway -44%
- c. Close to job – 34%
- d. Schools -43%
- e. Family and friends live here – 49%
- f. Other – 17%

Q17: We want your feedback! What improvements would you like to see in the City of Hawaiian Gardens?

- That they build more houses in the empty spaces that exist in the city
- Housing for low income multi families and assistance for the homeless or those living in an RV/campers. It's become a problem having homelessness and instead of trying to chase them away maybe provide them with a clean space to bathe or use the bathroom while providing them their home own space to sleep or a small homeless community we'll be able to help them.

- More free space and more single family homes. I like how many businesses are coming in.
- Walkability, safety and homelessness reduction. Thriving commercial buildings/offices.
- I would like to see a new basketball court at lee ware park the old one it's almost done.
- A better response to complaints regarding "noise" ordinance violations. Community Safety has to patrol beyond 6pm especially on Friday through Sunday evenings and be deputized to issue citations. House parties should have a city issued permit for DJs and live bands.
- Better traffic flow
- Affordable single family housing.
- I would like to see a cleaner city in all aspects.
- Everyone knows everyone and try to help each other. Need more housing available.
- Affordable housing.
- Affordable housing for all especially seniors.
- More affordable housing.
- Great city and people. More events for children.
- Better crosswalks because people-drivers do not stop for you to go across the street.
- More support in resources. Bigger community pool.
- More police.
- Removal of gangs.
- More public parks.
- More parking for cars.

- Affordable housing for single people.
- People putting junk in their yard. Parking cars that don't work in the yard.
- Less trash in yards. Parking cars in yard that don't run.
- Rent control.
- More police present.
- Better public service.
- More community events.
- Clean city.
- (More) mental health services.
- Outdoor gym.
- More police and cleaner homes.
- Cleaner streets.
- Low income housing!
- Safety.
- Reduction of unhoused people. Reduced racial tensions and increased diversity.
- Parking.
- Cleaner streets.
- Low income housing!
- Safety.
- Reduction of unhoused people. Reduced racial tensions and increased diversity.
- Parking.

Results: 5/17/2023

DRAFT

City of Hawaiian Gardens 6th Cycle Housing Element Update



City of Hawaiian Gardens
Community Development Department
21815 Pioneer Boulevard, Hawaiian Gardens, CA 90716
(562) 420-2641

www.hgcity.org

6th Cycle 4th Draft ~~Amendment, February 2023~~ August 2023

~~Planning Commission Resolution No. 2023-001~~

~~City Council Resolution No. 002-2023~~



City Council

Maria Teresa Del Rio, Mayor
Victor Farfan, Mayor Pro Temp
Dandy De Paula, Councilmember
Luis Roa, Councilmember Ernie
Vargas, Councilmember

Planning Commission

Grant Winford, Chair
Axzel Roman, Vice Chair
Fabiola Hernandez, Commissioner
Anna Rodriguez, Commissioner
Ana Navarro, Commissioner

City Manager

Ernesto Marquez

Community Development Department

Community Development Director
Elise McCaleb

Senior Planner
Sophia Tatlyan

~~Consultant~~
~~Maryann Marks, AICP~~

Prepared by
~~Willdan Engineering~~Mobius Planning



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Appendices

Appendix A	Community Survey
Appendix B	Housing Needs Assessment Survey Results



City of Hawaiian Gardens 2021- 2029 Housing Element EXECUTIVE SUMMARY

The 6th Cycle Housing Element

EXECUTIVE SUMMARY

The City of Hawaiian Gardens is located in the greater Los Angeles area and encompasses 0.9 square miles. The City is bounded on the west and south by the City of Long Beach, on the east by the City of Cypress, and on the ~~south~~^{north} by the City of Lakewood. Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 23% of the land area.

Every California jurisdiction is required to include a Housing Element as part of the jurisdiction's General Plan. Hawaiian Gardens 6th Cycle Housing Element has a planning period of eight years from 2021 to 2029. This Housing Element is organized into seven sections:

1. Introduction
2. Housing Needs Analysis
3. Regional Housing Needs Assessment and Special Needs
4. ~~Land Inventory~~Resources and Constraints
5. ~~Resources and Constraints~~Land Inventory
6. Evaluation of the Previous Housing Element
7. Housing Goals, Policies, Programs, and Quantified Objectives

Chapter 1. INTRODUCTION

The 6th Cycle Housing Element for the City of Hawaiian Gardens is a required element of the City's General Plan and is, therefore, required to be consistent with the General Plan. The 6th Cycle Housing Element covers the planning period from October 15, 2021, to October 15, 2029, and includes extensive background information on community demographics, including population, employment and households, current housing, as well as updated policies, programs, and 'quantified objectives' to guide the City's development through 2029. State Law requires that the Housing Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A Community Outreach Plan
- A Statement of the Housing Plan to address identified housing needs.



City of Hawaiian Gardens 2021- 2029 Housing Element **EXECUTIVE SUMMARY**

- An analysis on Affirmatively Furthering Fair Housing.

This is the first Housing Element Cycle to implement the requirements of Assembly Bill 686 (AB 686), Affirmatively Furthering Fair Housing (AFFH). As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. Affirmatively furthering fair housing means taking meaningful actions to combat discrimination that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

This Housing Element must address the following issues:

1. Significant discrepancies in housing needs and in access to opportunities.
2. Replacing segregated living patterns with truly integrated and balanced living patterns.
3. Transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.
4. Fostering and maintaining compliance with civil rights and fair housing laws.

Public Review and Comment

The Housing Element was made available for review and comment at City facilities, including City Hall, the Senior Center, City recreation facilities, during the workshop and public hearings, and on the City's website:

- August 29, 2021 – Community Survey
- September 21, 2021 – Planning Commission public workshop
- October 19, 2021 – Planning Commission public hearing
- December 14, 2021 – Planning Commission/City Council joint workshop

The venues for the public meetings were ADA-accessible and served by public transportation. The City also advertised meetings, public hearings, and availability of the Housing Element in the local newspaper the "Los Cerritos Community Newspaper," through social media, as a flyer, and on the board at the mobile home parks.

Chapter 2. HOUSING NEEDS ANALYSIS

This chapter gives an overview of the City's population and employment growth, household characteristics, and housing characteristics. It also provides an analysis of the housing affordability and a discussion of housing receiving federal, State, or local aid that is at-risk of conversion due to the impending expiration of assistance. This chapter also includes the Fair Housing Assessment.



City of Hawaiian Gardens 2021- 2029 Housing Element EXECUTIVE SUMMARY

Chapter 3. REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

The first part of this chapter outlines the Regional Housing Needs Allocation (RHNA) process which is maintained by the regional agency with jurisdiction over the City. In this case, the Southern California Association of Governments (SCAG) has jurisdiction over the City of Hawaiian Gardens. Through this process, each jurisdiction is given a set of numbers presenting housing units for each income level that the jurisdiction must help construct, rehabilitate, or conserve during the housing period from 2021 to 2029. The chapter then describes Hawaiian Gardens' share of the regional housing needs, and what has already been achieved in meeting those needs.

Chapter 4. RESOURCES AND CONSTRAINTS

This chapter identifies the resources that are available to the City to meet its quantified objectives for housing, especially new construction for affordable housing; as well as government and market constraints that might hinder housing development and includes a detailed analysis of the current permitting and regulatory process. In those cases where potential governmental constraints are identified, the City has identified programs to remove and/or mitigate those constraints. Also included is an analysis for low- and moderate-income housing assistance from State and federal sources.

Chapter 5. LAND INVENTORY

This chapter assesses the housing development potential in Hawaiian Gardens. The purpose is to determine the quantity of land available on suitable sites to accommodate the City's RHNA. The analysis indicates the City is divided into six residential zoning districts; two commercial zoning districts; one industrial zoning district; and a public facilities district which consists of civic, fire station, park, hospital, elementary school, junior high school, and church.

Chapter 6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

This chapter reviews the City's accomplishments under the 2013-2021 Housing Element, particularly the City's progress towards meeting its Regional Housing Needs Assessment goals. Although a comprehensive General Plan update was adopted in 2010, it did not include any update to the housing element.

Chapter 7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This chapter of the Housing Element lists housing goals, policies, implementing programs, and quantified objectives for the City of Hawaiian Gardens, responding to the assessment of the 2013-2021 Housing Element, as well as key issues, trends, opportunities, and constraints outlined in the Housing Needs Analysis and the assessment of Resources and Constraints.



City of Hawaiian Gardens 2021- 2029 Housing Element EXECUTIVE SUMMARY

The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. Below are the goals for the 5th Cycle Housing Element that the City adopted in 2015. The City will continue the application of these goals for the 6th Cycle Housing Element as a guide for implementation of the City's continued, modified, and new housing programs.

Goal 1.Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Goal 2.Provide housing affordable to extremely low-, very low, low- and moderate-income households.

Goal 3.Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.

Goal 4.Achieve a housing stock free of substandard dwelling units.

Goal 5.Conserve and improve the existing stock of affordable housing.

Goal 6.Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Goal 7.Preserve the existing supply of affordable housing that is financially assisted by the City, County, and State or Federal governments.

Goal 8.Achieve reductions in energy consumption.

Each goal encompasses a series of policies. Implementing programs further the City's housing goals and policies.



1 INTRODUCTION

1.1 WHAT IS A HOUSING ELEMENT?

The Housing Element is one of the seven required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Housing Element be consistent with all parts of the General Plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems that support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The 6th Cycle Housing Element has a planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

The Housing Element of the Hawaiian Gardens General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Hawaiian Gardens Housing Element address the following issues:

- (a) the promotion of new housing development
- (b) the maintenance and improvement of existing housing units
- (c) identifying and addressing housing discrimination

Through its housing program, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

Geographical Setting and Demographics

The City of Hawaiian Gardens is in Los Angeles County, generally in the southeast area of the greater Los Angeles Metropolitan Area. The City of Long Beach lies directly to the west and south, the City of Lakewood lies to the north, and the Orange County City of Cypress borders Hawaiian Gardens on the east. Hawaiian Gardens is regionally accessible from Interstate 605 (San Gabriel River Freeway), which is located to the immediate west of the City. The Carson Street off-ramp is located at the western entrance to the City. The City is regionally accessible from Interstate 405 (Long Beach Freeway) located to the south, and Highway 91 to the north.



Hawaiian Gardens is among the “Gateway Cities” of southeast Los Angeles County. Considered an industrial powerhouse, this southeast sub- region of the County provides one out of every seven jobs in Southern California.

The City of Hawaiian Gardens is the smallest jurisdiction in the County of Los Angeles, encompassing a total of 0.9 square miles. It is the 338th largest city in California, and the 243rd largest city in the United States.

Hawaiian Gardens is primarily a residential community, with most of the City zoned for medium density residential (R-2) housing. The medium-density residentially-zoned properties are found along the southwest and southeast quadrants of the City. The northwestern quadrant of the City is dominated by a mix of General Commercial, Light Industrial, Civic, Intermediate Residential, and High-Density Residential-zoned uses. The northeast quadrant is characterized by pockets of Single-family residential estate-zoned parcels (10,000 sq. ft. minimum parcel size), Single-Family Residential, and General Commercial zoning and land uses.

The City’s current population is reported at ~~13,953~~14,149 residents. With a land area of just less than 1 square mile, Hawaiian Gardens has a population density of 14,717 people per square mile. The 2020 Census indicates that the Ccity’s population is currently declining at a rate of -0.73% annually and has decreased by -2.11% since the 2010 census count, which listed the population at 14,254. Hawaiian Gardens reached its highest population of 14,779 in 2000.

The average household income in Hawaiian Gardens is \$57,733 with a poverty rate of 23.90%. The median rental cost is about \$1,403 per month, and the median house value \$363,500.

This Housing Element is designed to address key housing issues in the Ccity and seeks to provide solutions to improve future housing conditions. These issues include:

- (a) The need to maintain and rehabilitate the existing housing stock.
- (b) Development of new housing to relieve overcrowding and housing cost.
- (c) Through the zoning process, convert underutilized commercial properties to residential to provide more ownership units.
- (d) The maintenance of affordable housing for low-income households, special needs households and overpaying households.
- (e) Accommodating current Regional Housing Needs Allocation (RHNA) units through ~~addressing zoning and density in residential zones and creating a mixed-use zone~~identifying opportunity sites along commercial corridors and addressing zoning for Accessory Dwelling Units (ADUs).

The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. This will accomplish both state and local housing goals.



1. INTRODUCTION

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very specific on the content of the Housing Element and makes it clear that providing affordable housing is the responsibility of all local governments. It expects the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.

1.2 FREQUENCY OF REVIEW AND UPDATE

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is assigned a “fair share” of local housing needs according to income distribution.

This Housing Element will serve the planning period beginning October 15, 2021, to October 15, 2029. This is an eight-year period to coincide with the RHNA process.

1.3 HOUSING ELEMENT CONTENTS

The Housing Element is required by State law to include:

- An assessment of existing housing needs-with an analysis of housing affordability, conditions, special needs, and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA.
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA.
- An analysis of constraints on housing in the jurisdiction.
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need; assisting in the development of housing for very low- and low- income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified.
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.
- An analysis of Affirmatively Further Fair Housing in compliance with AB 686, which specifically addresses significant discrepancies in housing needs and in access to opportunities, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



1.4 RELATIONSHIP TO GENERAL PLAN ELEMENTS

The current Hawaiian Gardens General Plan was adopted in January 2010 and established a long-range plan. The plan includes the following elements required by State law:

Land Use

The Land Use Element identifies the proposed distribution and intensity of the uses of land and the different types of uses, including housing, commercial retail, industrial, open space, recreation, institutional/public facilities, and others.

Circulation

The Circulation Element identifies the location of existing and proposed major roads, transportation routes, and other local public utilities.

Housing

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals and policies, and scheduled programs for the preservation, improvement, and development of housing.

Open Space/Recreation

The Open Space/Recreation Element guides the comprehensive and long-range preservation and conservation of open space land. In its discussion the Element includes recreation facilities, which similarly contribute activity space. Open Space may include land for outdoor recreation, public health, and safety.

Conservation

The Conservation Element addresses the identification, conservation, and use of natural resources. This element may consider issues of flood control, and water and air pollution.

Noise

The Noise Element identifies and evaluates noise levels in the Ceity, particularly from roadways, industrial plants, and other major noise sources, and helps to protect uses in the community that are sensitive to noise impacts.

Safety

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood and fire.



1. INTRODUCTION

Economic Development

The economic character of the community plays a vital role in the success and prosperity of a local area. The Economic Development Element includes goals and policies to guide physical development while retaining a sound economic base and identifying potential for new market opportunities. In addition, a fiscal analysis component will provide for a stable annual City Budget.

Air Quality

Consideration of air pollution and its damaging effects is a necessary component of public safety and welfare. The Air Quality Element examines relevant conditions, land use and development patterns to establish policies and programs related to air quality.

Capital Improvements

Capital improvements encompass the physical infrastructure that supports development of a city. The Capital Improvements Element identifies necessary improvements and provides policy direction for short-term programs.

Community Design

The Community Design Element relates to the aesthetic environment of the community and provides a sense of place. This includes the public realm, private realm, and residential areas.

Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The City updated its 2011 zoning map in 2019 to provide zoning districts consistent with the 2010 General Plan. To be consistent with the General Plan, this Housing Element will assess the Land Use Element's goals and objectives and identify new and existing sites to meet the existing and current RHNA, which facilitates the City's ability to meet its designated regional housing needs.

1.5 INFORMATION SOURCES

The information presented in this Housing Element has been gathered from a variety of sources. The primary source of information used in compiling demographic, housing, and socio-economic information for Hawaiian Gardens includes data collected by the U.S. Bureau of the Census. Several other sources were also consulted during the preparation of this analysis, with the key sources being the Federal Department Housing and Urban Development (HUD), the State Department of Housing and Community Development (HCD), the State



1. INTRODUCTION

Department of Finance (DOF), the Southern California Association of Governments (SCAG), the American Community Survey (ACS), the City of Hawaiian Gardens, and analysis conducted by the Housing Element consultants. SCAG is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections were used in the determination of the City's RHNA.

Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

1.6 PUBLIC OUTREACH

This 6th Cycle Housing Element was prepared during the COVID-19 worldwide pandemic, and pandemic-related restrictions substantially affected Hawaiian Gardens' outreach to City residents and businesses. From the beginning of 2020 through 2021, most offices, schools, places of worship, places of social gathering, retail stores, restaurants, government offices and religious and educational institutions were closed or operated with restricted hours, remotely and/or with limited staff. Los Angeles County, in general, and specifically cities within the gateway communities, experienced more disruption in services than any other county or counties in the State because of precautionary measures against an excessive number of COVID-19 cases, hospitalizations, and deaths.

Hawaiian Gardens' City Hall restricted public access and limited hours; most staff worked remotely. These limitations made gathering information from City staff and members of the community as required by the California Housing Element Law difficult and challenging. Still, Hawaiian Gardens sought as much public input as possible, given the limitations, to measure the effectiveness of the City's housing policies and the position of the community regarding the City's current housing market and the overall effectiveness of the 5th Cycle Housing Element. The City further sought public input regarding the 6th Cycle Housing Element policies, goals, and objectives. These efforts are described below.

Community Outreach

The Housing Element was prepared with public outreach and participation to the extent permissible under the restrictions of COVID-19. The City maintains a distribution list of stakeholder organizations, interested private citizens, public agencies, posts public information on the City's website and at the physical location of the meetings, and issues press releases in the Los Cerritos Community Newspaper. The venues for the public meetings were ADA-accessible and served by public transportation.

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To ensure the broadest community involvement, particularly among low-income and special needs groups, the City used several strategies, including:

- An in-person televised Planning Commission Housing Element workshop to inform members of the Commission and the public of the Housing Element process, including the requirements of AB 686. (September 9, 2021)
- A Community Outreach survey prepared in English, Spanish, and Korean and made available between August 29, 2021, and September 15, 2021, was distributed and broadcast over several media outlets, including a dedicated City website specifically for the Housing Element Update, to reach all members of the community. Survey questions were formulated to get an understanding of who was participating in the survey, identification of the housing issues facing the City, and options to address the housing issues. Interested parties could complete the Survey online at the City's website.
- A focused stakeholder interview consisting of 6 members of the Hawaiian Gardens community was conducted via the online Zoom™ platform. The participants included one planning commissioner and city resident, three city employees, and two land developers. (October 19, 2021)
- A joint Planning Commission/City Council public workshop was conducted via Zoom™. Minutes and a Zoom™ audio/video recording is available on the City's website and from the City Clerk's office upon request. (December 14, 2021)
- The City posted flyers about the Housing Element update throughout the City, including the notice boards at the two mobile home parks in the City.
- Information on the Housing Element update was also made available on the City's website and at all City facilities, including City Hall, the Senior Center, and recreation facilities.
- A Housing Needs Assessment Survey was distributed at the communitywide Hawaiian Gardens Carnival on April 21, 2023 through April 23, 2023 at the Furgeson Elementary School field. Survey questions were formulated to get an understanding of who was participating in the survey, identify the housing needs, and provide recommendations for how the City can improve housing.

Community Input

Community input was received through a variety of means including public hearings, a stakeholder meeting, and a community survey.

The comments received at the Planning Commission workshop and the joint Planning Commission/City Council workshop centered around the lack of housing available to all residents, especially low income; and the high cost of housing.

Only 13 residents (12 in English, one in Spanish) participated in the Community Survey. This participation level corresponds to the City's experience with other outreach efforts. Nonetheless, the input received is a window into residents' expectations for the City. Survey responses focused on:



1. INTRODUCTION

- Providing more affordable housing
- Addressing Section 8 housing
- Addressing the homelessness issue
- Gentrification - most respondents were not favorable towards gentrification, but some saw the economic benefits that can be derived from it
- Utilizing existing parcels in the City that are currently under-utilized or vacant for more housing opportunities
- Residential building height limits - concerns over the City's residential height restrictions which prevent the development of more high rises with higher densities
- Concerns with parking availability in the City
- The use of density bonus to encourage development of more affordable housing
- Homeownership - the City should investigate making more of its residents' homeowners rather than renters
- High rents - the current rents in the City are too high
- The City's beautification program eliminated security bars of residential properties and improved the general outlook of the City

See Appendix [CA](#), *Community Survey*, for the complete survey including questions and responses.

The Housing Needs Assessment Survey distributed at the Hawaiian Gardens Carnival attracted a substantial number of community participants (91). This participation level is much larger than the City's experience with other outreach efforts and suggests that future public outreach efforts should be held at communitywide events instead of being provided online or distributed at a government-facilitated meeting (e.g., Planning Commission). Survey responses focused on:

- Importance of affordable housing for all income levels and needs
- Amenities that should be provided for multi-family housing
- Importance of proximity to retail, churches, schools, and transportation
- Importance of existing housing goals in the current housing element
- What residents like about living in the City (family and friends, small town feel)
- The need for more housing in the City
- The need to provide the homeless with more shelters and services
- The need to create a more walkable, safe, and clean community
- The need for more community amenities (parks) and community events
- The need for more parking

See Appendix B, *Housing Needs Assessment Survey Results*, for the complete survey including questions and responses.



1.7 SERVICE PROVIDER OUTREACH

People Assisting the Homeless Los Angeles (PATH LA)

The Housing Element was also prepared with outreach to People Assisting the Homeless Los Angeles (PATH LA), which is one of the homeless service providers for Los Angeles County's Service Planning Area 7, which includes Hawaiian Gardens. PATH LA implements a scattered site model to reduce homelessness in the County by providing people in shelters with rental subsidies to transition people from shelters to rental housing. PATH LA also connects people experiencing homelessness with supportive services and programs (e.g., mental health, medical, addiction, employment) to help them remain in rental housing. Given PATH LA's extensive experience with providing housing and services for the County's homeless population, PATH LA helped the City identify the needs of the homeless population, the challenges to effectively reduce homelessness, and guidance for how the City can better address homelessness, as summarized below.

Needs:

- Providing more short term (e.g., shelters) and long-term (e.g., rental housing) housing solutions, especially long-term housing solutions.
- Providing more supportive services and programs.

Challenges:

- Resistance from community residents who do not want shelters near their homes.
- Not enough funding allocated for short-term and long-term housing and/or supportive services and programs.
- Scattered site model often relocates people to unfamiliar communities, which can cause them to return to streets of their desired community.

Recommended Solutions:

- Construct new shelters and rental housing.
- Provide more incentives to property owners to waive rental requirements (e.g., credit, income) for tenants with rental subsidies.
- Partner with neighboring cities (e.g., Lakewood) to construct shelters and rental housing.
- Implement creative design solutions (e.g., tiny homes, fly away homes, Lifeark homes) to provide more short-term and long-term housing.
- Educate residents on how to effectively reduce homelessness in the community.



Housing Rights Center (HRC)

The Housing Element was also prepared with outreach to the Housing Rights Center (HRC). The HRC provides fair housing services to renters within the County. Additionally, the HRC conducts workshops with tenants and landlords to educate the public on fair housing laws, reasonable accommodations, and HRC resources. The HRC provided guidance for how the City can better address fair housing issues in the City using the HRC's local knowledge of issues and recommended solutions, as summarized below.

Issues:

- Rent increases.
- Evictions, especially evictions due to major renovations
- Relocation
- Tenants do not know how to address code enforcement issues
- Substandard housing conditions
- Fair housing discrimination and violations, especially towards large families and families with kids.

Recommended Solutions:

- Eviction diversion, which requires landlords to notify the City when an eviction notice is issued and allows the City to inform landlords of ways to avoid an eviction.
- Place a moratorium on major renovation related evictions. Reach out to other cities in the County who have done this (e.g., Alhambra).
- Rent control or rent cap policies that are more restrictive than statewide cap of 10%.

1.78 REVIEWS BY STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

State law requires the submittal of every updated Housing Element to the State of California Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum Housing Element requirements.

Housing Elements are required to be submitted to HCD for review and comment: during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first period requires a 60-day review and must take place prior to the adoption deadline of October 15, 2021. However, with the complications resulting from the COVID-19 pandemic and the inability of some jurisdictions to remain open and functional, this Housing Element draft is being submitted later than the October 15, 2021, deadline, and HCD has been made aware of this development. The second review requires a 90-day review by HCD and takes place after the adoption of the Housing Element by the local



City of Hawaiian Gardens 2021- 2029 Housing Element

1. INTRODUCTION

jurisdiction. It is after the second review that written findings regarding compliance are submitted by HCD to the local government.



2. HOUSING NEEDS ANALYSIS

2.1 POPULATION AND DEMOGRAPHICS

The type and quantity of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population characteristics include population growth trends in the city, age characteristics, and ethnicity.

Population Trends

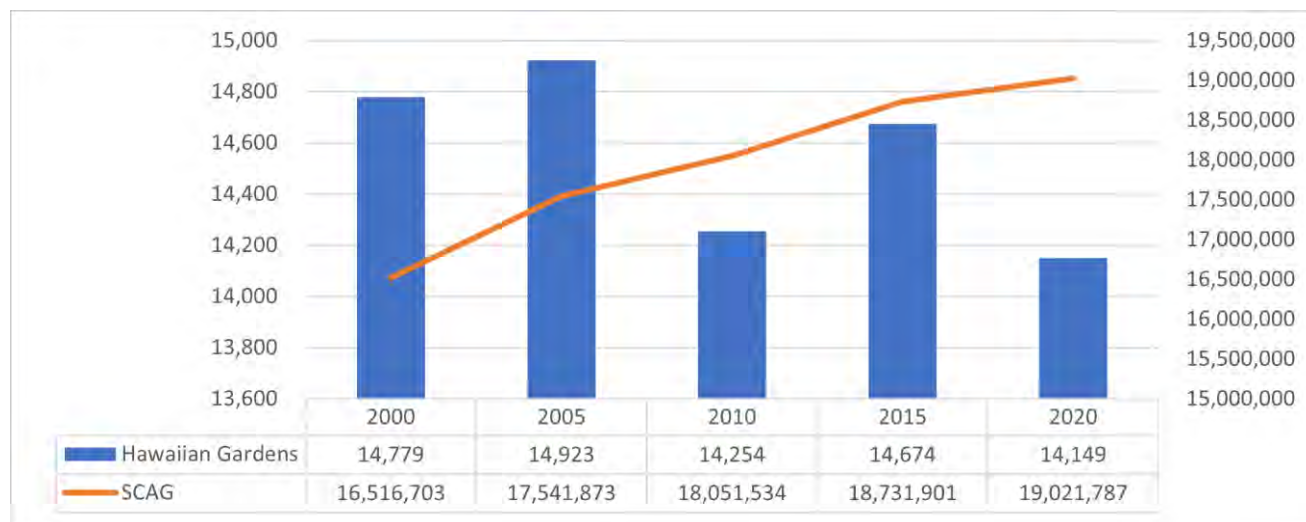
According to the 2020 United States Census, Hawaiian Gardens has a 2020 total population of 14,149~~13,953~~ persons, which is a slight decrease from the 2010 census figure of 14,254 persons. As stated earlier, the City of Hawaiian Gardens spans 0.97 square miles with a population density of 14,717 people per square mile. The average household income in Hawaiian Gardens is \$57,733 with a poverty rate 23.90%. The median rental cost is \$1,403 per month, and median house value is ~~\$363~~575,050.

Figure 2.1 below describes the population trend in Hawaiian Gardens from 2000 to 2020 compared to SCAG. Over this period Hawaiian Gardens had an annual population growth rate of 0% compared to 0.7% for the region.

Hawaiian Gardens experienced its greatest population growth in 2005; however, in-between 2005 and 2010 there was a slight reduction in population that may be attributed to out-migration, cost of living, and a declining economy.



Figure 2.1 Population Trends



Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2021-2022. Sacramento, California, May 2022

The City of Hawaiian Gardens had a projected 2020 total population of 14,649, including 16 persons living in group quarters, according to the California Department of Finance. However, the City's actual population was reported at 13,953 persons, resulting in a 2.11% growth rate from 2010 to 2020. Figure 2.1 illustrates population trends in the City compared to SCAG.

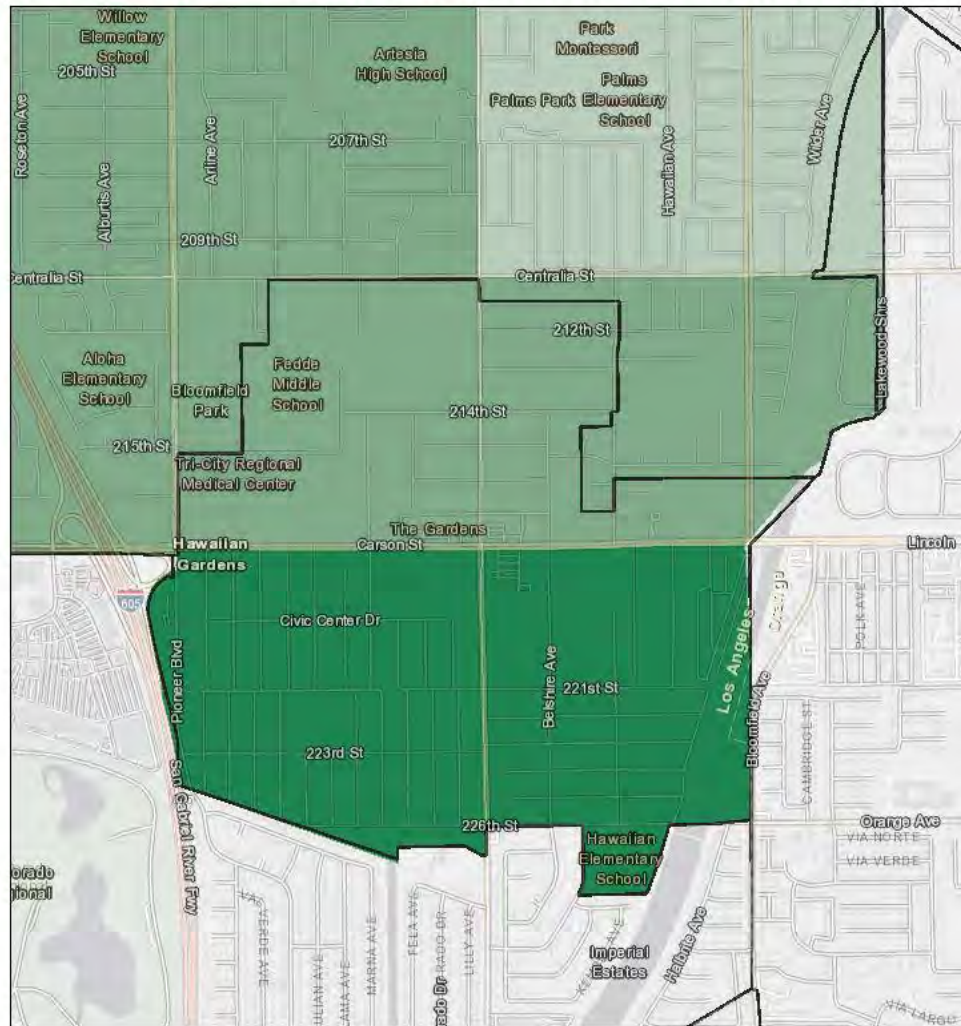
Ethnicity

Hawaiian Gardens is a majority Hispanic/Latino community with Hispanics/Latinos comprising 80.1% of the City's residents, with the predominate population located south of Carson Street and a sizeable population located north of Carson Street (see Figure 2.2 below). Sizeable Hispanic/Latino populations also occur to the north, east, and west of the City. This percentage includes those who identified as White Hispanic. The City's White Non-Hispanic population is 4.3%, the Asian population is 9.9%, the Black/African American population is 4.0%, and the Native Hawaiian or Pacific Islander population is 0.09%. Of 14,149 residents, 42.8% are foreign born, and 91.7% speak a language other than English at home.



Figure 2.2 – Neighborhood Demographics

AFFH Analysis - Predominant Population, Hispanic Majority Tracts





Education

According to the 2020 US Census numbers, 57.26 percent of persons residing in Hawaiian Gardens attained a high school education or higher, of which 22.7 percent graduated from high school, 7.31 percent attained a bachelor's degree and 3.14 percent attained a graduate degree. Conversely, 42.74 percent of Hawaiian Garden's residents have less than a high school education. As shown in Figure 2.3 below, the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating. As also shown in Figure 2.3, the positive education outcome rating is 0.75 to 1.0 immediately south and east of the City's boundaries in Long Beach and Cypress, respectively, while similar educational outcomes are seen immediately to the north and west of the City.

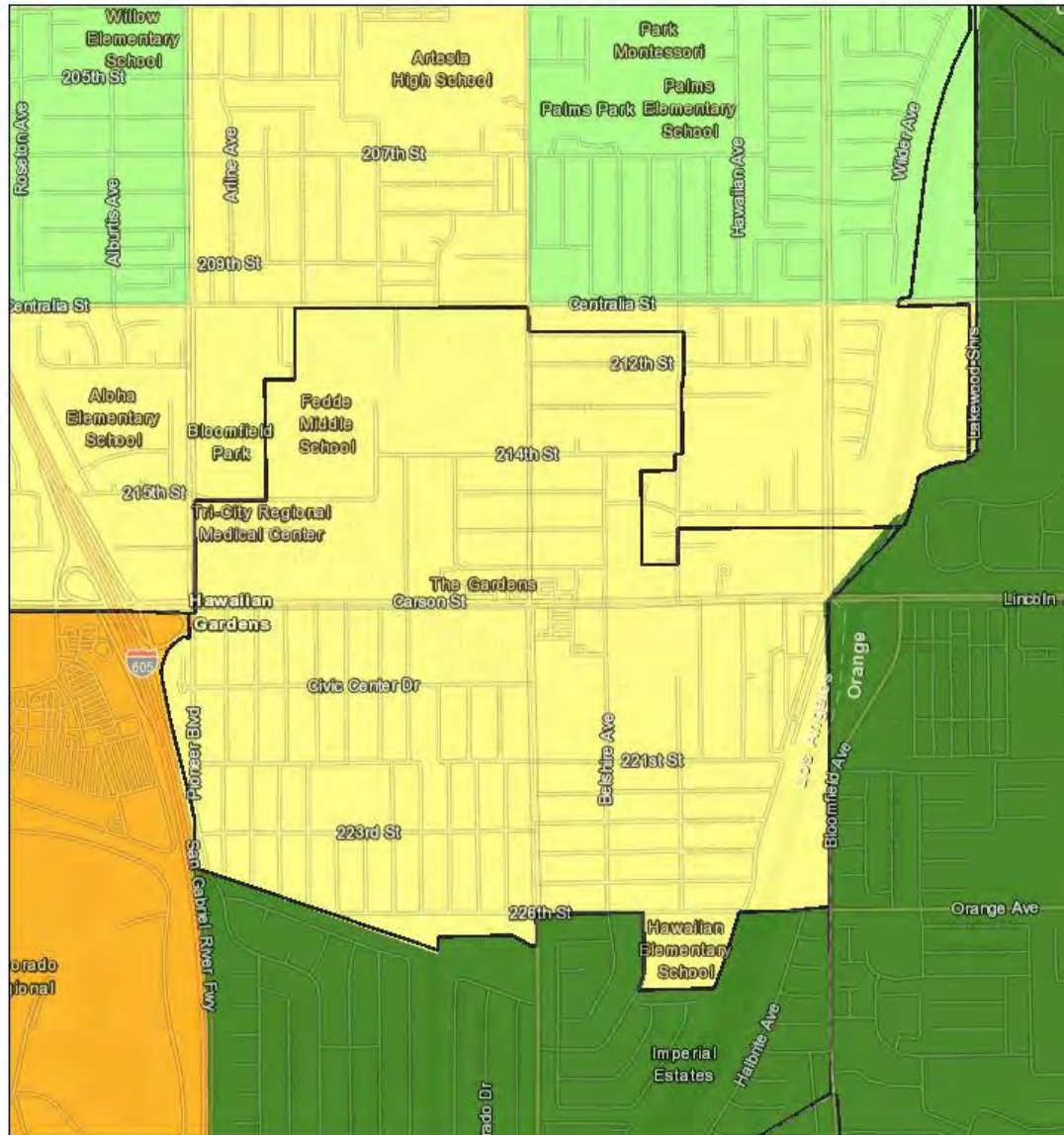
Educational Attainment

~~A sizable proportion — nearly 40% — of Hawaiian Gardens' residents have not been graduated from high school.~~ To help increase the levels of educational attainment, the City is looking to increase its support in policies that favor education; especially starting with education at early stages in life for those individuals in ages 0-5. Quality early care and education provides a foundation for success in grades K-12 for Hawaiian Gardens' youngest residents. Early care and education translate to success in life because children who attend these programs are more likely to graduate from high school and attend college. ~~Figure 2.5 illustrates educational attainment of adults in the City.~~



Figure 2.3 – Education Opportunity

AFFH Analysis - Opportunity Map, Education Score (2022)



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City/Town Boundaries

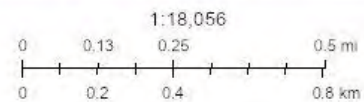
(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

< 0.25 (Less Positive Education Outcomes)

.25 – 0.5

0.5 – 0.75

.75 – 1 (More Positive Education Outcomes)



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City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 |



Household Size and Housing Stock

According to data from the Southern California Association of Governments (SCAG), there are 3,712 households in the City of Hawaiian Gardens. The average household size is 4.21 persons per household and the average family size is 4.52 persons per family. The average household and family sizes in the City has increased over the years largely due to several trends including increasing births per family, shared living space to reduce cost, increasing cost of living, and overcrowding due to lack of available, affordable housing.

Figure 2.42, Households by Age and Sex, shows that the population of Hawaiian Gardens is almost equally divided between males and females with 49.9% males and 50.1% females. The share of the population which is under 18 years of age is 27.7%, which is higher than the regional share of 23.4%. This indicates that the City is younger than the region. Seniors (age 65 and older) make up 10.5% of the population, which is lower than the regional average share of 13%.

Figure 2.24 Households by Age and Sex



American Community Survey 2014-2018 5-year estimates

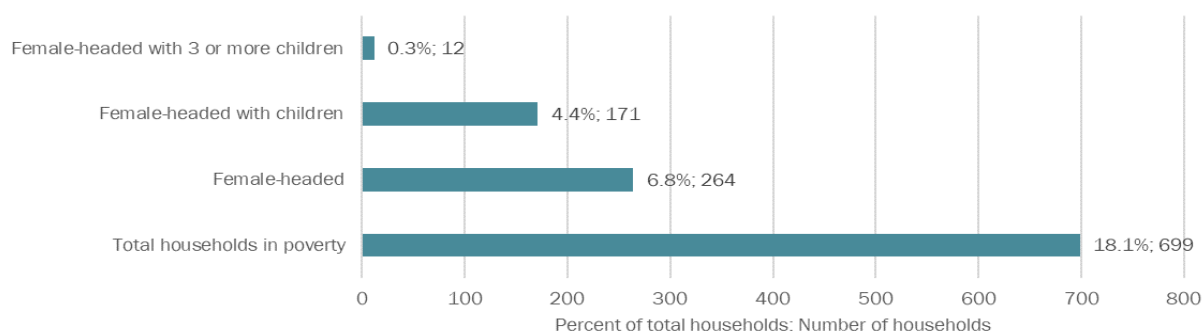


Specialized Housing Needs

California housing law requires analysis of specialized housing needs, such as female-headed households, low-income, senior housing, and shelter for the unhoused, to ensure allocation of services.

Female-headed households. Of Hawaiian Gardens' 3,712 total households, 17% are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region). This indicates that the City exceeds the region average in each of these categories and must therefore intensify its efforts to provide more services geared towards specialized housing. Figure 2.53 shows the distribution of female-headed households in the City.

Figure 2.35 Female Headed Households



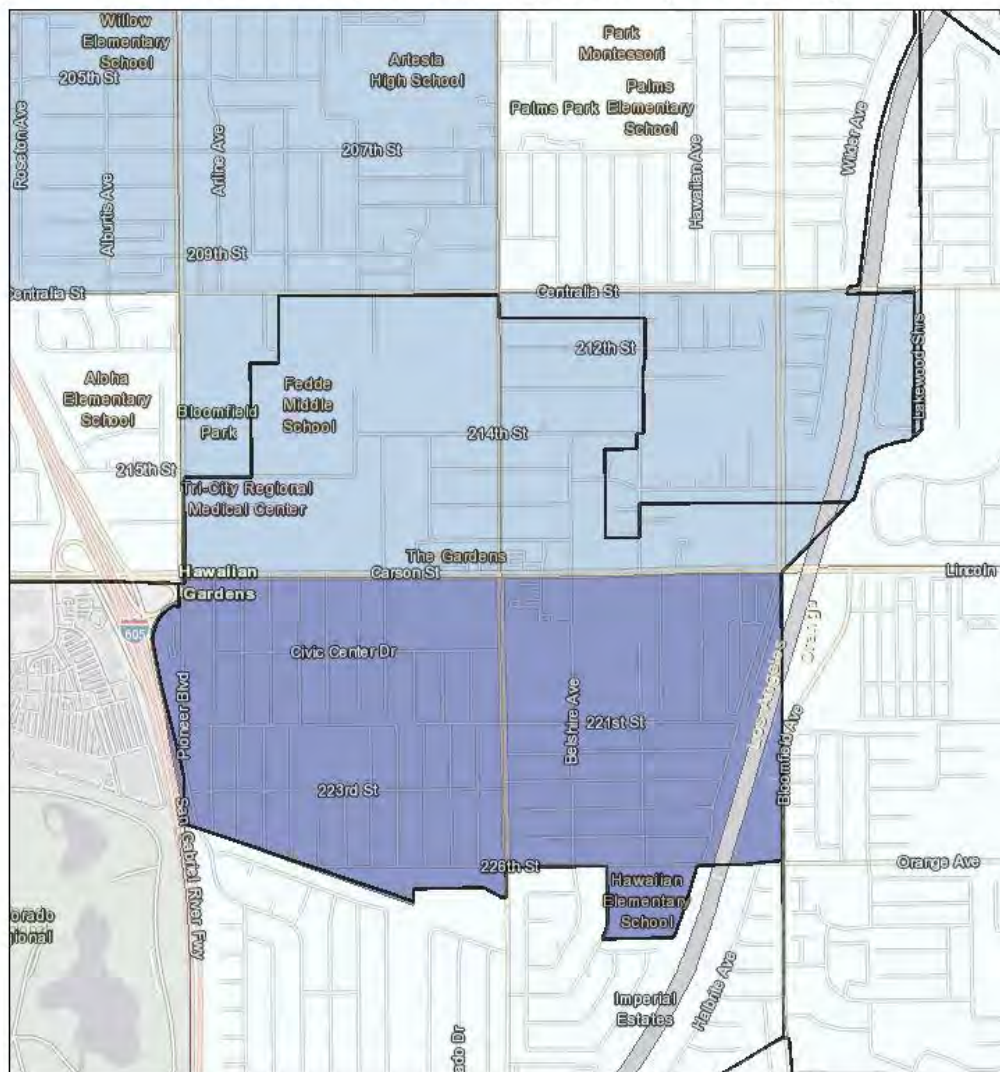
Source: American Community Survey

Low-Income Households. According to the American Community Survey, 18.1 percent of Hawaiian Gardens' households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. As shown in Figure 2.6 below, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits. However, the rate of poverty reduces sharply south and east of the City, indicating that the southern half of Hawaiian Gardens is a distinct pocket of poverty.



Figure 2.6 Concentrated Poverty

AFFH Analysis - Poverty Status (2015-2019)



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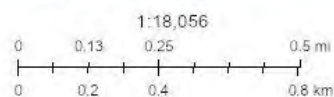
City/Town Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%



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City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 |



Senior Low-Income Households. Federal housing data define a household type as “elderly family” if it consists of two persons with one or both age 62 years old and over. Of Hawaiian Garden’s 396 such households, 61.9% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 82.1% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Table 2.1 identifies the percentage of elderly households and incomes based on HUD Area Median Family Income (HAMFI) thresholds. Between 2012 and 2016, a majority of the of elderly households earn less than 50% of HUD Area Median Family Income. Only 7.9 percent of elderly households earn above the HAMFI.

Table 2.1 Elderly Households by Income and Tenure

<u>Income Category, Relative to Surrounding Area:</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Percent of Total Elderly Households</u>
<u><30 % HAMFI</u>	<u>155</u>	<u>280</u>	<u>435</u>	<u>58.2</u>
<u>30-50% HAMFI</u>	<u>100</u>	<u>85</u>	<u>185</u>	<u>24.7</u>
<u>50-80 % HAMFI</u>	<u>40</u>	<u>10</u>	<u>50</u>	<u>6.7</u>
<u>80-100% HAMFI</u>	<u>19</u>	<u>0</u>	<u>19</u>	<u>2.5</u>
<u>>100% HAMFI</u>	<u>19</u>	<u>40</u>	<u>59</u>	<u>7.9</u>
<u>Total</u>	<u>333</u>	<u>415</u>	<u>748</u>	

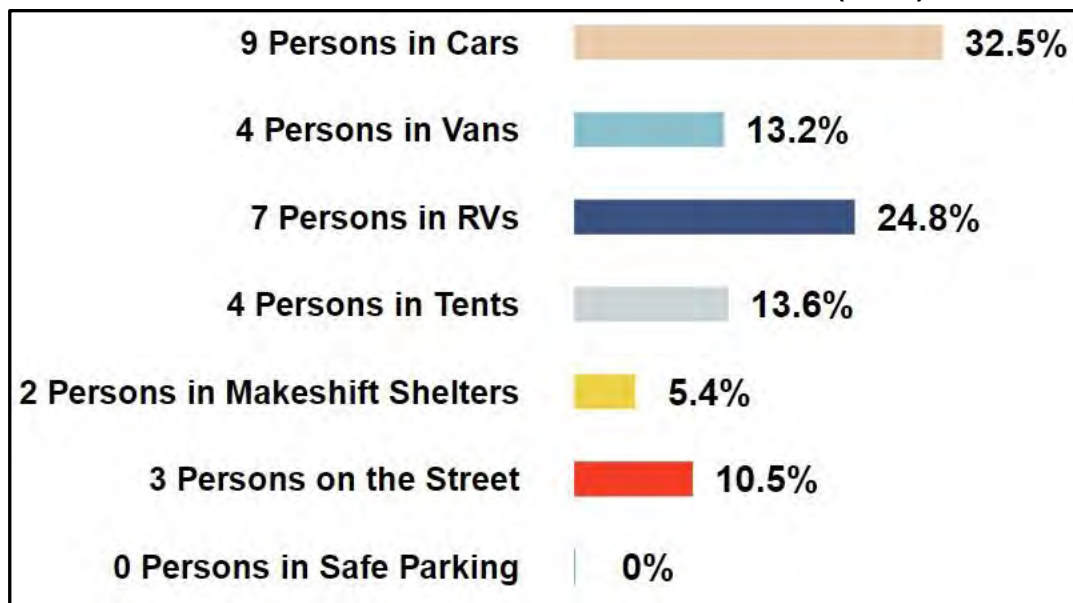
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Unsheltered Households. Los Angeles County/Los Angeles Homeless Services Authority (**LAHSA**) conducts annual counts of unsheltered families and individuals to determine needs for temporary housing and supportive services. The February 2022 count found 29 persons experiencing homelessness in Hawaiian Gardens. Figure 2.7 shows the distribution among shelter types, which included recreational and passenger vehicles, tents, makeshift shelters, and no shelter.

However, given the City’s location between Los Angeles and Orange County and the transient nature of homelessness, it is impossible to capture an accurate estimate of the homeless population in the City. Regardless of the projected numbers of the homeless population in the City, the City understands that homelessness is a regional issue that must be addressed with regional solutions.



Figure 2.47 Shelter Choices of Persons Experiencing Homelessness in Hawaiian Gardens (2022)



Los Angeles County homelessness point-in-time counts processed by SCAG. Source: Los Angeles Homeless Services Authority, Greater Los Angeles 2022 Homeless Count Results: Hawaiian Gardens, available at <https://www.lahsa.org/documents?id=6638-spa-7-independent-cities-hc22> (accessed December 7, 2022).

Age Characteristics

According to the 2020 Census, the median age of the City's residents was 32.4 years compared to 33.7 years of age for the County. This shows a slightly younger population demographic than the County. The median age for male residents is 30.8 years, while the median age for female residents is 33.4 years.

The 2020 Census indicated that elderly residents accounted for 7.9% of the City's total population and 32.1% of the were less than 18 years of age. Working age adults between the ages of 18-64 accounted to 59.9% of the population. 4 The age grouping of the City's population according to the 2020 Census are indicated below in Table 2.2.



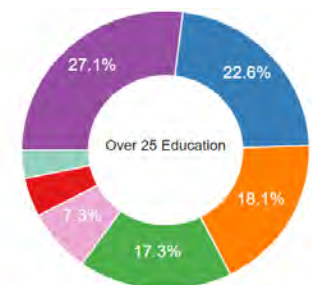
Table 2.2 Age Characteristics of Hawaiian Gardens' Population

Age Group	Number of People	Percentage of Population
Under 18 years	4,576	32.1%
18 – 24 years	1,759	12.3%
25 – 44 years	4,109	28.8%
45 – 64 years	2,684	18.8%
65 years – or older	1,126	7.9%
Total Population	14,254	100.0%

Source: U.S. Census Bureau (2020)

Figure 2.3—Educational Attainment

Education Attained	Count	Percentage
Less Than 9th Grade	1,952	22.60%
9th to 12th Grade	1,498	17.35%
High School Graduate	2,338	27.07%
Some College	1,566	18.13%
Associates Degree	380	4.40%
Bachelors Degree	631	7.31%
Graduate Degree	271	3.14%



■ Less Than 9th Grade ■ 9th to 12th Grade
 ■ High School Graduate ■ Some College
 ■ Associates Degree ■ Bachelors Degree
 ■ Graduate Degree



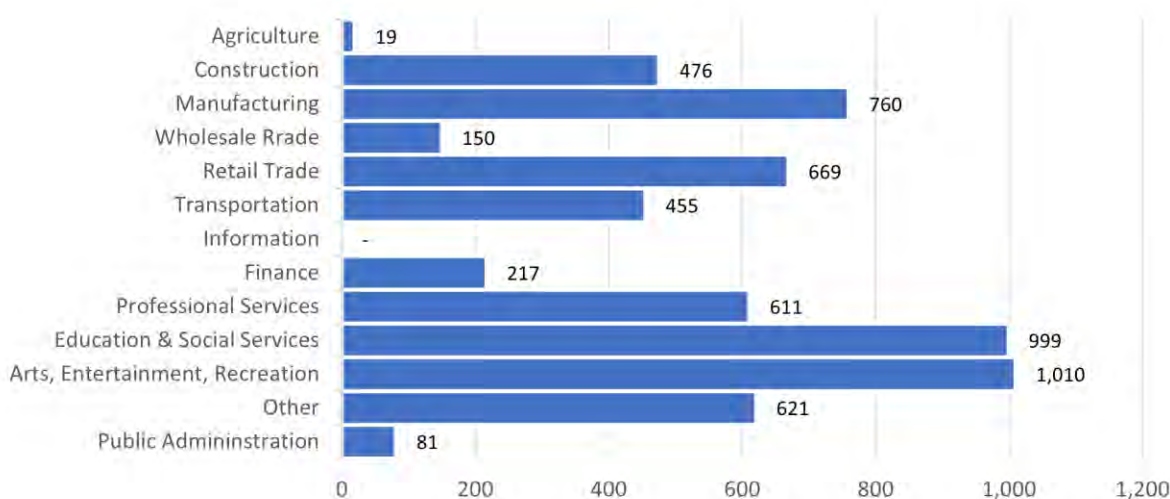
2.2 EMPLOYMENT CHARACTERISTICS

Employment types, income levels, and other factors determine the type of housing residents of the City can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond the City's control. Employment characteristics describe those economic and market factors relevant to the maintenance of existing housing and the need to produce new housing in the City.

Employment and Unemployment

Hawaiian Gardens has 6,068 workers living within its borders who work across 13 major industrial sectors. The chart below (Figure 2.68) provides detailed employment information. The most prevalent industry is Arts, Entertainment, Recreation with 1,010 employees (16.6% of total) and the second most prevalent industry is Education & Social Services with 999 employees (16.5% of total).

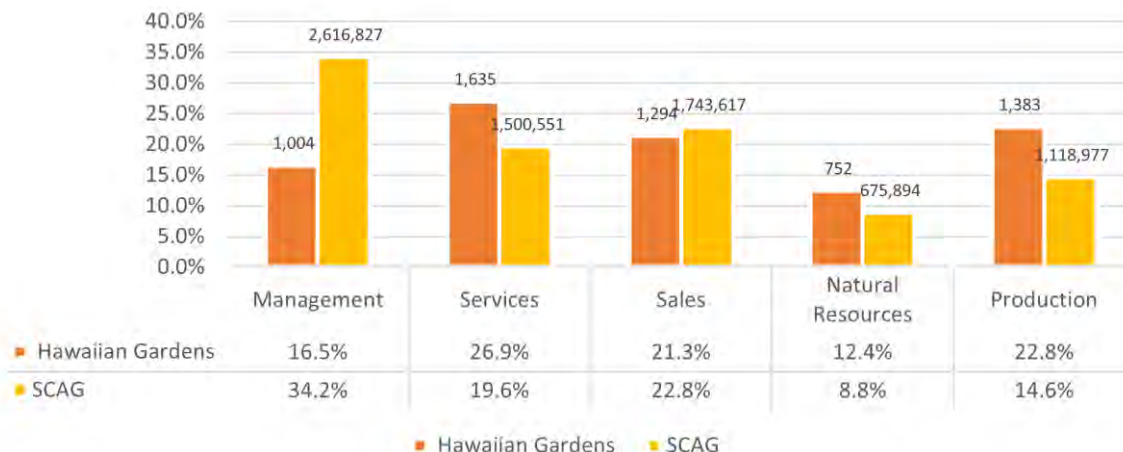
Figure 2.68 Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes



Figure 2.79 Employment by Occupation



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes

Figure 2.97 illustrates occupational categories. The most prevalent occupational category in Hawaiian Gardens is Services, in which 1,635 (26.9% of total) employees work. The second-most prevalent type of work is in Production, which employs 1,383 (22.8% of total) individuals.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply. The 2014-2018 American Community Survey identified 19 persons residing in Hawaiian Gardens as employed in the agricultural, forestry, and fishing sectors. These persons are likely to be employed in nurseries and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low.

The Los Angeles County Department of Regional Planning published a Farmworker Housing Ordinance in September 2010. The ordinance is part of a program in the Los Angeles County Housing Element which brings the County's provisions for farmworker housing into compliance with the Employee Housing Act of the California Health and Safety Code.

The Housing Element Law requires an analysis of housing needs specific to special needs populations, including farmworkers (Government Code Section 65583 (a)(7)). In addition, the Housing Element Law requires an inventory of sites suitable for residential development, including housing for farmworkers (Government Code 65583(a)(3)). Where the sites inventory does not identify adequate sites to accommodate housing for farmworkers, the program must provide sufficient sites to meet the need with zoning that permits farmworker housing use by right (Government Code 65583(c)(1)(C)).



The Housing Element Law also states that local jurisdictions cannot disapprove a housing development project or impose conditions that render a project infeasible for low-income individuals, including farmworkers, without providing written findings based on substantial evidence on specified provisions, including that the development project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project (Government Code Section 65589.5).

In the Los Angeles County area, only the Antelope Valley and Santa Clarita Valley Areas include land with active agricultural uses, as well as the Santa Catalina Island Local Coastal Plan (LCP), which outlines policies that include the provision and expansion of supportive (employee) housing.

With low wages and very high housing costs in Los Angeles County, farmworkers are one group among many who are designated as having a special need for affordable and appropriate housing by the State of California. The variability of seasonal changes, technological advances in agriculture, along with increasing international market competition have led to fewer days of work per year for the County's agricultural employees.

Los Angeles County has seen a significant decrease in agricultural workers. State EDD data (CA Employment Development Department, Industry Employment & Labor Force data for Los Angeles-Long Beach-Glendale March 2020) shows that between 2000 and 2020, the number of farmworkers countywide decreased by 43 percent, from 7,700 to 4,400. Agricultural practices no longer account for a significant sector of Los Angeles County's economy, and as more agricultural land is converted for nonagricultural uses, this sector will continue to decline. Most of the Los Angeles basin is classified as "Urban and Built-Up Land," and the California Department of Conservation Farmland Mapping and Monitoring Program maps show no farmland in the City of Hawaiian Gardens.

The County of Los Angeles Housing Element indicates that there are 225,217 acres of farmland designated by the State of California in Los Angeles County. There are 699,846 acres of land zoned for Agriculture. Of these designated areas, none are near Hawaiian Gardens.

Table 2.[2-3](#) below identifies the locations and acreages of farmland in Los Angeles County.



Table 2.3 State Designated Farmland and Agricultural Zoning

Unincorporated Community	Farmland Designated by the State (acres)	% of Farmland Designated by the State	Zoned for Agriculture (acres)	% of Zoned Acres
Antelope Valley	165,142	73.33%	525,366	75.07%
Santa Clarita Valley	59,737	26.52%	114,051	16.30%
Malibu Coastal Zone	235	0.10%	47,899	6.84%
Santa Monica Mountains	103	0.05%	12,530	1.79%
Total	225,217	100.00%	699,846	100.00%

Source: Los Angeles County, Department of Regional Planning, GIS Section

As shown in Table 2.4 below, the City has 19 persons employed in the Agricultural Industry. identifies the number and type of farmworkers in the City.

Table 2.4 Farmworkers by Occupation

Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	57,741	Total jobs: Farming, fishing, and forestry occupations
19	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Employment in the Agricultural Industry:			
Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	73,778	Total in agriculture, forestry, fishing, and hunting
19	0.46%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Farmworker Housing Needs

The City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors may be persons with “permanent” residences in the City who are seasonal farmworkers at locations outside the City’s boundaries, or are workers employed in non-traditional agricultural production. Any housed “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing



problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs rather than by providing farmworker-specific housing.

2.3 HOUSEHOLD CHARACTERISTICS

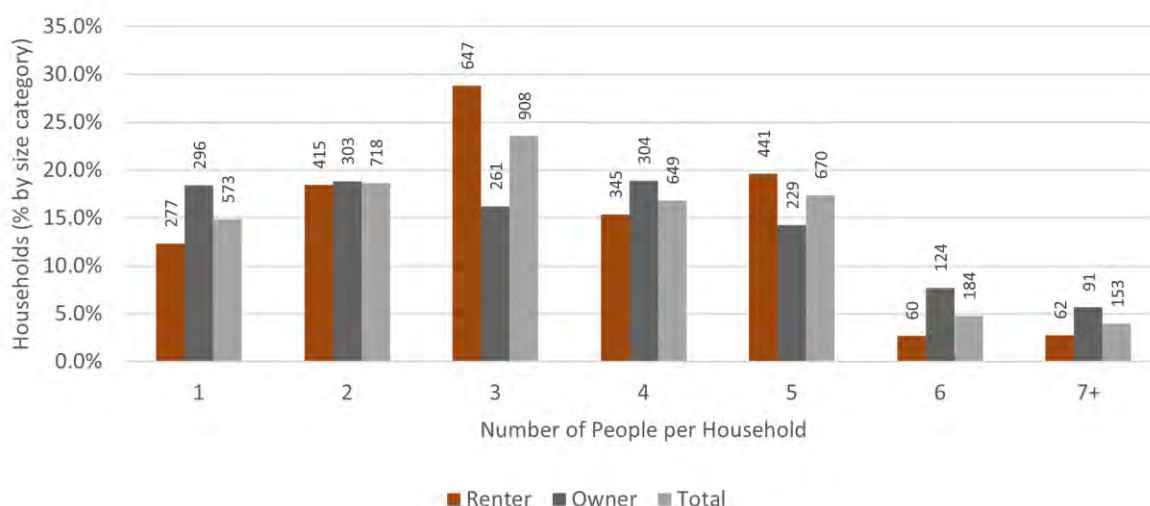
Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs. Household characteristics provide an overview of the key socioeconomic characteristics that affect housing needs and are important indicators of the housing sizes needed in a community.

Household Sizes

The U.S. Census defines a household as any group of people who occupy a housing unit, including families*, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households.

*According to the most current U.S. Census definition, family is defined as “A group of two or more people who reside together and who are related by birth, marriage, or adoption.” This Housing Element includes Program 4, *Zoning Code Review*, which includes changing the definition of family to: *Family means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.*

Figure 2.810 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates



Figure 2.108, Households by Household Size, illustrates the range of household sizes in Hawaiian Gardens for owners, renters, and overall. The most commonly occurring household size in the City is of three people (23.6%) and the second-most commonly occurring household size is of two people (18.6%). Hawaiian Gardens has a lower share of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).

2.4 HOUSING STOCK

Housing types, age, vacancy rates, conditions and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section examines various stock characteristics that affect the living environment of Hawaiian Gardens residents. Housing characteristics focuses on trends related to residential development, housing type, and housing tenure.

Figure 2.9-11 provides information on housing stock trends in Hawaiian Gardens, which has a total of 3,724 housing units. The most prevalent housing type in Hawaiian Gardens is single-family-detached with 1,748 units. The share of all single-family units in Hawaiian Gardens is 61.1%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Hawaiian Gardens, there are 3,646 occupied units, which equates to a 2.1% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 4.013.

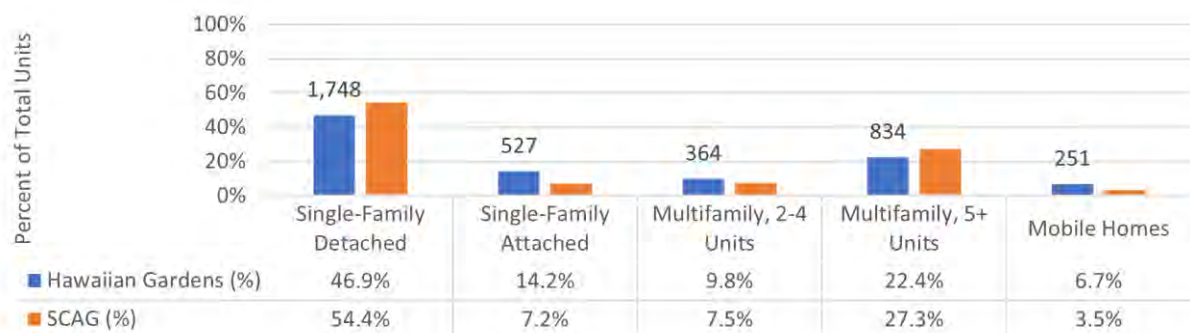


Figure 2.911 Housing Types



Source: American Community Survey 2014-2018 5-year estimates

Figure 2.1012 Vacant Units by Type



Source: CA DOF E-5 Population and Housing Unit Estimate



Figure 2.1413 Housing Vacancy Trends



Source: CA DOF E-5 Population and Housing Unit Estimates

Based on projected estimates by the California Department of Finance, over the past two decades (2000-2020), there has been more construction of single-family residential (SFR) units than multi-family residential (MFR) units in Hawaiian Gardens. When comparing 2000 to 2020, SFR units increased by 314, MFR units decreased by 190, and mobile homes decreased by 24. Moreover, the actual units built or permitted in the City did not meet the projected numbers. Table 2.5 below shows the number of units built, the type of units for which building permits were issued, and the number of units constructed.

Housing Age & Condition & Overcrowding

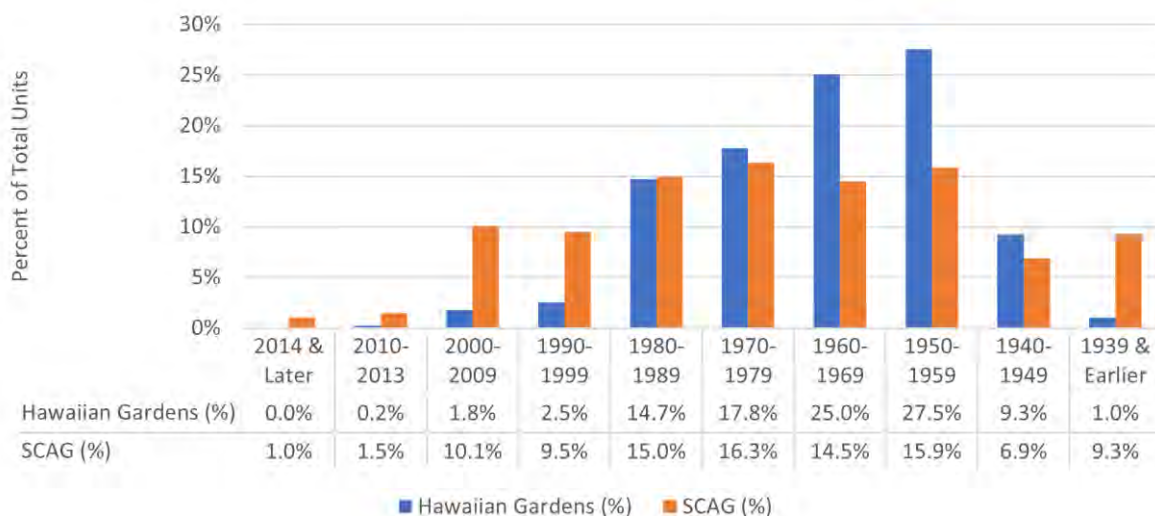
Housing age is an important indicator of the conditions of Hawaiian Gardens' housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, housing can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and city residents' quality of life. A city with an older housing stock and a population with lower incomes must budget more for preservation assistance, home repair costs, and energy upgrades.

Figure 2.142 shows that very few housing units were built in the City between 2010 and 2013, and even fewer units were built in 2014 and later; City Building Department records show that between 2015 and 2021, a net 28 housing units were built.

The largest proportion of Hawaiian Gardens' housing units was built between 1950-1959, corresponding to a post-World War II housing boom. By contrast, in the SCAG region overall, more units were built during 1970-1979 than any other period. This indicates that most of the housing units in the City are older than housing units in the region and may thus require proportionately more rehabilitation and upkeep.



Figure 2.1214 Housing Units by Year Structure Built



Source: American Community Survey 2014-2018 5-year estimates.

Table 2.5 below shows a breakdown of construction in the City between 2015 and 2021. Of the net units built, three were demolitions and rebuilds, two were rebuilds without demolition, 24 were new units, and six were Accessory Dwelling Units (ADU).

Table 2.5 Units Constructed Between 2015 and 2021

	Address	Demo	Rebuild	New	ADU/ JADU	Net	Permit Issued, Not Finalized
1	12240 224th Street			1		1	
2	22409 Violeta			1		1	
3	22408 Elaine	1	1			0	
4	21306 Norwalk Blvd.				1	1	X
5	21931 Violeta				1	1	X
6	12126 215th		1			0	
7	21826 Clarkdale			1		1	X
8	22222 Joliet			1		1	
9	21827 Hawaiian			2		2	
10	12302 221st	1	1			0	
11	22408 Elaine	1	1			0	
12	12323 223rd		1			0	
13	22415 Seine (vacant)			1		1	
14	12302 221st (vacant)			1		1	

City of Hawaiian Gardens 2021- 2029 Housing Element

2. HOUSING NEEDS ANALYSIS



	Address	Demo	Rebuild	New	ADU/ JADU	Net	Permit Issued, Not Finalized
15	22417 Elaine (vacant)			1		1	
16	21915 Devlin (vacant)			2		2	
17	21737 Verne			1		1	
18	22217 Arline (from duplex to single family)			1		-1	
19	21715 Juan (vacant)			1		1	
20	21717 Seine				1	1	
21	12362 211th (vacant)			1		1	
22	12017 Civic Center			1		1	
23	22330 Arline (vacant)			1		1	X
24	21926 Hawaiian Ave (1 single family + 1 ADU)			1	1	2	X
25	22406 Clarkdale (vacant)			1		1	
26	12321 221st (vacant)			1		1	
27	12135 221st (vacant)			1		1	
28	12711 Elaine (vacant)			1		1	
29	21715 Elaine			1		1	
30	22112 Ibex			1		1	X
31	12062 223rd				1	1	X
32	22013 Arline				1	1	X
	TOTAL	3	5	24	6	28	

Source: City of Hawaiian Gardens Community Development Department (2021)

The Ceity's record corresponds with the data from ACS which indicates a drastic drop in the number of housing units built in the Ceity in recent years. Therefore, as previously stated, most of the housing units in the City are older, and without the increased construction of new housing in the City, many of City's residents will continue to live in older units in need of more rehabilitation and upkeep.

Beautification Program (Housing Rehabilitation Program)

The Beautification Program is the City's Housing Rehabilitation Program and helps to maintain the City's current housing stock, a goal of the Housing Element. The City's City Beautification Program (Program 11) serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code.

The Program provides housing rehabilitation assistance to the following: residential properties, single-family properties, duplex properties, condominium properties, and mobile home properties. The Program offers grants to residents that range from \$3,000 to \$25,000. The



grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. Income eligible applicants must have lower incomes – that is, less than 80% of the Los Angeles County median income. For example, a family of four persons must have an annual income of less than \$95,300 to be eligible for financial assistance; a family of one must have an annual income of less than \$66,750 (see City of Hawaiian Gardens, *City Beautification Program, State Income Limits*, available at: <https://www.hgcity.org/government/departments/community-development/housing-division/city-beautification-program> (accessed January 18, 2022).

The Beautification Program offers housing rehabilitation assistance to residents in order to make improvements and repairs including roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and kitchen remodels, energy conservation improvements, and bedroom additions to relieve overcrowded conditions.

The Housing Rehabilitation staff assists interested families with the following tasks:

- Completing the application form;
- Performing an on-site inspection of the property;
- Helping the family to obtain bids from qualified contractors; and
- Monitoring the construction process.

This program has been funded by City's general fund and the Public Housing Authority. Subject to funding availability, the program will be implemented throughout the 2021-2029 planning period. Program 11 requires the City to continue researching additional funding sources to provide more grants to lower-income residents with grants by the end of 2024. Additionally, the City is required to create additional income requirements to prioritize the distribution of grants to lower-income residents that are currently on the waitlist by the end of 2023.

From 2013-2021 there were 73 rehabilitation projects that were awarded funding and completed. Most of the permit requests were for roofs (18), windows (15), fencing (11), and exterior painting. Approximately 25 mobile homes received financial grants for interior and exterior improvements. The timeframe for processing the grant applications, establishing a scope of work, obtaining bids, and completing the work is approximately three to four months.

Window Security Bar Removal Program

In 2019, the City's Housing Division initiated the Window Security Bar Removal Program. The Program is available to residents who have security bars on the windows of their property that are visible from the street. There are no income limits for this program. The grant amount is \$4,000 per resident. The Program offers assistance to the following types of properties: residential properties, single-family homes, mobile homes, duplexes, and condominium properties. This program is voluntary and intended to improve the aesthetics of homes, increase curb appeal, and enhance the overall appearance of the City's neighborhoods. In



addition to removing security bars, other improvements may include windows, security cameras, exterior paint, and landscaping. bars. The application-to-implementation process takes less than a month. To date, 1,610 of these projects have been completed.

Code Enforcement Program

This program continues an existing program that was included in the 2006 – 2014 Housing Element and the 2013 – 2021 Housing Element. The City will continue to implement this program during the 2021 – 2029 planning period, with modifications to address the requirements of Assembly Bill 838 (2021) and ensure a more proactive program during the planning period.

Code enforcement is driven by residents' complaints. The City staff inspects the reported properties and notices are given to the property owners having code violations. In accordance with AB 838, as part of its Code Enforcement Program, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City mostly receives complaints about nuisances. Examples include: graffiti, trash, junk in yard, overgrown shrubs or trees encroaching from one yard to another, bulky items left in right-of-way, inoperable vehicles, illegal businesses without business licenses, excessive animals, roosters, adults living in garages (without appropriately-permitted garage conversions), odors, substandard housing violations, yard sales, commercial maintenance, fence placement, noise, unpermitted construction, unpermitted garage conversion, and parking in front yards. This Program also warns-educates homeowners against on the requirements and process to legally converting a garage to a dwelling unit - the City permits garage conversions but requires that a resident/owner obtain building permits for the improvements.

This program effort is funded in part by CDBG funds that the City receives as part of the Urban County program. According to the County's Annual Action Plan, the code enforcement activity provides funds for the enforcement of codes as they relate to residential properties in the low- and moderate-income census tracts of the City of Hawaiian Gardens. From 2013 through 2021 there were 3,813 code violation cases. There were 3,798 cases closed during this period, a closure rate of 99.6%. *Note that the City does not track code enforcement cases by household income status.* Table 2.6 shows the breakdown by year.

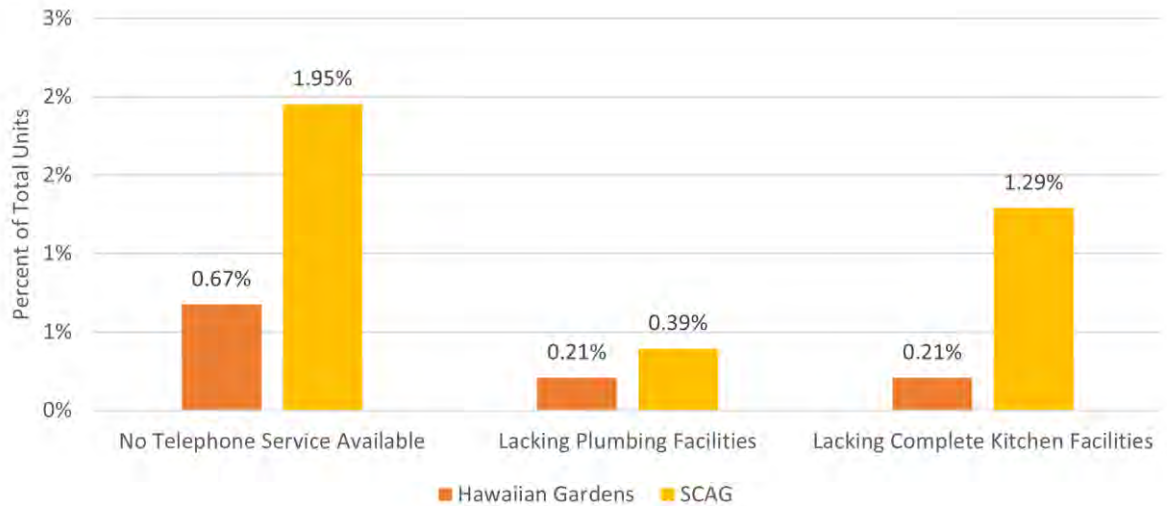


Table 2.6 Code Enforcement Cases 2013-2021

Year	Cases
2021	141
2020	99
2019	189
2018	366
2017	475
2016	485
2015	796
2014	788
2013	474

Figure 2.13 details the percent of total units in the City (compared against SCAG) that suffer from substandard housing facilities.

Figure 2.13 Substandard Housing



Source: American Community Survey 2014-2018 5-year estimates.

Additionally, as part of Program 9, the City will also create a code enforcement progress program by the end of 2023 and will be implemented by June 2024. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions

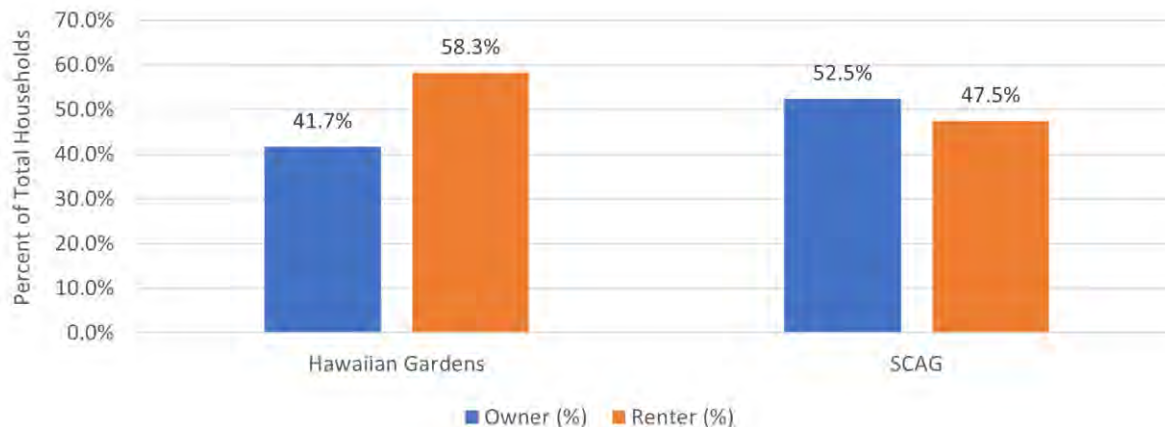


(e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.

Housing Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. Hawaiian Gardens' housing stock consists of 3,724 housing units, 1,608 of which are owner-occupied and 2,247 of which are renter-occupied. The proportion of renters in Hawaiian Gardens is higher than in the SCAG region overall.

Figure 2.415 Housing Tenure



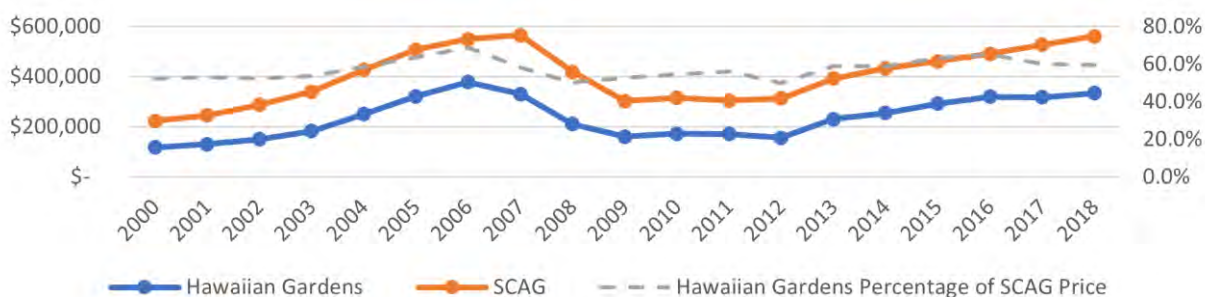
Source: American Community Survey, 2014-2018 5-year estimates

2.5 HOUSING COSTS AND AFFORDABILITY

The department of Housing and Urban Development defines “affordable housing” as housing for which the owner or tenant pays less than 30% of the household income for rent or mortgage. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of homeowners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. This section summarizes the cost and affordability of Hawaiian Gardens’ housing stock.



Figure 2.1516 Median Home Prices



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. In 2018, the median home sales prices in Hawaiian Gardens was \$334,250. Prices in Hawaiian Gardens have ranged from a low of 49.8% of the SCAG region median in 2012 and a high of 68.8% in 2006.

RENTAL VS. OWNED HOUSING

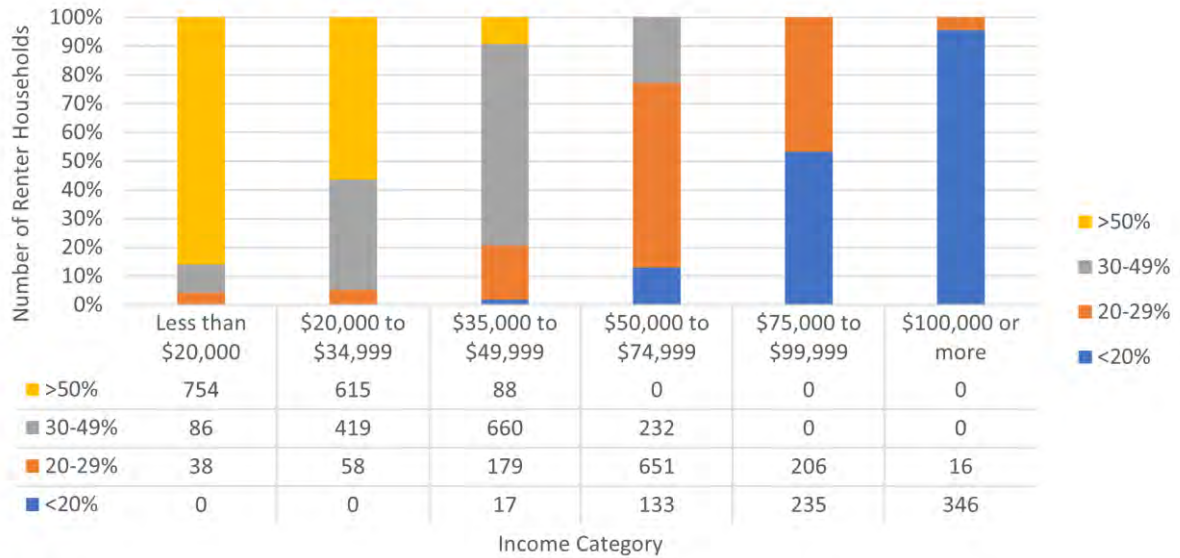
Rental Housing

Most of Hawaiian Gardens' 2,247 renter households struggle with housing affordability. 1,280 (57%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Figure 2.176 below breaks down cost burden by area-relative income. The ACS also allows for the analysis of Hawaiian Gardens' renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). The general trend is that low-income households spend a higher share of their income on housing (e.g., over 50%) while high-income households are more likely to spend less than 20% of their income on housing.

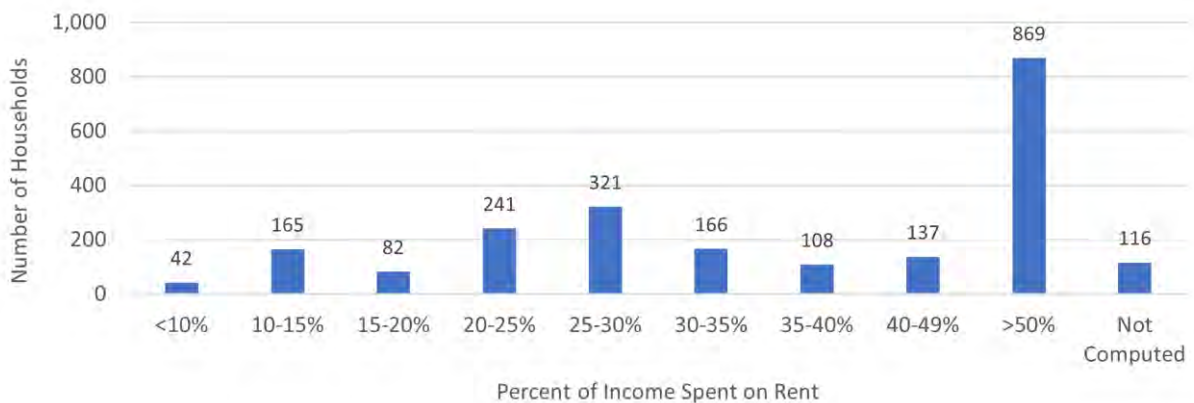


Figure 2.46 17 Rental Housing Cost by Income



Source: American Community Survey, 2014-2018 5-year estimates

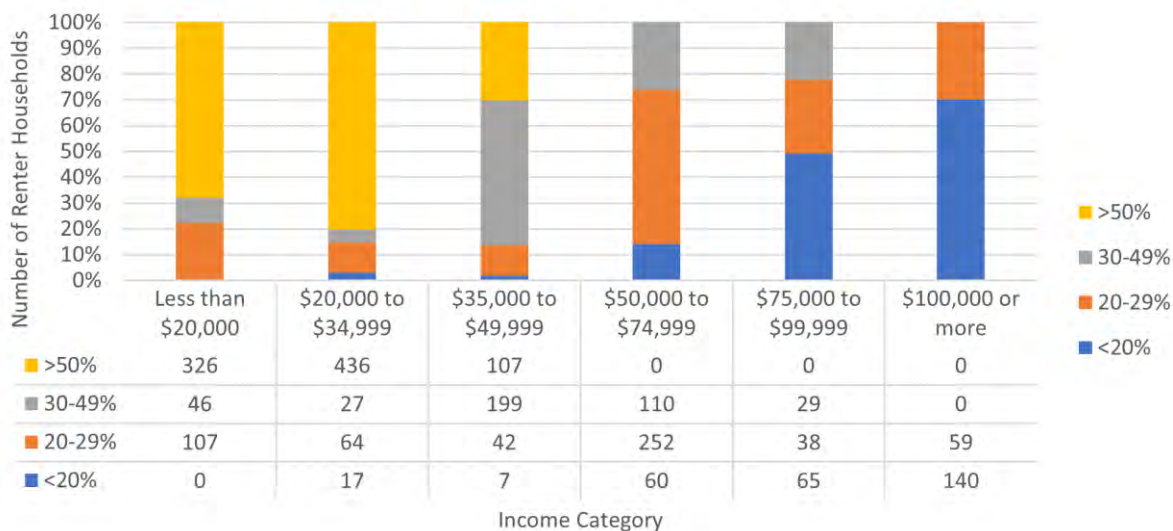
Figure 2.47 18 Percent of Income Spent on Rent



Source: American Community Survey, 2014-2018 5-year estimates



Figure 2.4819 Spending on Rent by Income Category



Source: American Community Survey, 2014-2018 5-year estimates

Figure 2.4920 Household Income by Cash Rent



Source: American Community Survey 2014-2018 5-year estimates

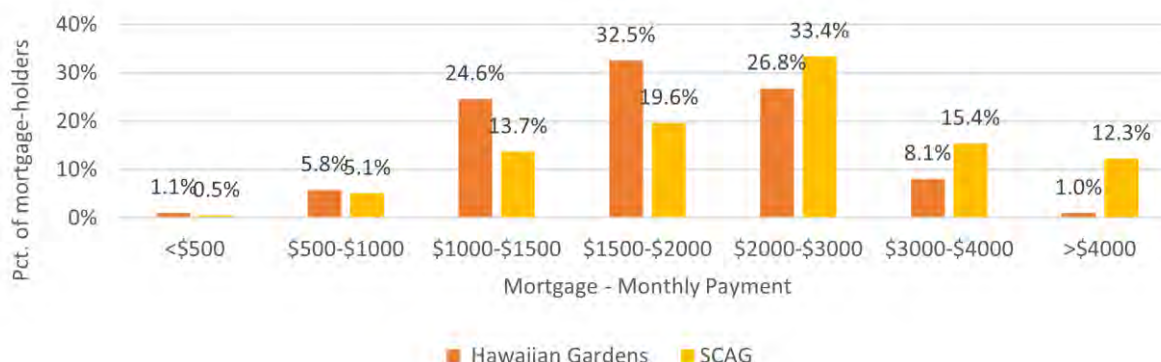


Owned Housing

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 41.7% of Hawaiian Gardens' and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Hawaiian Gardens is \$1500-\$2000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/month.

~~Mortgage-holding households in Hawaiian Gardens can be broken down by income and the percentage of income spent on mortgage costs. The income category most prevalent amongst Hawaiian Gardens mortgage-holding households is \$75,000 or more (520 households) and the most prevalent share of income spent on mortgage costs is over 30% (615 households).~~

Figure 2.2021 Monthly Owner Costs for Mortgage Holders

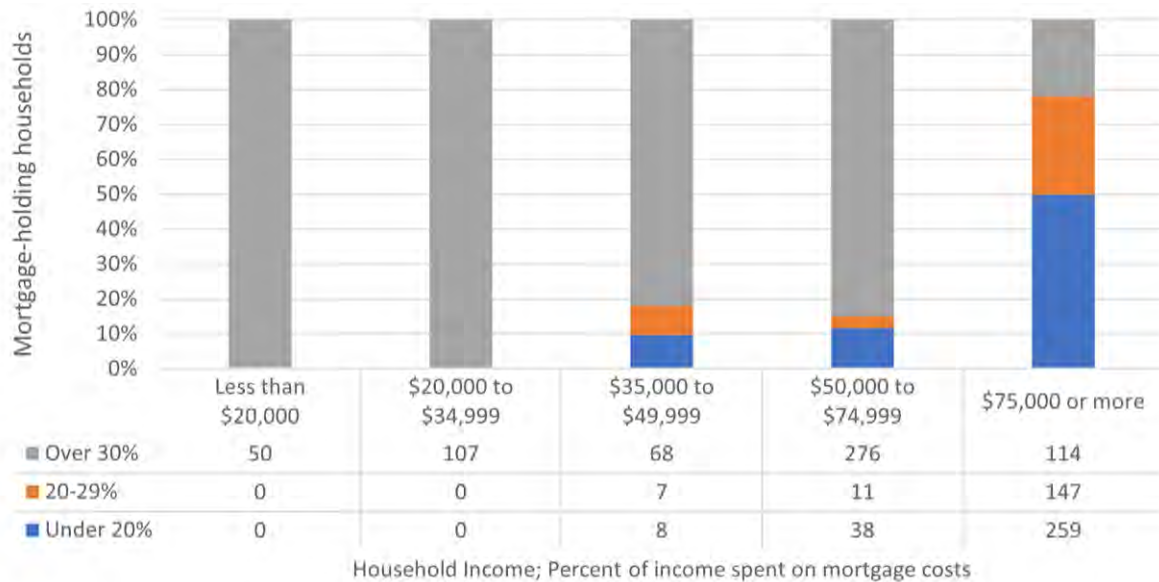


Source: American Community Survey 2014-2018 5-year estimates

Mortgage-holding households in Hawaiian Gardens can be broken down by income and the percentage of income spent on mortgage costs. The general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Hawaiian Gardens mortgage-holding households is \$75,000 or more (520 households) and the most prevalent share of income spent on mortgage costs is more than 30% (615 households). Figure- 2.224 below shows the breakdown of percent of income spent on mortgage costs.



Figure 2.2422 Cost for Mortgage Holders by Income

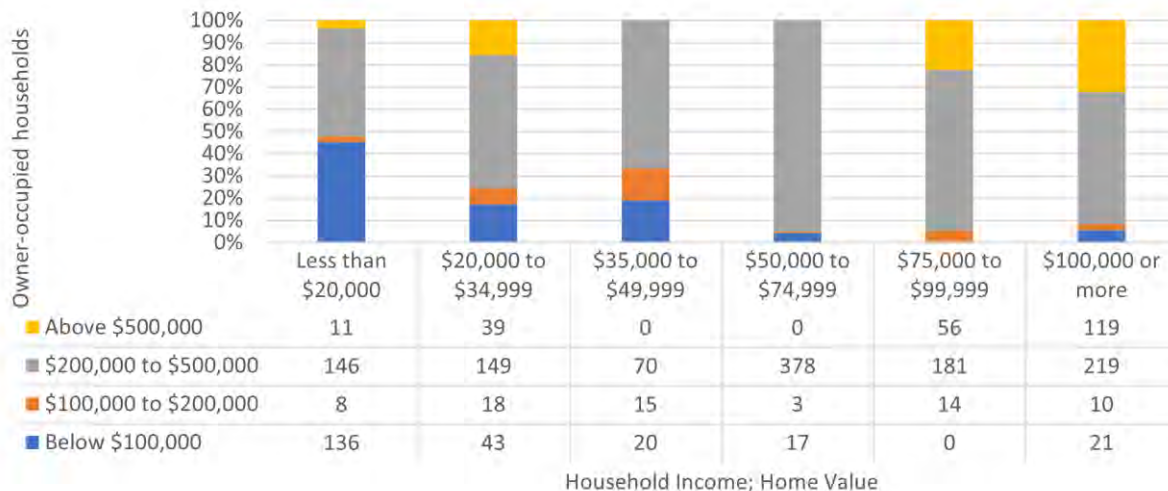


Source: American Community Survey 2014-2018 5-year estimates

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Hawaiian Gardens. The most commonly occurring income category amongst owner households in Hawaiian Gardens is \$50,000 to \$74,999 (398 households) and the most commonly-occurring home value category is \$200,000 to \$500,000 (1,143 households). Figure 2.232 below illustrates the distribution of household income to home value.



Figure 2.2223 Household Income by Home Value



Source: American Community Survey 2014-2018 5-year estimates

2.76 HOUSING NEEDS ASSESSMENT

The Southern California Association of Governments (SCAG) has identified a total of 331 housing units for Hawaiian Gardens' Regional Housing Needs Assessment (RHNA). The RHNA units are broken down as follows: 61 very low-income units, 44 low-income units, 46 moderate income units, and 180 above moderate-income units.

Table 2.7 Final 6th Cycle Regional Housing Needs Allocation

	Units				
Very-Low Income (<50% of AMI)	61				
Low Income (50-80% of AMI)	44				
Moderate Income (80-120% of AMI)	46				
Above Moderate Income (>120% of AMI)	180				
TOTAL	331				

SCAG, 2021. Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.



EXISTING NEEDS

Extremely Low-Income Households

An extremely low-income household is defined as a household with income less than 30% of area median income. According to the Department of Housing and Community Development (HCD), the area median household income for a family of four in Hawaiian Gardens is \$91,100. For extremely low-income households, this results in an income of \$35,750 or less. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as Social Security Disability Insurance (SSDI), are considered extremely low-income households. At the same time, a minimum wage worker could be in the extremely low-income household category with an annual income of approximately \$17,000 or less.

The race/ethnicity with the highest share of extremely low-income households in Hawaiian Gardens is Black, non-Hispanic (40% compared to 31% of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Section 8 Housing Vouchers

The Housing Authority of the City of Hawaiian Gardens participates in the Section 8 Housing Choice Voucher (HCV) program and serves the residents of Hawaiian Gardens. In 2020 the City issued 29 vouchers. In 2021 the City's Housing Authority managed 121 active Housing Choice Vouchers. The Housing Authority's voucher program has an annual turnover rate of 4% ~~and the Authority issued approximately 29 vouchers in 2020.~~ The average voucher holder has received housing benefits for 9 years and 7 months. The average voucher household contains 2.4 persons and has a household income of \$17,012 per year. Of the total number of households, 84% were extremely low income (ELI) and 97% of households participating in the Section 8 Program were very low income (VLI). The income of the households included wages (24%), welfare (11%-TANF, General or Public Assistance), (or other sources of income (64% Social Security, Disability, or pension). As of June 21, 2021, the monthly cost per voucher ~~for standard vouchers is \$88,505.00 or is \$855.00, or \$88,505.00 per month for all of the vouchers within the City per standard voucher.~~ The Ported-Out vouchers cost \$1,677.00 per voucher, or \$20,122.00 per month.

Of the total number of participants, 84% of all voucher households were headed by minorities with 57% of all heads of households being Black, less than 15% being White (Hispanic), and 12 % being other ethnicities. Of all households participating in the City's Section 8 Housing Choice Voucher Program, 21% included at least one person with a disability. Of the total, 21% of the households have a head of household 61 years or younger with a disability. Of the total, 54% of the households headed by someone 62 or older were headed by a person with a disability.

The total number of voucher holders include 22% who reside in a home with zero or 1 bedroom; 61% with 2 bedrooms; and 17% with 3 or more bedrooms. About 23% of voucher



recipients are considered “over housed.” These households occupy a rental unit larger than their family size requires.

Of the City’s 3,724 housing units, 834 are found in buildings consisting of five or more dwelling units. The majority of the rental multi-family housing units, 489 of 834 – are in four apartment communities, shown in Table 2.87 below.

Table 2.8 Apartment Communities in Hawaiian Gardens

Apartment Community	Year Built	Number of Housing Units
Hawaiian Terrace Apartments	1990	101
Cypress Gardens Villas	1971	102
Hawaiian Gardens	1971	264
Cypress Villas	1971	22
	Total Apartment Units	489

The City’s existing affordable housing stock includes 248 individually-owned mobile home units in two park locations. Mobile home parks are under the jurisdiction of the California Department of Housing and Community Development, which enforces the Mobile Home Parks Act (California Health and Safety Code, §§18200-18700). Section 18400.1(a) requires that HCD to complete an inspection of the exterior portions of all individual manufactured homes and mobile homes.

PROJECTED NEEDS

To calculate the projected housing needs, the City assumed 50% of its very low-income regional housing needs are extremely low-income (ELI) households.¹ Accordingly, from the very low-income need of 61 units, the City can project a need of 31 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households may include individuals with mental or other disabilities and special needs.

Extremely Low-Income Household Needs

Table 2.9 below shows the distribution of extremely low-income households among demographic cohorts. At the time of the American Community Survey counts, there were 1,350 households with less than 30% of the HUD Area Median Family Income (HAMFI), including:

¹ The California Department of Housing and Community Development (HCD) indicates that an agency can calculate the projected housing need for ELI households by applying one of the following two methodologies to the regional housing needs allocation (RHNA) for very low-income households: (1) Use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as ELI households or (2) Presume that 50 percent of very low-income households qualify as ELI households. The provided number of ELI households and very low-income households must equal the jurisdiction's RHNA for very low-income households. See HCD, Extremely Low-Income Housing Needs, available at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs> (accessed January 23, 2023)



389 White, non-Hispanic households; 245 Black, non-Hispanic households; 643 Asian and other, non-Hispanic households; and 2,550 Hispanic households.

Table 2.9 Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	389	125	32.1%
Black, non-Hispanic	245	100	40.8%
Asian and other, non-Hispanic	643	244	37.9%
Hispanic	2,550	875	34.3%
TOTAL	3,827	1,344	35.1%
Renter-occupied	2,395	1,015	42.4%
Owner-occupied	1,435	335	23.3%
TOTAL	3,830	1,350	35.2%

Source: SCAG 2021

CURRENT STRATEGIES

Accessory Dwelling Units

The City's current Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Units (JADU) requirements are found in Zoning Code §18.90, Supplemental Regulations, Section 18.90.080. In 2019, the California Legislature approved, and the Governor signed into law a number of bills that amended Government Code Sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and junior ADUs. The City adopted Ordinance No. 585 to be in compliance with State law on December 10, 2019.

The purpose of this code-section ordinance is to allow for the creation, through a ministerial process, of ADUs and JADUs in accordance with California Government Code §65852.2 and 65852.22. Facilitating the development of Accessory Dwelling Units will increase the housing options for family members, seniors, low wage workers, persons with disabilities, students, and others in the community. Approval or denial of any ADU/JADU under a ministerial approval must be completed within 60 days after receiving a complete application from the applicant. An ADU may be an existing residential unit, but not as a JADU, at the time a new primary dwelling is proposed for construction. A JADU may be designated as part of the construction and within a new primary dwelling.

Since the passing of Ordinance No. 585 in 2019, the City has received 27 applications for ADUs, including 11 in 2021 and 16 in 2022.



In September of 2020, the California Legislature approved, and the Governor signed into law, Assembly Bill 3182 (AB 3182). AB 3182, among other things, amended Government Code § 9585265852.2 to (1) expand the scenarios under which the City must allow certain ADUs and JADUs with only a building permit; and (2) clarify the timeline under which the City must act on a complete ADU application. Accordingly, the City adopted Ordinance No. 2022-607 in January 2023, which amended Zoning Code §18.90, Supplemental Regulations, Section 18.90.080, to comply with current State law (see Program 15).

To further promote the development of ADUs in the City and address the needs of very low-, low-, and moderate-income households, the City will promote the development of ADUs to be rented to people with vouchers through the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program.

Two-Unit Projects

The City adopted Ordinance No. 2021-599 on December 14, 2021, which added new provisions to the City's Zoning Code allowing for two-unit projects to be permitted in the R-1 10,000-Single family estate zone and R-1-Single family residential zone as codified in Zoning Code §18.40, Residential Zones, Section 18.40.025. The purpose of adopting this ordinance is to allow and appropriately regulate two-unit projects in accordance with Government Code Section 65852.21. Similar to ADUs and JADUs, this ordinance will increase the housing options for community members with different incomes and needs, including family members, seniors, low wage workers, persons with disabilities, and students. The City has 30 days to inform the applicant in writing of any incompleteness after the application is submitted, and is approved or denied ministerially by the Community Development Director.

Density Bonuses – HGMC Section 18.090.070

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code §§ 65915 and 65917) and provide incentives for the development of affordable housing units for the very low income, lower income, or senior households.

In accordance with Government Code § 65915, the City is required to grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments. The density bonus is also a means of increasing the City's housing pool by encouraging developers to set aside at least 10 percent of the total units allowed by the maximum density for affordable housing and that the units be occupied by low-income households.

The requirement could also allow 5 percent of the units allowed by the maximum permitted density to be provided as affordable housing units and occupied by very-low-income household. Density bonus would also apply if the development is a senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.



The density bonus program can help boost the City's housing supply especially for targeted income groups. To be eligible for the density bonus program, the development must consist of five or more units. The City's complete density bonus provisions are included in Chapter 5. Only one project has requested a density bonus. The 13-unit apartment project proposed to be located at 12347 Carson Street has pending entitlements for a GP~~A~~, ZC, TTM, SPR and a density bonus request. The density bonus request is for two additional units, both to be available to very low-income households.

To further address the housing needs of extremely low-income households, it is recommended that the ~~Ce~~ity identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing (Program 7). This effort will:

- Build a long-term partnership in development,
- Gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- Promote a variety of housing types, including higher density, multifamily supportive, single room occupancy, and shared housing.

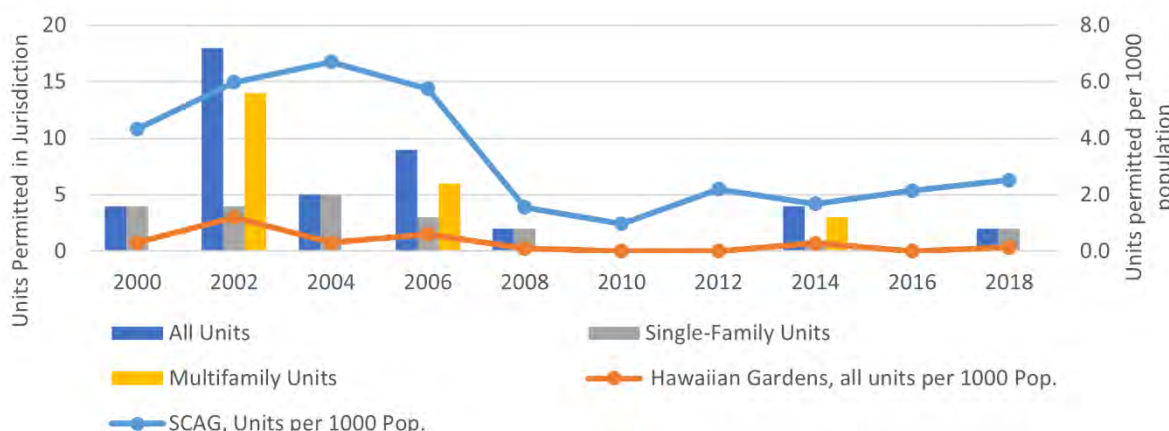
As part of ~~this effort~~Program 7, the Community Development Director will develop an action plan with the City's nonprofit partners to develop housing for extremely low-income households by the end of 2024. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.



Housing Units Permitted

Figure 2.243 provides an overview of the most current data available for the housing units permitted in the City of Hawaiian Gardens and the SCAG area, based on units per 1,000 population. It shows the City trailing the SCAG region in all housing categories of permitted housing types from 2000 to 2018.

Figure 2.2324 Housing Units Permitted (SCAG Region and City)



Source: Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

2.87 OVERCROWDING AND OVERPAYMENT

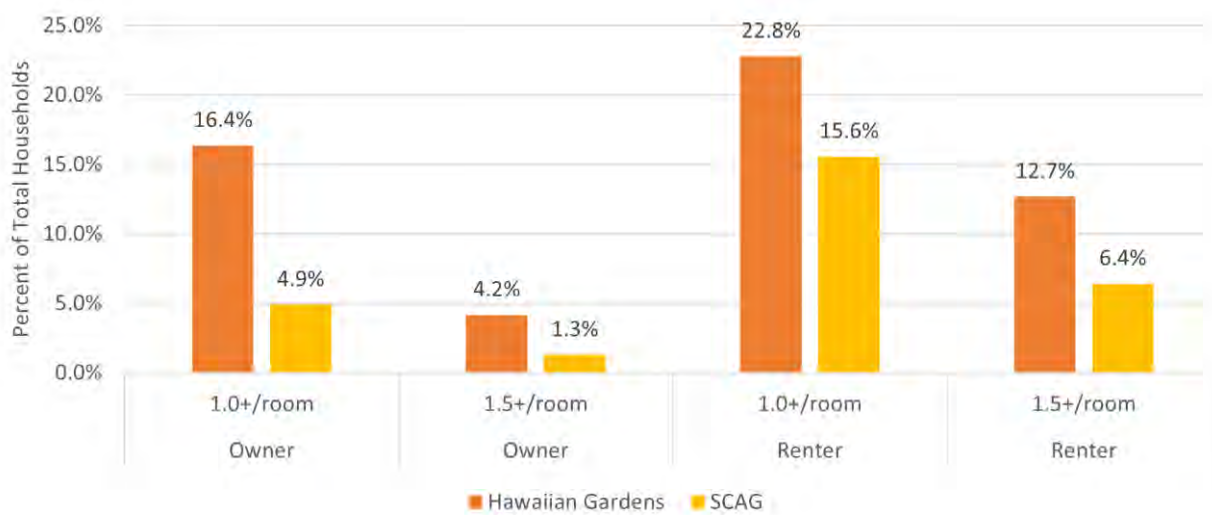
Overcrowding

Overcrowding is typically defined as more than one person residing in a room, based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons residing in a room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing cost relative to income forces too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

There are about 775 crowded households in Hawaiian Gardens. Of this total, about 80% are "crowded," and 20% are "severely crowded." Two hundred sixty-three owner-occupied and 512 renter-occupied households had more than 1.0 occupant per room, which meets the ACS definition for overcrowding. Sixty-seven owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.



Figure 2.2524 Crowding by Extent and Tenure



Source: American Community Survey 2014 – 2018 5-year estimates.

Housing Cost Burden

Housing cost burden is measured as the percentage of gross income spent on housing, with 30% of income as the usual threshold for “cost burden” and 50% of income as the threshold for “severe cost burden.” However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience truer 'cost burden.' These data indicate the number of households in Hawaiian Gardens by their income relative to the surrounding area and their share of income spent on housing.



Table 2.10 Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	345	183	754
30-50% HAMFI	275	224	310
50-80% HAMFI	490	350	75
80-100% HAMFI	180	33	0
> 100% HAMFI	504	30	0
<i>Total Households</i>	<i>1,794</i>	<i>820</i>	<i>1,139</i>

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Across Hawaiian Gardens' 2,247 renter households, 1,280 (57%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region. Figures 2.17 - 2.19 above illustrate the distribution of rent payments vs. income.

While Figure 2.17 breaks down cost burden by percent of income, Figure 2.18 shows renters' spending on rent by income category (dollar amounts). As stated previously, the general trend is that low-income households spend a higher share of income on housing (e.g., over 50%) while high-income households are more likely to spend under 20% of income on housing.

Hawaiian Gardens' renter households' cash rent paid can be broken down by household incomes. Lower-income households appear to spend less on rent while higher-income households spend more on rent. Rent categories range from less than \$500/month (11.4% of Hawaiian Gardens renters) to more than \$2,000/month (3.8% of Hawaiian Gardens renters). The most common rent category in Hawaiian Gardens is \$1,000-1,500/month with 45.7% of renters.



2.98 “AT-RISK” HOUSING

Conversion Risk

California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at-risk of losing that assistance (rent subsidies from federal, State or local governmental programs), mortgage prepayment, or being converted to other uses if the expiration date of their financing program is between 2021 and 2031 (i.e., 10 years from the beginning of the housing element planning period (2021)). In all, there are 241 units at risk of conversion in Hawaiian Gardens.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.

Table 2.11 Assisted Units at Risk of Conversion

Risk Level	Definition	Low-Income Units in Jurisdiction	Percent of County's Low-Income Units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At risk of converting to market rate in the next 5-10 years	0	0%
Low	At risk of converting to market rate in the next 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.	241	100%
	Total	241	100%

Source: California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included

There are three general cases that can result in the conversion of publicly-assisted units:

- 1. Prepayment of HUD Mortgages (Section 221(d)(3), Section 202 and Section 236)**
Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 helps with developing units for physically handicapped, developmentally disabled, and chronically mentally ill residents.



2. **Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally-funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

The Hawaiian Gardens Apartments is the only rental development in the City that participates in the Section 8 Housing Program. As part of Program 6, Section 8 Rental Assistance, the City will work with landlords of existing apartment buildings by the end of 2023 and future apartment buildings during the initial lease-up process to promote participation in the Section 8 Housing Program.

3. **Other** — Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature.

Federally Assisted “At Risk” Units

At-Risk Units include a study of all low-income housing units which may at some future time be lost to affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing elements.

According to the city’s Community Development Department, there are no projects in the *federal* “at risk” category; however, as shown in Table 2.10 above, there are 241 units at-risk of being converted to market-rate within the next 10 years.

Qualified Entities

“Qualified entities” are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of housing projects. The California Department of Housing and Community Development (HCD) keeps a current list of all the qualified entities across the State.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The qualified entities that HCD lists for Los Angeles County are listed below in Table 2.12.



Table 2.12 Qualified Entities

1. A Community of Friends	28. Jamboree Housing Corporation
2. Abbey Road Inc.	29. Keller & Company
3. Access Community Housing, Inc.	30. Korean Youth & Community Center, Inc. (KYCC)
4. Affordable Homes	31. Latin American Civic Assoc.
5. Affordable Housing People	32. Long Beach Affordable Housing Coalition, Inc.
6. Century Housing Corporation	33. Los Angeles Center for Affordable Tenant Housing
7. Century Pacific Equity Corporation	34. Los Angeles Community Design Center
8. City Housing Real Estate Services	35. Los Angeles Housing Department/ Policy Planning Unit
9. City of Pomona Housing Authority	36. Los Angeles Housing Partnership, Inc.
10. Coalition for Economic Survival	37. Los Angeles Low Income Housing Corp. (LALIH)
11. Community Partnership Dev. Corp	38. LTSC Community Development Corporation
12. Community Rehabilitation Services, Inc.	39. Many Mansions, Inc.
13. CSI Support & Development Services	40. Menorah Housing Foundation
14. DML & Associates Foundation	41. Nehemiah Progressive Housing Dev. Corp.
15. Doty-Burton Associates	42. Nexus for Affordable Housing
16. Eden Housing, Inc.	43. Orange Housing Development Corporation
17. FAME Housing Corporation	44. Pico Union Housing Corporation
18. Foundation for Quality Housing	45. Poker Flats LLC
19. Opportunities, Inc.	46. ROEM Development Corporation
20. Francis R. Hardy, Jr.	47. Shelter For The Homeless
21. Hart Community Homes	48. Skid Row Housing Trust
22. Hollywood Community Housing Corp.	49. Southern California Housing Development Corp
23. Home and Community	50. Southern California Presbyterian Homes
24. Hope - Net	51. The East Los Angeles Community Union (TELACU)
25. Housing Authority of the City of Los Angeles	52. The Long Beach Housing Development Co.
26. Housing Corporation of America	53. West Hollywood Community Housing Corp.
27. Irvine Housing Opportunities	54. Winnetka King, LLC

Source: <http://hcd.ca.gov/hpd/hrc/tech/presrv/>



2.409 OPPORTUNITY FOR ENERGY CONSERVATION

State law requires the Housing Element to include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583(a)(7)). Planning for energy conservation is important for several reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss Ceity programs and strategies to reduce energy use in new and existing housing. Moreover, all new construction must comply with the most recent California Building Efficiency Standards within the California Building Code (Title 24), which are designed to reduce overall energy consumption. The City's Building Department ensures that project plans meet these standards.

Greenhouse Gas Emissions

Greenhouse gases (GHGs) emitted by human activity are generally understood to contribute cumulatively to global climate change, resulting in projected increases in ocean temperatures, melting of polar ice and associated sea level rise, changes to weather and precipitation patterns, and overall planetary warming. GHGs accumulate in the atmosphere allowing incoming short-wavelength visible sunlight to penetrate, while restricting outgoing terrestrial long-wavelength heat radiation from exiting the atmosphere. This phenomenon creates a greenhouse effect where Earth's heat is trapped. The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Collectively, GHGs are measured as carbon dioxide equivalents (CO₂e) of metric tonnes (MT).

Fossil-fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of global GHG emissions, and approximately 37% of California's GHG emissions (California Air Resources Board, California's 2017 Climate Change Scoping Plan, (CARB Scoping Plan) Figure 3, p. 11, available at <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan> (accessed October 31, 2022).

The Global Warming Solutions Act of 2006 (Assembly Bill 32/AB 32), the principal legislation governing GHG emissions in California, mandated reducing California's GHG emissions to 1990 levels by 2020 and tasked the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32's reduction goals. Subsequent legislation and executive orders target various GHG-emission sources and set forth strategies for local agencies, including Senate Bill (SB) 1368 (emissions performance standards for utilities), SB 375 (sustainable communities strategies), SB 535 (Greenhouse Gas Reduction Fund, identifying disadvantaged communities for investment), EO S-03-05 (GHG-reduction goal of 80% by 2050 from 1990 levels), EO S-20-06 (biofuels and biomass electricity generation targets), EO S-01-07 (low carbon fuel standard), EO S-13-08 (climate adaptation strategy/sea level rise), EO B-16-12 (zero-emission vehicle program), EO B-18-12 (state agencies directed to purchase zero-emission vehicles), and EO B-30-15 (sets GHG emissions target for 2030 at 40% below 1990 levels).



Senate Bill 375 was enacted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission-reduction targets, and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting “Sustainable Communities Strategies” that achieve CARB’s targets. In 2018, the CARB reported California was not “on track” to achieve the SB 375 GHG targets, and that more effort to reduce VMT throughout the state was required to correspondingly reduce GHGs from personal vehicles (CARB, 2018 Progress Report: *California’s Sustainable Communities and Climate Protection Act* (November 2018), pp. 21-28 available at https://ww2.arb.ca.gov/sites/default/files/2018-11/Final2018Report_SB150_112618_02_Report.pdf (accessed October 31, 2022).

EO-B-30-15 (codified in 2016 by SB 32) accelerated the GHG-emissions target for 2030 to 40 percent below 1990 levels. EO-B-30-15 also provided the CARB with additional direction for refining the Climate Change Scoping Plan, setting forth five “pillars” for accomplishing GHG reduction, including:

- a. Reducing today’s petroleum use in cars and trucks by up to 50 percent;
- b. Increasing from one-third to 50 percent of electricity derived from renewable sources;
- c. Doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner;
- d. Reducing the release of methane, black carbon, and other short-lived climate pollutants;
- e. Managing farm and rangelands, forests, and wetlands so they can store carbon; and
- f. Periodically updating the state's climate adaptation strategy, *Safeguarding California*.

The CARB’s 2017 Climate Change Scoping Plan, cited above, in part implements EO B-30-15, and sets forth a “reference scenario” as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions generated statewide through 2030 with existing policies and programs, but without any further action to reduce GHGs. This level is estimated to be approximately 400 million metric tonnes (MMTs) of CO₂e from all sources in 2030. The CARB’s statewide 2030 target level of emissions is approximately 260 MMTs (CARB Scoping Plan, Figure 6, 2017 Scoping Plan Scenario, p. 24). The Scoping Plan estimates that the change from 1990 levels in the residential and commercial sectors must be from 44 MMTCO₂e to 38-40 MMTCO₂e by 2030, a four to eight percent reduction (id., Table 3, p. 31).

CARB’s In-Use Off-Road Diesel and Large-Spark Ignition Rules requires construction-equipment operators to retire, replace, or repower older engines by fleet size category (small, medium, and large), and to achieve specific hydrocarbon (HC) + NOX fleet average emission



level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL (See SCAQMD, Regulations and Other Commitments, available at <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/facility-based-mobile-source-measures/regs-commitments#Construction%20Equipment%20-%20Existing%20State>, accessed November 29, 2022).

The Southern California Association of Governments (SCAG) is the local MPO that includes the City of Hawaiian Gardens, and is developing a Regional Climate Adaptation Framework, which will assist local and regional jurisdictions in managing the negative impacts of climate change. The study will look at how the Southern California region can work together to plan and prepare for the impacts of sea level rise, extreme heat, increasingly frequent and damaging wildfires, and other climate-related issues.

The SCAG also develops and implements the Regional Transportation Program/Sustainable Communities Strategy ~~discussed in Section III, Air Quality, above~~. Strategies in the RTP, such as promoting park-and-ride facilities, contribute to reducing the region's GHG emissions by reducing vehicle miles traveled.

The California Climate Adaptation Strategy, launched in early 2022, is a web-based product that links together the Sstate's existing and planned climate adaptation efforts, showing how they fit together to achieve California's six climate resilience priorities: strengthening protections for climate-vulnerable communities; bolstering public health and safety to protect against increasing climate risks; building a climate-resistant economy; accelerating nature-based climate solutions and strengthening climate resilience of natural systems; making decisions based on the best available climate science; and partnering and collaborating to leverage resources (See State of California, *California Climate Adaptation Strategy*, available at <https://www.climate resilience.ca.gov/overview/index.html>).

Utility Costs

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. For example, since 2009 (the earliest year data appear online), baseline domestic energy rates from Southern California Edison have increased from \$0.078 per kilowatt-hour (kWh) per meter per day to \$0.169 kWh/meter/day, a 117% increase over 13 years (Southern California Edison, *Historical Prices and Rate Schedules*, available at <https://www.sce.com/regulatory/tariff-books/historical-rates> (accessed December 19, 2022). Although the City has no control over setting electricity rates, the City can assist residents in reducing energy consumption and thus reducing energy costs.

Energy Conservation Strategies

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the



age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy-saving features, energy-saving materials and efficient systems in new as well as remodeled homes is an important consideration.

The City works to promote energy conservation in several ways. The Hawaiian Gardens General Plan provides policy direction under which City regulations, programs, and projects work to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. With respect to housing development, energy conservation is addressed when checking plans for new construction and for rehabilitation of existing structures.

This Housing Element includes an expansion of Program 11, *City Beautification*, to include information funding for energy efficiency and conservation related improvements, and Program 14, *Energy Conservation*. The following are some additional steps the City can take for energy conservation:

- Consider the energy efficiency of new equipment when it purchases replacement equipment and purchase low energy replacements whenever feasible.
- Through the City's Development Review process, require new construction to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible.
- To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners.
- Provide utility company contact information, including materials about energy conservation, solar incentive programs, low-income assistance programs, etc., to all applicants for building permits.
- Streamline applications for rooftop solar installation and storage battery building permits.

2.4410 AFFIRMATIVELY FURTHERING FAIR HOUSING

~~(See Appendix B for additional background)~~

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.



Under state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

- a. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- b. Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- c. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to Housing Elements beginning January 1, 2019).

As described in Sections 1.6 and 1.7 above, the Housing Element was prepared with public outreach and participation, including outreach to the community at public gatherings, and to service agencies working in the City to the extent possible under the restrictions mandated during the peak of the COVID-19 pandemic in 2020-2021.

Hawaiian Gardens History

The following history provides some context and acknowledgement of past discrimination that largely occurred in the region that precluded the opportunity to become a homeowner in the City based on race and ethnicity. As discussed below, past discrimination within the region has perpetuated demographic trends and investment patterns that still exist in the City today.

Historic Demographic Trends

The City of Hawaiian Gardens and neighboring cities comprise an area in the County that has historically consisted of minority populations, specifically Hispanic/Latino populations, which are largely present in the City and region today. Currently, as discussed in Section 2.1, *Population and Demographics*, 80% of the City’s residents are Hispanic/Latino, and 91.7 % of the City’s residents speak a language other than English at home. Similar to other cities in the region with large concentrations of minority populations, the City of Hawaiian Gardens consists of unfavorable population characteristics, including low education levels, lower incomes, lower percentage of homeownership, higher unemployment and lower paying jobs, and higher specialized housing needs when compared to the region as a whole (e.g., SCAG), which further exacerbates existing fair housing issues and disproportionate access to resources.



Therefore, it is evident that historic segregation patterns perpetuated by people in power have resulted in long-lasting consequences on these minority communities.

Historic Land Development Patterns

Incorporated in April 1964, Hawaiian Gardens remains the smallest City in Los Angeles County, with a population of 14,149 persons and a land area of less than 1 square mile. Due to the relatively small lots sizes that were established prior to the City's incorporation, the City has an overall higher residential density when compared to most suburban communities.

The City's first General Plan was adopted in 1973 and has been updated approximately every 10 years with its last update adopted in January 2010. Since its incorporation, the City has strived to create an inclusive neighborhood community for all families to thrive. To achieve this, the City has included goals and policies in each revision of its General Plan that provide for a variety of housing types and prohibit housing discrimination, encourage the development of retail and industry to strengthen the local economy, and invest in the City's local infrastructure. Despite the City's efforts, the City continues to struggle with many of the same challenges the City has faced since its incorporation, including traffic issues, air pollution, poor aesthetic appearance, inadequate delivery of utility services, and deteriorating structures, which continue to discourage potential development and resulted in an overall disinvestment in the City.

Over the years, the majority of developed land in the City has been devoted to residential land uses and included a range of residential densities and housing types. In 1992, 62% of the land developed in the City was residential, with low-density single family accounting for 32%, two family residential accounting for 13%, high-density multi-family accounting for 12%, and mobile homes accounting for 4%. The residential land use designations and areas in the City intended for each residential land use category have remained relatively the same since the 1990s. The City has been predominantly developed with single family neighborhoods, with the R-2 zoning encompassing most of the residential development in these neighborhoods, which allows for the development of two residential units on one parcel.

Historic Investment Patterns

According to the City's first General Plan, the City has been subject to poor traffic conditions and air pollution due to its location and proximity to major roadways, including Interstate 605 (the San Gabriel River Freeway). Since the City's incorporation, the City has tried to prioritize the development of its roadway network to improve traffic conditions in the City. In 1973, the City conducted a Traffic Signal System Study to develop an efficient traffic signal system to reduce traffic congestion within the City. However, the lack of investment in the City's roadways and signal system over the past 50 years has resulted in continued traffic and air pollution issues in the City.

Additionally, the City has experienced a general lack of investment in its revenue generating uses, which has caused the City to sacrifice other essential uses, such as schools. In 1985, the City purchased the Bloomfield Elementary School site, located at the intersection of



Carson Street and Norwalk Boulevard from the ABC Unified School District through the City's Redevelopment Agency. With Redevelopment Agency funds, the City converted the school into a shopping center in an effort to bring more retail services to City residents and generate more revenue for the City.

To address the existing fair housing issues caused by historic demographic trends, land development patterns, and investment patterns in the City and region, the City will continue to implement programs identified in Table 2.13 that affirmatively further fair housing opportunities to all persons regardless of race, income, or educational attainment.

Assessment of Fair Housing

State Government Code § 65583(c)(1)(C)(10)(A)(ii) requires the City of Hawaiian Gardens to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. The City of Hawaiian Gardens is characteristic of a community with a poverty rate of approximately 19% dispersed throughout the City, with challenges for access to opportunity due to a predominate non-English-speaking Hispanic population of approximately 80% and an Asian population of approximately 10% with the remaining population comprised of White Non-Hispanic, Black/African American, and Native Hawaiian or Pacific Islander. Of the total population, 40.8% are non-U.S.-born and 78% of the City's population speaks a language other than English at home.

Patterns of Integration and Segregation

During preparation of this Housing Element the City reviewed information pertaining to segregation.

According to the American Community Survey (ACS), approximately 19% of the City's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. The areas of the City south of Carson Street report 41% to 60% of its residents living below the poverty level. The 41%-60% range is moderate compared to Los Angeles County. For the portion of the City north of Carson Street, the poverty level is reported at 21% to 49%. Based on the City's poverty rate the City has updated Program 8, *Extremely Low-Income Housing*, to continue working with the Harbor Regional Center providing housing services. The City will continue Program 6, *Section 8 Rental Assistance*, and has added a new Program 19, *Food Distribution*, to ensure that low-income residents receive meals and healthy choices.

In Los Angeles County the Los Angeles County Development Authority manages public housing programs for the City of Hawaiian Gardens and other Gateway cities in the region. According to the US Department of Housing and Urban Development (HUD) Public Housing Program, there are no recognized public housing projects in the City of Hawaiian gardens. The City is enrolled in the Section 8 program offered through the State of California and Los Angeles County. Housing Choice Vouchers are issued to recipients who then can find a suitable housing unit, be it a single-family home, townhome, or apartment unit. Location of residential units with vouchers are identified by Census Tract; however, tracts with 10 or fewer



voucher holders are not identified. Citywide, in 2021, there were 121 active vouchers managed by the City. There are four Census Tracts in the City of Hawaiian Gardens, and there were voucher recipients reported in all four Census Tracts. As previously discussed, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits (see Figure 2.6).

~~Although the rates of poverty are higher north of Carson Street, based on the housing voucher information, poverty is dispersed throughout the City and there is no one area of significant concentrated poverty in the City.~~

As previously discussed in Section 2.1 and shown in Figure 2.2, Hawaiian Gardens is a predominately Hispanic/Latino community with Hispanic/Latinos comprising 80% of the City's residents. The next highest population group is Korean, comprising approximately 10% of the population. The White and Black populations were recorded at less than 5% for each group. Hawaiian Gardens continues to provide City services in English and Spanish, and Korean when requested; and will continue this practice through Program 24, *Public Participation*.

The 2020 Census data indicates that the current City of Hawaiian Gardens household size is 3.83 persons per household. Hawaiian Gardens' female headed households represent 17% of the City's households (compared to 14.3% in the SCAG region); 4.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed with children under 6 (compared to 1.0% in the SCAG region). With a low vacancy rate of 2.82%, families, including female-headed households, face challenges finding places to live.

The City has included the following programs to encourage construction of additional housing on existing sites, including affordable housing: Program 1, Adequate Sites, Program 3, Affordable Housing Incentives, Program 4, Zoning Code Review, Program 5, State Density Bonus Law Update, Program 7, Non-Profit Housing Partnership (including development standards review of setbacks), Program 15, Accessory Dwelling Units, Program 18, Emergency, Transitional, and Supportive Housing, Program 26, Single Room Occupancy, has been amended to include a second accessory dwelling, provided an affordability covenant is recorded, and a new Program 29, Garage Conversions. For vacant and underutilized sites, the City has included a number of programs addressing increased minimum and maximum densities (new Program 27, Increase Zone District Densities Update), rezoning sites (new Program 28, Rezone Sites), Program 28, Join the Gateway Cities Affordable Housing Trust, Program 3029, Cottage/Carriage Dwelling Units, and Program 340, Permit Streamlining, and development standards incentives (Program 4, Zoning Code Review).

Access to Opportunity

Education Resources

According to the US Census 62.1% of persons aged 25 years and greater have graduated from high school, and 12.8% have a bachelor's degree or higher. Both the City of Hawaiian Gardens and the ABC Unified School District provide services in English and Spanish. The



School District also offers immersion programs for the City's students. The ABC Unified School District provides bus transportation for students residing in the City of Hawaiian Gardens.

As previously discussed in Section 2.1, *Population and Demographics*, and as shown in Figure 2.3, *Education Opportunity*, the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating.

Public Transportation Resources

The City of Hawaiian Gardens is well served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), all operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro Green Line in Norwalk and the Metro Blue Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. As part of the City's ongoing efforts to update and improve infrastructure including bicycle, pedestrian, and vehicular access the City, through Program 21, *Infrastructure Availability*, will continue to upgrade facilities as identified in the City's Annual Capital Improvement Program.

Employment Proximity

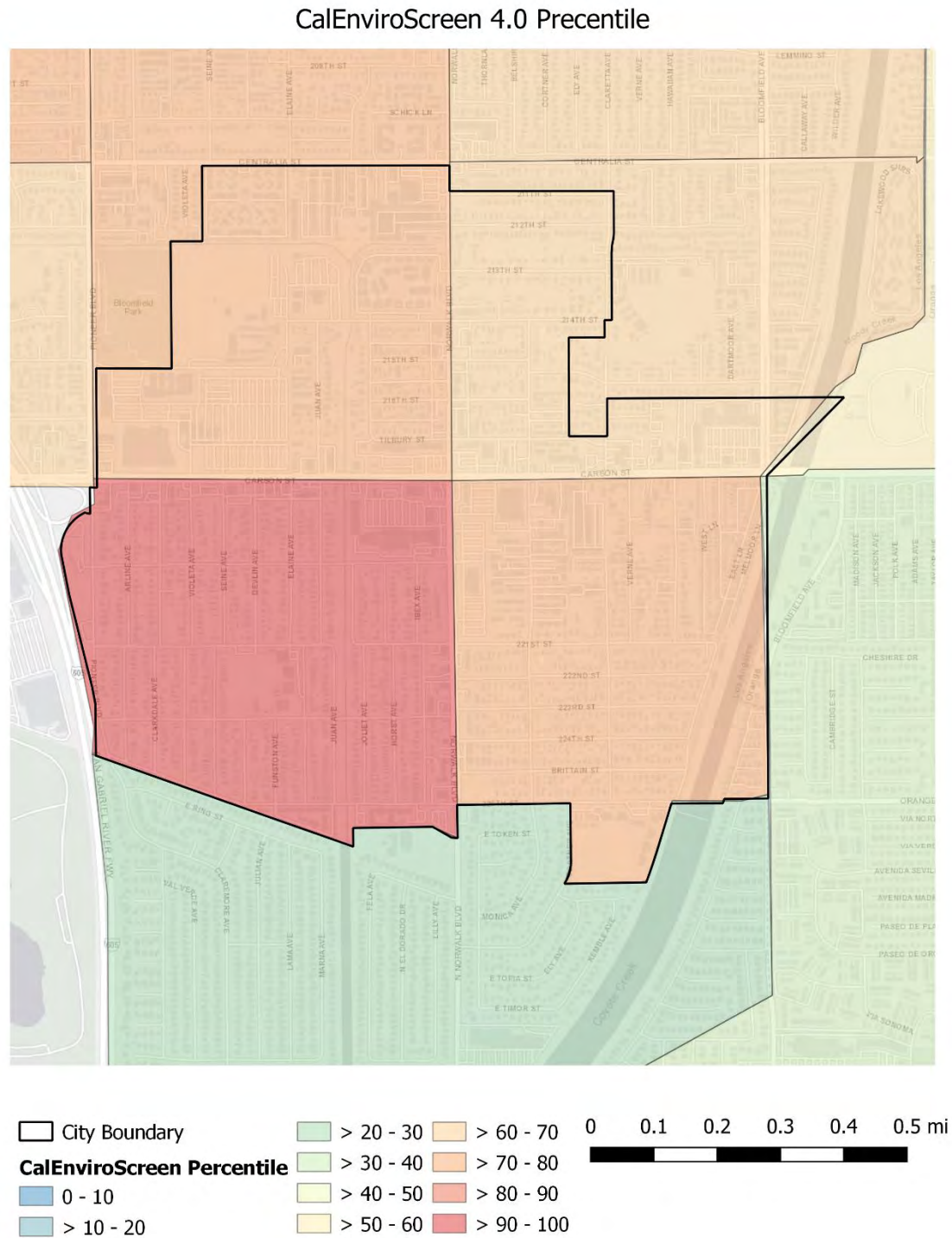
The 2020 Census notes that nearly 18% of Hawaiian Gardens workers 16 years of age and older have a travel time of 30-34 minutes to work and 23% travel 35 minutes and greater to work. In a City of 0.9 square miles, nearly built out, this data indicates that many of Hawaiian Gardens' workers commute outside the City's boundaries. The dominant mode of transportation for workers is a ~~vehicle~~car. Program 21, *Infrastructure Availability*, is a new program addressing not only water, sewer, and other services, but transportation as well.

Environmental Health

In 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of Cal EnviroScreen, a tool that uses environmental health, and socioeconomic indicators to map and compare a community's environmental scores. As shown in Figure 2.26, *CalEnviroScreen 4.0 Score*, ~~in~~ the four census tracts in the City, the percentages were: 60%-70% northeast quadrant, 70%-80% in the northwest and southeast quadrants, and 90% in the southwest quadrant. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is



Figure 2.26 CalEnviroScreen 4.0 Score





considered a disadvantaged community. Hawaiian Gardens is in an area where the ambient noise levels are relatively high. This is mainly due to the proximity to Los Angeles basin transportation corridors. The San Gabriel freeway (I-605) runs along the western boundary of the City and carries appreciable volumes of both truck and commuter traffic. Other primary arterials, including Carson Street, Norwalk Boulevard, and Pioneer Boulevard also experience high average daily traffic levels.

Although there is not much the City can do regarding proximity to the San Gabriel freeway, and local arterials serving surrounding communities, the City's implementation of the California Environmental Quality Act (CEQA) guidelines regarding construction and new development, can begin to mitigate some of the environmental impacts of pollution within the City. To ensure residents throughout the City have access to positive environmental conditions, the City will continue to require code compliance through Program 10, *Pre-Sale Inspection*, and Program 9, *Code Enforcement*. The City will also continue to provide home improvement assistance for existing households through Program 11, *City Beautification* (which can include financing for new windows, new roofs, and insulation).

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overcrowding in the City of Hawaiian Gardens is a significant issue. There are three distinct areas of overcrowding in the City based on household information and census tract data. In the northeast quadrant of the City (east of Norwalk Boulevard and north of Carson Street), the percentage of overcrowded households is within the 0%-20% range. In the northwest quadrant (bordered by Norwalk Boulevard to the east and Carson Street to the south) the percentage of overcrowded households is in the 15%-20% range. The areas of the City south of Carson Street are within the 20%-100% range of overcrowded households. Based on this information the percentage of overcrowded households varies throughout the City and is not concentrated in one specific place.

In Hawaiian Gardens, 263 owner-occupied and 512 renter-occupied households had more than 1.01-1.5 persons per room, which meets the definition for overcrowding. Sixty-seven (67) owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the definition for severe overcrowding. The rate of overcrowding in Hawaiian Gardens is higher than neighborhoods in the surrounding cities of Long Beach, Lakewood, and Cypress.

The City has amended Program 15, *Accessory Dwelling Units*, and added Program 26, *Single Room Occupancy Units*, ~~and Program 15, Accessory Dwelling Units~~, to encourage construction of a variety of housing types to increase availability of housing at a range of sizes



in an effort to reduce displacement risk due to unit size for all residents. Additionally, the City has added Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT), which will provide an additional source of financing for more affordable housing in the City, and therefore reduce overcrowding.

Overpaying

As shown in the Tables in Chapter 2, renters and homeowners are overpaying for housing throughout the City. According to the SCAG Pre-certified data, 57% of the City's households (2,247 households) are severely overpaying for housing and spend 30% or more of gross income on housing. Additionally, 39% of renter households (869) spend 50% or more of gross income on housing costs. The City has included Program 2, *Lot Consolidation*, and Program 3, *Affordable Housing Incentives*, to target investment in developing a variety of housing choices. Program 6, *Section 8 Rental Assistance*, provides financial assistance with housing payments, and Program 15, *Accessory Dwelling Units* provide opportunities on existing non-vacant residential parcels. Additionally, Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT), provides the City with a -mechanism to fund affordable housing projects in the City.

Substandard Housing Conditions

In addition to the issues of overcrowding and overpaying, housing condition can present a safety concern for residents living in substandard housing in need of repairs. Over half of the City's housing stock was built prior to 1970. Three of the four apartment communities were constructed in the early 1970's and the fourth apartment community was constructed in 1990. The Lakewood Mobile Estates was developed in 1962 and the Bloomfield Mobile Home Park was developed in 1970. Because of the age of the homes, apartments, and the two mobile home parks, it can be assumed that at least some low-income households in the City are living in substandard conditions. The City has a number of programs to ensure continued preservation and maintenance of housing units in the City and provision of safe housing for City residents.

The City's active code enforcement division responds to complaints, including maintenance and safety concerns. Through these code enforcement efforts, the City will continue to follow up with landlords to ensure repairs are made so the unit can be occupied. The City has a Beautification Program which provides loans for exterior ~~improvements and a City Beautification Program which provides funds for exterior~~ and interior improvements. ~~For the 6th Cycle Housing Element, these programs have been combined into one program, Program 11, City Beautification.~~ The City also has an active Pre-Inspection program whereby the City inspects a home prior to sale of the home, for any code violations, and provides resources to assure completion of improvements and code compliance (Program 10). Furthering the City's commitment to preservation, maintenance, and safety in the provision of housing for all residents, the City has amended Program 14, *Energy Conservation*, and added Program 20, *Housing Conditions Survey*.



Unhoused Population

Hawaiian Gardens acknowledges that homelessness is a regional issue that must be addressed through regional solutions. Therefore, to address the needs of people experiencing homelessness in the City and region, the City added Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to work collaboratively with neighboring cities to provide short-term (e.g., shelters) and long-term (e.g., permanent supportive housing) solutions to effectively reduce the homeless population in the City and region. Program 18 also incentivizes homeowners to rent ADUs to households with vouchers.

Additionally, this 6th Cycle Housing Element includes new Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, to provide an additional funding mechanism for affordable housing, including permanent supportive housing, in the City.

Displacement Risk

Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increase that are less than home price increases. According to SCAG, between 2000 and 2018 median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. The rising cost of housing in Hawaiian Gardens is reflective of trends in the SCAG region and throughout California, and increases the risk of displacement for residents, particularly lower-income households.

While housing costs have risen in recent years, wages have not kept pace. These trends indicate growing unaffordability of housing in Hawaiian Gardens that may prevent low-income households from remaining in their homes over time. To address affordability challenges, the City includes Program 15, *Accessory Dwelling Units*, Program 6, *Section 8 Housing Assistance*, ~~and~~ Program 26, *Single Room Occupancy Units*, and Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*. These programs are in addition to Program 4, *Zoning Code Review*, which includes a review of parking requirements and development standards (such as setbacks) which may impede construction of affordable units.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies. The City will continue to review the Zoning Code (Program 4, *Zoning Code Review*) to ensure compliance with fair housing law, and continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against



familial status, sex, religion, or other protected class, and more. The City has modified Program 9, *Code Enforcement*, to address the requirements of AB 838, which ensures that landlords are responsible for correcting code violations on their properties. The City works with the Los Angeles Homeless Service Authority who reach out to the homeless to offer temporary sheltering at a regional shelter which serves Hawaiian Gardens homeless.

As discussed in Section 1.7, Service Provider Outreach, the City met with Housing Rights Center (HRC) to identify fair housing issues in the City and discuss potential solutions. According to the HRC, fair housing issues in the City and region include rent increases, evictions, relocation, substandard housing conditions, and discrimination. As part of Program 12, *Fair Housing*, the City will also continue to work with the Housing Rights Center HRC to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority's Section 8 program. Specifically, the City will increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, *Public Participation*, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions.

The City will also continue Program 12, *Fair Housing*, which includes posting and providing fair housing information in the City through outreach and programming meet with other cities in the region who have implemented policies to address fair housing issues (e.g., eviction, discrimination, rent increases) by the end of 2023. The City will use information obtained during this outreach process to create feasible policies to implement in the City by the end of 2024.

As discussed in Section 1.7, Service Provider Outreach, the City met with PATH LA to identify the needs of people experiencing homelessness in the portion of the County that includes Hawaiian Gardens. According to PATH LA, the primary need for the homeless population in the City is more long-term housing solutions (e.g., rental housing). As part of Program 18, *Emergency, Transitional, and Supportive Housing*, the City will create a program to provide incentives to property owners who waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.

Additionally, PATH LA recommends that short-term housing (e.g., shelters) and long-term housing (e.g., rental housing) incorporate creative design solutions (e.g., tiny homes, fly away homes) that blend into the existing visual character of the community and can be constructed faster than larger shelters and rental housing developments. As part of Program 18, the City will meet with neighboring cities that have experienced success with investing in creative design solutions to provide short-term and long-term housing to assess the City's ability to incorporate creative design solutions in Hawaiian Gardens.



Additionally, as specified in Program 18, the City will work with the Los Angeles Homeless Service Authority to reach out to the homeless to offer temporary sheltering at a regional shelter which serves Hawaiian Gardens homeless. Program 18 also requires the City to meet with neighboring cities, such as Lakewood, Cypress, and Long Beach, to discuss collaborative solutions to provide more short-term and long-term housing to effectively reduce the homeless population in the City and surrounding communities. Additionally, Program 18 requires the City to work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide people in shelters with supportive services and programs (e.g., medical, addiction, senior, veteran, mental health). Finally, to ensure that the City addresses the needs of unhoused individuals during the planning period, Program 18 incentivizes homeowners to rent their ADUs to households with vouchers.

Ultimately, through the implementation of Program 18, the City and region will provide more short-term and long-term housing for the homeless population in the City and surrounding cities. As previously discussed in Section 1.7, Service Provider Outreach, when homeless people are relocated outside of their familiar communities, which often occurs with the scattered site model, they are more likely to return to the streets of their desired community. Therefore, the City can more effectively reduce homelessness in the City by providing more short-term and long-term housing for the homeless population in the City.

Sites Inventory

Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 23% of the land area. The residential land area is predominately zoned for medium density residential (R-2), with the majority of housing in this zone district located south of Carson Street. There some pockets of single-family zone districts located north of Carson Street and the four apartment communities are located in the northwest, northeast, and southeast. The two mobile home parks are located in the southeast quadrant adjacent to Coyote Creek.

Opportunities for new development on vacant sites is limited due to the scarcity of vacant sites in the City. Therefore, vacant sites are not included as opportunity sites for new residential development. The predominance of single-family homes in the medium density zone district has resulted in a lack of variety for housing opportunities. ~~There are seven vacant sites, totaling 0.64 acres; generally located in the medium and intermediate residential zoning areas. There were 5 opportunity sites identified as potential affordable housing sites, totaling 364 acres; generally located in the new mixed-use zones, accounting for at least 30% of the lot area allocated for housing development.~~

As shown on Figure 5.2, A review of the vacant sites and existing land inventory underutilized sites indicated that the RHNA sites were not concentrated in one area of the City, nor were any of the income groups concentrated in one area of the City. Information on the site selection process ~~and rezone candidate sites~~ is described in Chapter 3-5, Land Inventory, of this Housing Element. To increase housing opportunities the City included the following Programs: Program 1, Adequate Sites, Program 15, Accessory Dwelling Units, Program 18, Emergency,



Transitional, and Supportive Housing, Program 27, ~~increase~~ Zone District Densities Update, and Program 28, ~~Rezone Sites~~, and Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT).

Contributing Factors

Through the outreach program and discussions with community members and service providers, several factors were identified that contribute to fair housing issues in Hawaiian Gardens. Table 2.13 identifies these factors.

Table 2.13 Contributing Factors and Meaningful Actions

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement risk for residents due to economic pressures.	Limited affordable ownership and rental options.	~~Provide lot consolidation assistance~~<u>Encourage the development of Affordable Housing units in the City:</u> • Program 2, Promote Lot Consolidation, ~~and other incentives;~~ • ~~Program 3, Affordable Housing Incentives, for affordable housing.~~ • <u>Program 4, Zoning Code Review.</u> • <u>Program 15: Accessory Dwelling Units.</u> • <u>Program 26: Single Room Occupancy</u> • <u>Program 28: Join the Gateway Cities Affordable Housing Trust (GCAHT).</u> • <u>Program 29, Cottage/Carriage Dwelling Units</u> • <u>Program 30, Permit Streamlining</u>
Disproportionate access to services.	<u>Historic patterns of segregation resulting in p</u>~~P~~<u>redominate non-English speaking population, causing language barriers, which can present challenges to accessing resources and racial discrimination in lending practices.</u> <u>Historic patterns of disinvestment in public infrastructure (roadways, schools, utility delivery) resulting in poor traffic conditions, educational resources, and housing conditions.</u> <u>Overall lack of regional cooperation.</u>	Continue bilingual programs for all City services and communications: • Program 24, Public Participation. Continue working with the local schools to support bilingual programs: • Program 24, Public Participation. <u>Distribute progress surveys at communitywide events to monitor effectiveness of Programs to affirmatively further fair housing</u> • <u>Program 24, Public Participation.</u> <u>Ensure that utility providers have capacity to serve new residential development:</u> • <u>Program 21, Infrastructure Availability.</u> <u>Reduce absentee landlords to ensure rental properties comply with applicable code requirements:</u> • <u>Program 9, Code Enforcement.</u>

City of Hawaiian Gardens 2021- 2029 Housing Element
2. HOUSING NEEDS ANALYSIS



AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		<u>Promote regional cooperation to increase equitable access to services:</u> - Program 18, Emergency, Transitional, and Supportive Housing. - Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT). <u>Ensure access to housing opportunities for extremely low-income households, including unhoused persons:</u> - Program 18, Emergency, Transitional, and Supportive Housing.
<u>Environmental Hazards</u>	<u>Historic patterns of disinvestment in public infrastructure (roadways) resulting in traffic issues and air pollution issues.</u>	<u>Promote safe housing conditions related to environmental hazards.</u> - Program 9, Code Enforcement - Program 10, Pre-Sale Inspection - Program 11, City Beautification - Program 20, Housing Conditions Survey
Lack of a variety in housing types to meet a range of needs and incomes.	Dominance of single-family development. Low vacancy rates overall, reducing options to move to appropriately sized housing.	<u>Promote ~~review of development standards and multi-family development and~~ mixed-use development:</u> - Program 4, Zoning Code Review, - Program 27, ~~Increase~~ Zone Districts Densities Update, and Program 28, ~~Rezone Sites.~~ <u>Encourage construction of ADUs (including garage conversions):</u> - Program 15, Accessory Dwelling Units - Program 18, Emergency, Transitional, and Supportive Housing. <u>Encourage construction of Single Room Occupancy units</u> - Program 26, Single Room Occupancy <u>Encourage construction of Cottage/Carriage Dwellings</u> - Program 29, Cottage/Carriage Dwelling Units - Program 29, Garage Conversions.



3 REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

3.1 REGIONAL HOUSING NEEDS ALLOCATION (RHNA), 2021 - 2029

California housing element law (Calif. Govt. Code §§ 65580-65589.11) requires every city and county in the State to provide for their “fair share” of the projected future housing needs in the region in which they are located, as determined by the regional Council of Governments or directly by the California Department of Housing and Community Development (HCD). Hawaiian Gardens lies under the jurisdiction of the Southern California Association of Governments (SCAG), which allocates the regional housing needs for southern California jurisdictions, based upon an overall regional housing need number established by HCD. Housing needs are based upon a combination of factors, including regional population growth, existing employment, employment growth, affordability, transit proximity, and demographic characteristics. The corresponding Regional Housing Needs Allocation (RHNA) is a minimum projection of the number of new housing units needed for all income levels during the forthcoming eight-year planning period to support that growth.

SCAG has determined that Hawaiian Gardens’ RHNA is 331 units for the 2021-2029 planning period. ~~However, there are 101 unbuilt units “carried over” from the previous planning period. Consequently, Hawaiian Gardens must accommodate 432 units over the 2021-2029 planning period.~~

RHNA Methodology

SCAG allocates units according to a mathematical equation that incorporates weighted factors to balance housing needs to projected local population/household and employment growth. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, household growth is assigned a higher weight than transit. Alternatively, these factors can be equally weighted, depending on a jurisdiction’s characteristics.

The factors and weights assigned to Hawaiian Gardens are:

- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)

The equation may be generally expressed as:

$$\begin{aligned} \text{RHNA} = & \quad (\text{Household Growth} \times 0.45) \\ & + (\text{Employment Growth} \times 0.225) \end{aligned}$$



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- + (Existing Employment x 0.225)
- + (Household Growth near Transit x 0.05)
- + (Employment Growth near Transit x 0.05)

Household growth, existing employment, employment growth, and household growth near existing transit are estimated in SCAG's regional household and employment forecasts. A jurisdiction's share of the regional housing need is assigned accordingly to its percentage share of these factors.

After determining the housing need, SCAG establishes a number of rules to determine the allocation of units by income. The broad concept is that local jurisdictions must plan for income-based housing relative to the regional average. The income-allocation scenarios give each jurisdiction 175% of the difference between their 2020 household income distribution and the 2020 regional household income distribution. An "adjustment factor" is then applied to determine housing unit allocation in each income category.

The housing needs are categorized according to the following income groups:

- *Extremely Low-Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area;
- *Very Low-Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- *Low-Income* households earn from 51% to 80% of the median;
- *Moderate-Income* households earn from 81% to 120% of the median; and,
- *Above Moderate* households earn more than 120% of the median income.

Hawaiian Gardens' 'Fair Share' of Regional Housing Needs

As stated above, SCAG has allocated **331 units** to Hawaiian Gardens for the eight-year, 6th Cycle Planning Period. Table 3.1 below illustrates the distribution of units for the 6th Cycle.

~~SCAG allocated 129 units to the city for the 5th Cycle Housing Element (2013–2021), broken down according to income categories: Extremely Low Income—16; Very Low Income—16; Low Income—19; Moderate Income—21; and Above Moderate Income—57. Building permit records indicate that 28 permits were issued for residential construction between 2013 and 2021, which included construction of multi-family units, single-family residences, and accessory dwelling units (ADUs). To date, the City's Building Department does not collect data regarding the target income levels of buyers for these units.~~

~~Assuming all 28 permits resulted in constructing 28 housing units, those units can then be deducted from the 129 units required from the 5th Cycle. The remaining 101 units from the 5th Cycle Housing Element are carried over to the 6th Cycle and added to the 331 required for the~~

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~~6th Cycle. Accordingly, the City is obligated to provide for 432 units between 2021-2029, the current RHNA planning period.~~

Table 3.1 below illustrates the distribution of units for the 6th Cycle.

Table 3.1 RHNA 6th Cycle – October 2021-October 2029

Income Category	Minimum New Units Needed	Percentages
Very Low-Income Households	61	18.4%
Low-Income Households	44	13.29%
Moderate Income Households	46	13.89%
Above Moderate-Income Households	180	54.38%
Total Needed-Future Housing for 6 th Cycle ~~(not including carryover from 5th Cycle)~~	331	100%
~~Carryover from 5th Cycle~~	~~401~~	
~~Total for 5th and 6th Cycles~~	~~432~~	
Source: Southern California Association of Governments		

The City will receive credit towards the current RHNA only for the *new* housing that is entitled, under construction, or built beginning in 2021. As discussed in Section 2.4, Housing Stock, the City approved three new housing developments that are currently in the development process. An 18-unit condominium complex at 21821 Hawaiian Avenue is currently in building plan check and is estimated to be completed by the end of 2025. Additionally, two developments are under construction, a 5-unit attached apartments project at 12329 214th Street and a 6-unit single family residential project at 22001 Claretta Street, both of which are expected to be completed by mid-2024. All of these units would be completed during the 2021-2029 planning period and would be occupied by above moderate-income households. As such, the City will receive credit for 29 units towards the current RHNA for above moderate-income households.

What the RHNA Numbers Mean

The RHNA numbers function as targets for jurisdictions to achieve during the eight-year planning period. Because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, and housing construction is driven by market demands, sometimes it is not possible for a jurisdiction to meet housing its RHNA targets. HCD does not penalize jurisdictions for not meeting RHNA targets, *if* they have allocated enough land by General Plan and zoning designations for constructing units, and have made a good-faith effort implementing housing policies and programs.



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3.2 SPECIAL HOUSING NEEDS

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code §65583(a)(6) requires that several populations with special needs be addressed: persons with disabilities; people who are homeless; female-headed households; large households; seniors; overcrowded households; and farmworker households. To meet the needs of these groups, the City of Hawaiian Gardens must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

Persons with Disabilities in Hawaiian Gardens

The most recent ~~2020 Census identified those Hawaiian Gardens residents who have one or more disabilities as well as the type of disability~~American Community Survey (ACS) 5-year survey (2021), indicates that Hawaiian Gardens has a total of 1,188 residents with a disability who are not institutionalized (or 8.4 percent of the City's population). Additionally, the ACS survey indicates that most of the residents with disabilities (742 residents) are 65 years or older.- Figure 3.1, Residents with Disabilities indicates the number of residents in Hawaiian Gardens that comprise each disability category, with ambulatory being the disability category that comprises the most residents (939 residents or 6.6 percent of the City's population)~~Disabilities were sorted by three age groups (under 17 years of age, 18 to 64 years of age, and 65 years of age or older), and the age groups in turn were correlated to the types of disabilities experienced. A single individual within each age grouping may be counted more than once depending on the type of disability.~~

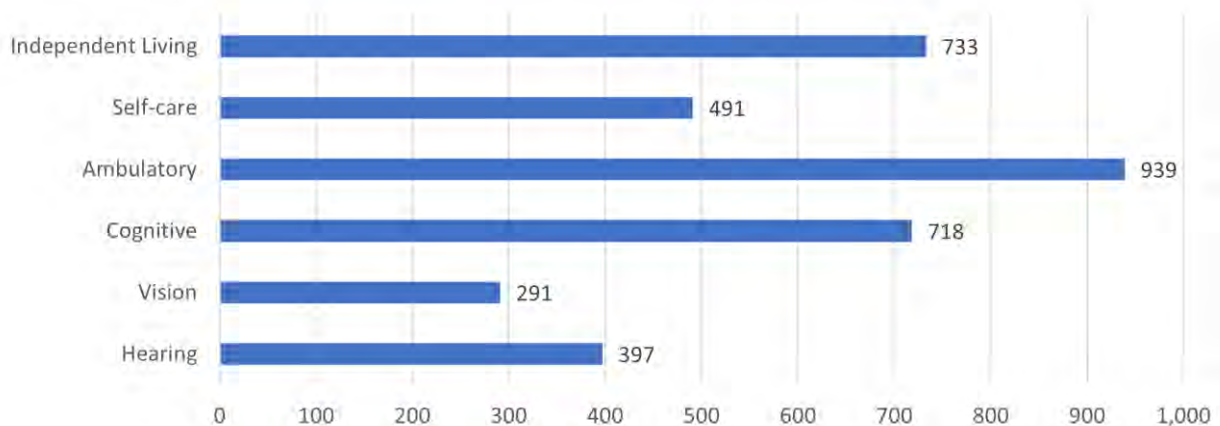
~~Figure 3.2, Disability by Type, indicates that the largest disability type represented in the City of Hawaiian Gardens is ambulatory. Ambulatory disability means that the resident can walk, is~~



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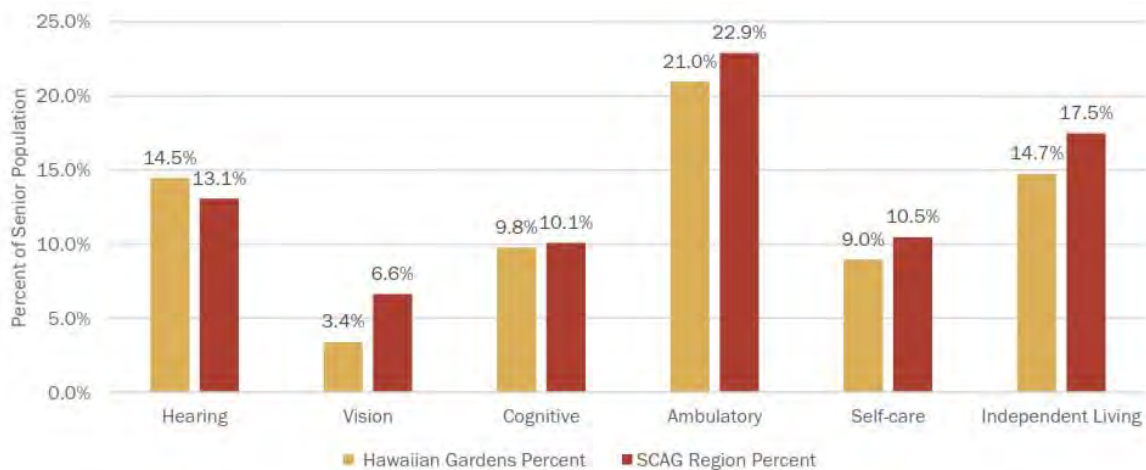
not bedridden, but may have trouble with walking and needs assistance such as a cane, walker, or wheelchair. The smallest class of disability type identified among residents is vision.

Figure 3.1 Residents with Disabilities



Source: American Community Survey 2014-2018 5-year estimates.

Figure 3.2 Disability by Type (Seniors 65 and Over)



Source: American Community Survey 2014-2018 5-year estimates.



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The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as:

- (1) *cerebral palsy* (a disability resulting from damage to the brain before, during, or shortly after birth and outwardly manifested by muscular incoordination and speech disturbances);
- (2) *epilepsy* (any of various disorders marked by abnormal electrical discharges in the brain and typically manifested by sudden brief episodes of altered or diminished consciousness, involuntary movements, or convulsions); or
- (3) *autism* (a developmental disorder that typically appears by age three and that is variable in expression but is recognized and diagnosed by impairment of the ability to form normal social relationships, by impairment of the ability to communicate with others, and by stereotyped behavior patterns especially as exhibited by a preoccupation with repetitive activities of restricted focus rather than with flexible and imaginative ones that begins before individuals reach adulthood.
(<http://www.nlm.nih.gov/medlineplus/plusdictionary.html>)

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the zip-code level and were joined to the jurisdiction-level by SCAG. Counts below 11 individuals are unavailable and some entries were not matched to a zip code necessitating approximation.

In the City of Hawaiian Gardens, 146 persons with developmental disabilities were identified as residing in the home of parents, family, or guardians; 5 resided in independent or supportive living; and 5 in foster or family homes. In the City, 156 persons with developmental disabilities were identified as 0 – 17 years of age, and 90 persons were 18 years or older. Therefore, the data indicates that most persons with developmental disabilities are children who live with a family member or guardian. However, during the planning period, some of these children will become adult-aged and will need access to housing and services serving the City's adult-aged disabled population.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Hawaiian Gardens, 27.8% of the population with a disability is employed, 3% is unemployed, and 69% is not in the labor force, which is likely due to the large proportion of disabled residents who are over the age of 65, which is approximately equal to the non-disabled workforce in the City, compared to 69.8% of the non-disabled population.



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Persons with disabilities in Hawaiian Gardens face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members.

To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Additionally, a person with disabilities may live on a fixed- income that may be significantly lower than a non-disabled person. Many disabled individuals live on a small, fixed income which severely limits their ability to pay for housing.

The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States live in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small, fixed pension afforded by Social Security Disability Insurance (SSDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Additionally, dDisabled persons have special needs when it comes to housing design, especially for elderly persons with disabilities, and many of the households in the category are occupied by elderly persons. Door frames in the housing units occupied by disabled persons must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units.

Senior housing (both owner and rental) generally has many of the features outlined above. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. ~~The real constraints are associated with the housing for families and working-aged adults.~~

An analysis of potential constraints to provide housing that meets the needs of the disabled population and programs to address constraints ~~The results of this analysis are is~~ summarized below according to three general categories ~~of potential constraints:~~ (1) zoning and land use, (2) permits and processing procedures, and (3) building codes.

Zoning and Land Use: The zoning ordinance allows residential care facilities with six or fewer persons in the R-1 through R-4 zones with approval of a minor conditional use permit (MCUP).



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Residential Care Facilities with six or more residents are allowed in the R-2 through R-4 zones with approval of a conditional use permit (CUP).

Program 4, *Zoning Code Review*, requires the City to amend the entitlement process for residential care facilities with seven or more persons.

Additionally, there are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of disabled households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units).

Permits and Processing Procedures: There are no special designs or permitting standards that have been established for residential care facilities. The ~~city~~-City has no occupancy standards that specifically apply to unrelated adults. Requests to retrofit homes for disabled accessibility or for reasonable accommodation are handled as any other building permit or variance application. Additionally, Program 11, *City Beautification*, provides funding for rehabilitation projects, which could be used to address specialized needs of disabled households within existing units (e.g., installing ADA accessible features).

Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs, including physical and developmental disabilities by the end of 2024.

Building Code: Hawaiian Gardens has adopted the most recent Los Angeles County Code which includes provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be handicap accessible or adaptable for handicap use.

To help ensure that new construction addresses specialized needs related to accessibility, Program 17 (Disability Access) requires the City to enforce State disability access standards and the most current Los Angeles County Building Code.

Households in Need of Reasonable Accommodation

The City of Hawaiian Gardens Zoning Code Section 18.100.190 describes the City's Reasonable Accommodations procedures. The City ~~-~~provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The City's Reasonable Accommodation provisions are provided in Chapter 54 of this Housing Element.

Developmental Disabilities

~~The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as:~~



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- ~~(1) cerebral palsy (a disability resulting from damage to the brain before, during, or shortly after birth and outwardly manifested by muscular uncoordination and speech disturbances);~~
- ~~(2) epilepsy (any of various disorders marked by abnormal electrical discharges in the brain and typically manifested by sudden brief episodes of altered or diminished consciousness, involuntary movements, or convulsions); or~~
- ~~(3) autism (a developmental disorder that typically appears by age three and that is variable in expression but is recognized and diagnosed by impairment of the ability to form normal social relationships, by impairment of the ability to communicate with others, and by stereotyped behavior patterns especially as exhibited by a preoccupation with repetitive activities of restricted focus rather than with flexible and imaginative ones that begins before individuals reach adulthood.
(<http://www.nlm.nih.gov/medlineplus/medlineplusdictionary.html>)~~

~~The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the zip code level and were joined to the jurisdiction level by SCAG. Counts below 11 individuals are unavailable and some entries were not matched to a zip code necessitating approximation.~~

~~In the City of Hawaiian Gardens, there were a total of 402 persons identified as developmentally disabled. Of that number, 146 persons were identified as residing in the home of parents, family, or guardians; 5 resided in independent or supportive living; and 5 in foster or family homes. 156 were identified as 0—17 years of age, and 90 were 18 years or older.~~

~~Persons with disabilities in Hawaiian Gardens face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members.~~

~~To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments. Most persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small, fixed income which severely limits their ability to pay for housing.~~

~~The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States live in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small, fixed pension afforded by Social Security Disability Insurance (SSDI), Social Security Insurance~~



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(SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Table 3.2 below illustrates that 27.8% of the Hawaiian Gardens population with a disability is employed, compared to 68.3% of the non-disabled population.

Table 3.2 — Persons with a Disability in the Workforce

Status	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	198	28%	5600	68%
Unemployed	22	3%	408	5%
Not in Labor Force	494	69%	2490	27%
Total	714		8498	

Strategies and Programmatic Responses to Meet Need

Appropriate housing for persons with mental or physical disabilities include very low-cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

Federal and State Responses

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing more than five units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations.

In 1988, the Federal government enacted the U.S. Fair Housing Act Amendments (FHAA); in part with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals.

In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the FHAA. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.



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City Responses

~~Hawaiian Gardens Zoning Code §18.40.070, Uses Permitted in Residential Zones, allows as a principal use within the zone several residential uses that are suitable for persons with special needs:~~

- ~~• Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU)~~
- ~~• Affordable Housing~~
- ~~• Licensed Group Homes~~
- ~~• Single-room Occupancy (subject to minimum number of units per development)~~
- ~~• Supportive Housing~~
- ~~• Transitional Housing~~
- ~~• Small Group Homes~~

~~However, some uses that provide special needs housing, such as residential care homes for the elderly, nursing homes, congregate care facilities, boarding houses, and residential community care facilities are subject to discretionary review, requiring either Minor Use Permits (MUPs) or Conditional Use Permits (CUPs). MUPs and CUPs can delay housing production simply because of requirements for environmental and design review, and public hearings.~~

~~There are no zoning or building code restrictions that would limit installing ramps, wider doorways, or other features that would be desirable in special needs housing.~~

~~The City also makes rehabilitation funds available to income-qualified households for accessibility improvements through the federal Community Development Block Grant (CDBG) Program; CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs, housing acquisition and rehabilitation through short and long-term loans, grants, or loan guarantees; direct payment of rent or mortgage and housing counseling services and fair housing activities.~~

Emergency Shelter & Transitional Housing

The Los Angeles Homeless Service Authority (LAHSA) is the primary agency that deals with the issue of homelessness in the City. Members of the Department of Mental Health visit Hawaiian Gardens every Thursday to reach out to individuals experiencing homelessness, to offer temporary sheltering at a regional shelter which services Hawaiian Gardens homeless. However, most decline and they cannot be forced to enter a shelter. Public safety personnel, both sworn and non-sworn assist the Department of Mental Health with the outreach efforts. The City has used Los Angeles County, CDBG, General funds, and low-to moderate-income housing funds for Code Enforcement, the Beautification Program, the Small Business grant program, the Senior Activities Programs, the Window Security Bar Removal Program, neighborhood clean ups, and the Food Distribution Program (diapers and feminine supplies are also distributed on separate days). The City also initiated an Emergency Rental Assistance



4. RESOURCES AND CONSTRAINTS

Program to assist those struggling to pay rent during COVID-19. During COVID-19, the City provided vouchers for unsheltered individuals to stay in local hotels. These programs have met with much success and have proven instrumental in assisting those who lost work or suffered during the Covid-19 pandemic. Programs are ongoing and provide assistance to unsheltered individuals, low income, seniors, and those in need.

In 2020, the City adopted the Public Housing Authority's (PHA) Five Year and Annual Plan. The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the PHA's Section 8 Program. The PHA also made available the guide "California Tenants – a Guide to Residential Tenants' and Landlords Rights and Responsibilities" to all its residents.

Emergency Shelters

Emergency shelters are allowed without discretionary review (by-right) in the High Density Residential (R-4), General Commercial (C-4), and Public Facilities (PF) zones. They are prohibited in the Downtown Commercial (C-2) and Light Industrial (M-1) zones. The zoning districts permitting Emergency Shelters are located along Norwalk Boulevard and Carson Street, the City's main north/south and east/west corridor.

Legislation enacted in 2022 *requires* cities in California to allow emergency shelters in residential and mixed-use areas by-right, without requiring discretionary permits such as minor use permits or conditional use permits (AB 2339 (Bloom), codified in Gov. Code. Section 65583(a)(4)). The legislation is intended to ensure that shelters are provided near health care, transportation, retail, employment, and social services, and are not placed in industrial settings where no such services exist. The City will need to update the Zoning Code to remove barriers to emergency shelters in compliance with Gov. Code 65583(a)(4). Program 18, *Emergency, Transitional, and Supportive Housing*, below will accomplish this update.

Section 18.70.110 of the Municipal Code currently requires that an emergency shelter proposed in the C-4 and PF zoning districts must comply with the following objective regulations/standards; these standards will also apply to new shelters in residential and mixed-use zones:

- Occupancy. A maximum of 40 beds or persons may be served nightly, with associated support service not available to nonresidents of the emergency shelter/the public.
- Hours of Operation. Limited to the hours between 6:00 pm and 8:00 a.m.
- Length of Stay. The maximum length of stay is 14 days.
- Management and Operation Plan. Each emergency shelter shall always provide on-site supervision.
- Parking. In accordance with the requirements of AB 2339. If the shelter is located within 0.5-mile of a major transit station, parking is not required pursuant to AB 2097.



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- Waiting and Intake Area. A client waiting and intake area shall be provided and contain a minimum of 10 square feet per bed provided at the facility. The client waiting and intake area shall be physical separated from the public right-of-way.
- Sleeping Area. Each emergency shelter shall provide at least 35 square feet of sleeping area per bed.
- Minimum Separation Distance. An emergency shelter shall be located at least 300 feet away from another emergency shelter.
-

Program 18 also requires the City to work with regional partners to provide short-term housing (e.g., shelters) in the City and/or neighboring cities to address homelessness in the City.

Supplemental Services. Supplemental services may be offered on the inside of the premises to serve persons only staying at the shelter. This Housing Element includes Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to continue its continuation of the partnership with LAHSA and work with neighboring cities to provide supportive services to the homeless; a review of the City parking standards, and completion of required amendments to the City's Zoning Code in accordance with State law.

Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Transitional and supportive housing facilities meeting the Government Code Section 65582 definition are considered a residential use and allowed by right in all zones that allow residential uses of the same type, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

-This Housing Element includes Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to ~~continuation~~ continue of the its partnership with LAHSA, utilize the Gateway Cities Affordable Housing Trust's (GCAHT) forthcoming ADU loan program, collaborate with neighboring cities to provide more transitional and supportive housing in the City and/or neighboring cities to address homelessness on a regional level, meet with cities that have had success with using creative design solutions to provide more housing for the homeless; a review of the City parking standards, and completion of required amendments to the City's Zoning Code in accordance with State law.

Homelessness

Due to the transient nature of the homeless, the precise number of homeless individuals in Hawaiian Gardens is difficult to determine. Few homeless persons have been observed within the ~~city~~ City and are generally located along Norwalk Boulevard and Carson Street. The 2020 Greater Los Angeles Homeless Count was conducted by several agencies and led by the Los Angeles Homeless Services Authority (LAHSA).



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The Los Angeles Homeless Services Authority released the results of the 2020 Greater Los Angeles Homeless Count, which showed 66,436 people in Los Angeles County experiencing homelessness. This represents a 12.7% rise from last year's point-in-time count.

Three years into the 10-year investment from Measure H, LA County's homeless services system has doubled the number of annual housing placements. Improvements in coordination across agencies through the LAHSA based Housing Central Command have increased the speed of placements. Efforts to protect the most vulnerable people from COVID-19 led to the rapid sheltering of 6,010 people since the March Safer at Home order (4,056 through Project Roomkey, 1,708 in Recreation and Parks shelters, and 246 in trailers)—and a goal to move 15,000 of the most vulnerable people experiencing homelessness into housing.

Most of the people experiencing homelessness that the homeless system helps stay housed. Eighty-eight percent of the people placed in permanent housing through the system in 2018 have not returned to homelessness. In 2019, the rehousing system helped 22,769 people move into permanent housing. And many more people occupy interim housing this year: 18,395 people experiencing homelessness in L.A. County were sheltered, up from 14,722 the previous year, a 25% increase.

The Los Angeles Homeless Services Authority February 2022 Point-In-Time Homeless Count identified 29 people identified as experiencing homelessness. Of the 29 unsheltered people, 32.5% (9) were identified as persons in cars, 13.22% (4) as persons in vans, 24.77% (7) as persons in campers, 5% (2) as persons in makeshift shelters, 13.64% (4) as persons in tents, and 10.47% (3) as persons on the street (Los Angeles Homeless Services Authority, *Homeless Count by City/Community/Hawaiian Gardens*, available at <https://www.lahsa.org/data?id=54-homeless-count-by-city-community> (accessed February 2, 2023)).

The purpose of Program 18 is to reduce the homeless population in the City and region by working with regional partners to provide housing (shelter, transitional, supportive) and programs for people experiencing homelessness.

Female-Headed Households

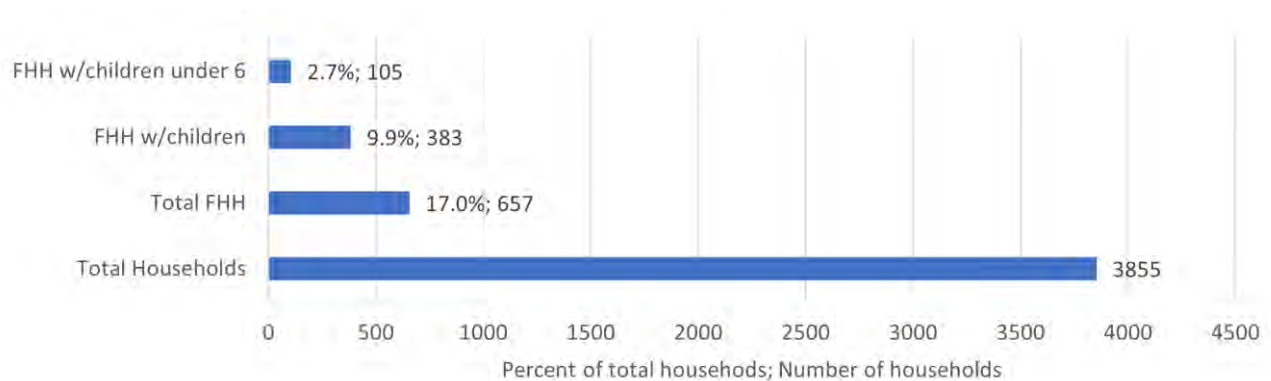
The California Housing Element Law requires analysis of specialized housing needs, including female-headed households to ensure adequate childcare or job training services. As shown in Figure 3.3 below, of Hawaiian Gardens' 3,712 total households, 17% or 631 households are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Female headed households generally refers to those households with a female that is a single parent. Female-headed households tend to have low-incomes, thus limiting housing availability for this group.



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Figure 3.3 Female-Headed Households



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for female-headed households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including female-headed households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

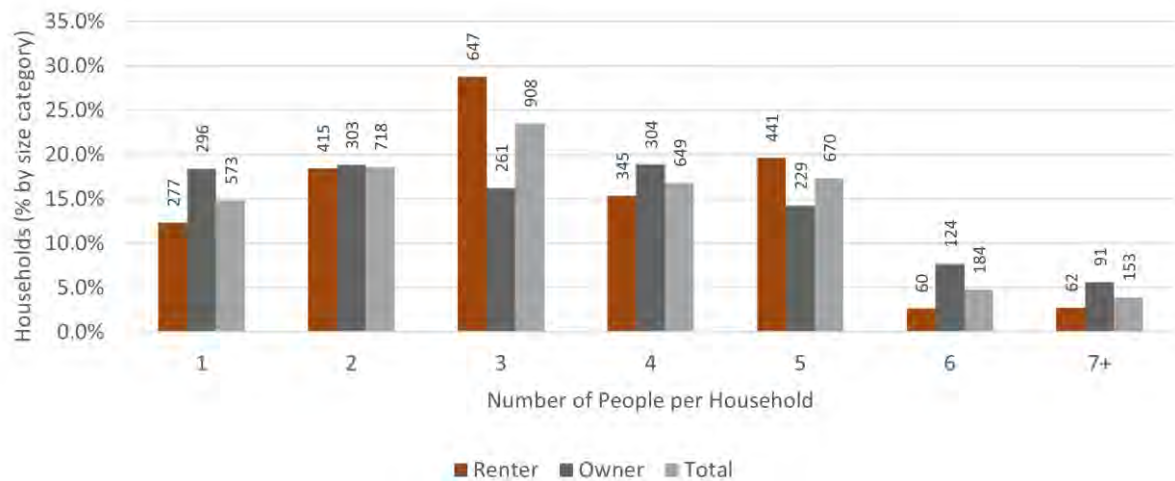
Large-Family Households

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. Large family households, containing five or more persons, frequently experience a greater incidence of overcrowding, especially in older units and rental housing. Most rental units in the city contain one or two bedrooms. In addition, landlords may be reluctant to rent smaller units to larger families. Finally, many owner-occupied units are overcrowded (see Section 2.3) due to extended families sharing housing to reduce mortgage or rental costs.

Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. In the City of Hawaiian Gardens, the most commonly occurring household size is of three people (23.6%) and the second-most commonly occurring household is of two people (18.6%). Hawaiian Gardens has a lower share of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).

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Figure 3.34 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for large-family households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including large-family households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Additionally, large-family households can also include households with one or more relatives living in the same unit (e.g., an older parent, aunt or uncle, or grandparent). The Housing Element includes several programs that promote the development of smaller, affordable units that can address the needs of older relatives and reduce the number of large-family households in the City. These programs include Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units).

Elderly Households

The Housing and Urban Development Section 202 requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Hawaiian Gardens' 748 such households, 58.2% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 82.9% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).



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Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly who usually have fixed incomes. The housing needs of the elderly can be addressed through the provision of smaller units, congregate housing, and rental and rehabilitation assistance programs. The special needs of many elderly households often are a result of lower (and fixed) incomes, physical disabilities, and dependence needs.

There are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of elderly households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units). Additionally, Program 11, *City Beautification*, provides funding for rehabilitation projects, which could be used to address specialized needs of elderly households within existing units (e.g., installing ADA accessible features). To help ensure that new construction addresses specialized needs related to accessibility, Program 17 (Disability Access) requires the City to enforce State disability access standards and the most current Los Angeles County Building Code.

Additionally, to promote the development of housing for elderly households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including elderly households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2023 to inform families within the City of housing and services available for persons with special needs.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. ~~Table 3.3 below indicates~~As previously indicated in Table 2.4, that there are 19 farmworkers identified in the City of Hawaiian Gardens which represents 0.31% of the ~~city's~~City's population. In the SCAG region, there are 57,741 total jobs in the farming, fishing, and forestry occupations.

As previously discussed in Section 2.1, *Population and Demographics*, the City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors may be persons with "permanent" residences in the City who are seasonal farmworkers at locations outside the City's boundaries, or are workers employed in non-traditional agricultural production.

Additionally, according to the United States Department of Agriculture's most recent Census of Agriculture, the County has 1,793 persons employed in the Agricultural Industry (farmworkers). Although there are 1,793 farmworkers in the County, the County is very large (4,751 square



4. RESOURCES AND CONSTRAINTS

miles), and farmworkers are not evenly distributed within the County. As such, the number of farmworkers in the County is not useful for the City to address farmworker housing.

Therefore, any housed “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. Specifically, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs and development of a range of housing types (e.g., smaller units such as ADUs) rather than by providing farmworker-specific housing.

Table 3.3 — Farmworkers by Occupation

Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	57,741	Total jobs: Farming, fishing, and forestry occupations
19	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Table 3.4 — Employment in the Agricultural Industry

Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	73,778	Total in agriculture, forestry, fishing, and hunting
19	0.46%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes



4 RESOURCES AND CONSTRAINTS

The availability of financing resources from federal, State, and local sources, as well as private lenders and non-profit organizations, is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as housing market situation and environmental constraints). These factors will be discussed in this chapter.

Housing Constraints indicates those environmental factors, governmental factors, and market factors that could impede the development of new housing.

4.1 FINANCING AND SUBSIDY SOURCES

Federal, State, and local agencies provide a wide range of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Hawaiian Gardens. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financially feasible.

Federal Resources

The federal government offers a wide variety of resource-related housing assistance. The mortgage interest deduction and the real estate tax deduction are just two of the most common choices for homeowners provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers. Moreover, the deductions are used widely and expansively across the nation. Among the states, California has the highest amount of mortgage interest and real estate tax deducted every year.

Aside from tax of mortgage deductions, the federal government provided housing assistance to California jurisdictions through several programs. Like State programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at <http://www.hud.gov>.

Community Development Block Grants (CDBG). The Community Development Block Grant (CDBG), a longstanding program of HUD funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations over 50,000 receive CDBG funds directly from HUD while smaller cities apply directly to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site



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acquisition, improvements, and other soft cost); housing acquisition and rehabilitation through short and long-term loans, grants, or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide predevelopment funding to initiate housing development.

The program is ongoing under the Community Development Department and is financed by the General Fund.

4.2 RESOURCES AND CONSTRAINTS ON HOUSING PRODUCTION

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide affordable housing. Such constraints must be overcome in order to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions are able to easily overcome problem situations. Other types of constraints can be significant enough to discourage development altogether. Constraints fall into two general categories: Governmental constraints and Non-Governmental Constraints.



4. RESOURCES AND CONSTRAINTS

GOVERNMENTAL RESOURCES AND CONSTRAINTS

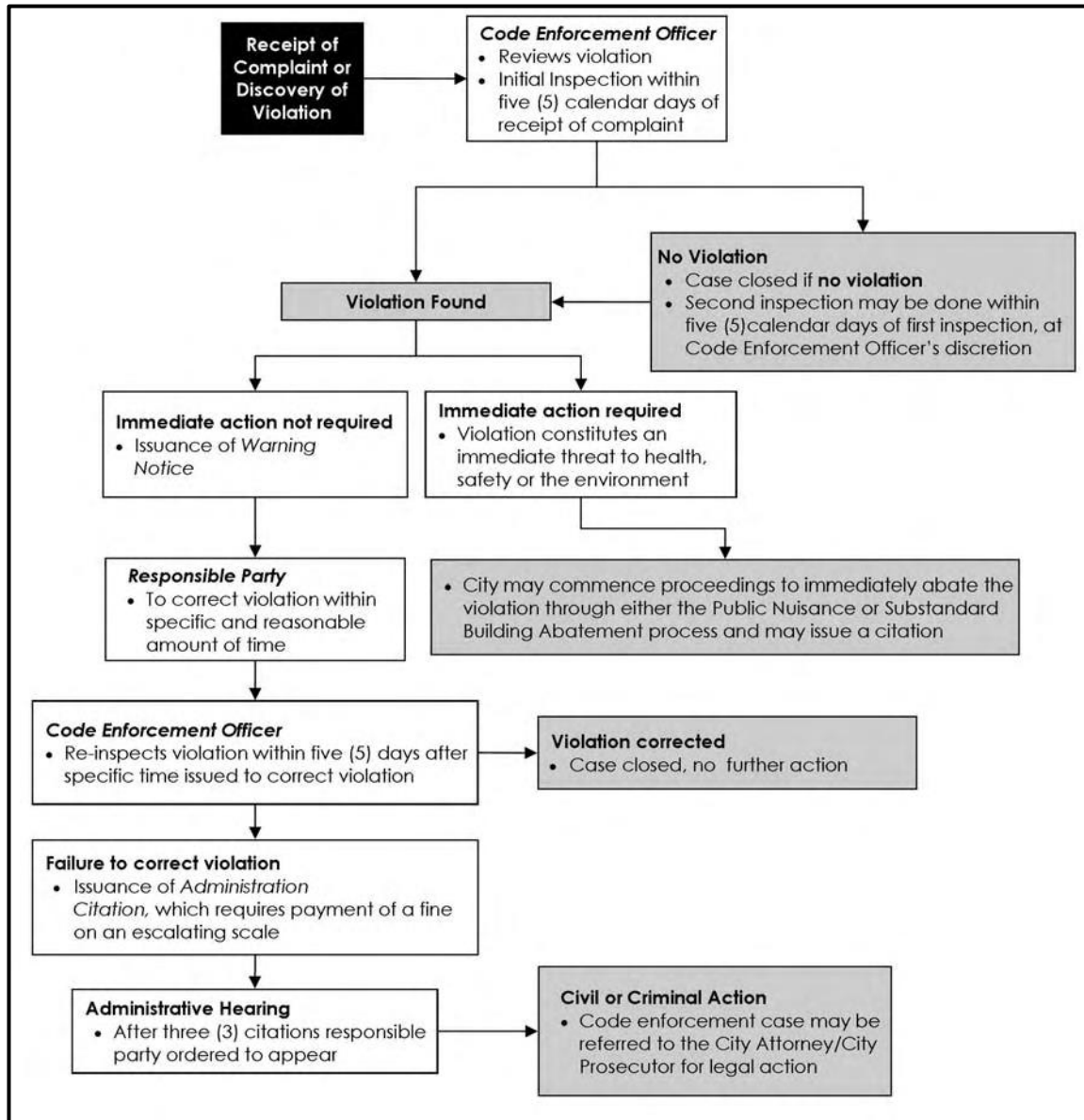
Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include building permits, code enforcement, land use and development controls, site improvement fees, and development permits which affect the supply, distribution, and cost of housing. These controls are necessary to protect the community's health, safety, and welfare.

The City has adopted the Los Angeles County 202~~2~~³ Building Code that establishes minimum construction standards. The City's existing development requirements included in the Zoning Ordinance and Building Code do not include any architectural standards that would add to the cost of new housing development. In addition, there are no unique open space, parking, or Mello-Roos fee requirements that are applicable to new developments outside of what is standard throughout the region.

Although Code Enforcement is included in this Governmental Constraints Section of the Housing Element, the City's implementation of the program has resulted in maintaining the housing stock for all income households. The City's active Code Enforcement Program continues to assure the health, safety, and welfare of the community. It is the City's policy to encourage voluntary Municipal Code compliance by providing residents, business operators, property owners, and tenants the opportunity, with sufficient notice and information, to comply with the Hawaiian Gardens Municipal Code and other applicable laws and requirements. The City believes that voluntary compliance is the preferred method in initiating compliance. With cooperation of residents, business operators, property owners and tenants, this endeavor results in a respectful and satisfactory relationship between the City and the community. The diagram below illustrates the City's code enforcement process.

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Figure 4.1 Code Enforcement Process



The City's Code Enforcement staff provide resources, assist with permit processing, and refers the responsible party to the City's Beautification Program for financing opportunities.



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City Beautification Program

The City Beautification Program is the City's housing rehabilitation program and serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance for the cost of exterior and interior improvements. A separate program called the security bar removal program pay for security bars on windows to be removed and replaced as well as the addition of security cameras or other security enhancements.

In this Housing Element these programs have been combined into one program, Program 11, *City Beautification*. This program has been expanded to include contracting services for California General Contractors in good standing with the California State Contractor License Board to perform construction work as identified by the City, to acquire all applicable City building permits, zoning clearances, and to comply with other health and safety regulations. The program shall be expanded to provide additional information for the following: energy efficiency and conservation and illegal accessory dwelling unit permitting and code compliance.

All the residential areas where the residential zoning is applicable are well served by streets and other infrastructure. No street dedications or new infrastructure is required for the typical infill development.

The California Energy Resources Conservation and Development Conservation have developed guidelines used by building code enforcement officials to implement energy conservation regulations established by the California Energy Commission. While serving as a mitigation tool to help reduce electricity and natural gas consumption, they do add to the cost of housing. State law also authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction.

The City of Hawaiian Gardens has fully implemented the provisions of AB 884. The plan check review for new construction averages two to four weeks, which is considerably less than most surrounding cities. During a development's design and planning, the City staff is available to conduct pertinent reviews and issue permits related to engineering, drainage, grading, public works, electrical, and other aspects of new developments. Even with those infill projects that require some form of discretionary review, the City has taken advantage of recent legislation that calls for smaller infill projects to be categorically exempt through the referral of a Class 32 California Environmental Quality Act (CEQA) Categorical Exemption.

Residential infill projects are handled through the City's streamlined review and entitlement process. The entire development process from land clearance through construction typically takes between six months to one year to complete, depending on the number of units. This includes the time required for plan check and construction.



City of Hawaiian Gardens 2021-2029 Housing Element

4. RESOURCES AND CONSTRAINTS

General Plan Land Use Policy

The City of Hawaiian Gardens has a General Plan and an effective Zoning Ordinance that contains standards pertaining to development and the density of residentially zoned property. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are understood as being a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment. Table 4.1 below lists the General Plan land use categories that allow residential development.

Table 4.1 General Plan Residential Densities

General Plan Designation	Residential Density
Single-Family Estates	4.35du/ac
Single-Family Residential	7.2 du/ac
Medium-Density Residential	17.4 du/ac
Intermediate Density Residential	18.9 du/ac
High Density residential	23.5 du/ac
Mixed Use-Commercial	Residential density not specified

Past residential development projects in the City have consisted primarily of lots with older single-family detached units replaced with multi-family housing.

Most of the City of Hawaiian Gardens consists of low-income neighborhoods. According to the 2020 Census data prepared by SCAG, of the City's 3,712 households in 2020, 18.1% are experiencing poverty compared to 7.9% in the SCAG region. Census data indicates that for rental units, the average median rent in 2020 was \$1,403.00/month. A household was overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2020, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid more than 30% of their monthly income towards the mortgage. According to the same census figures, 56.3% of the total renter households paid more than 30% of their monthly income towards the rent.

The current housing market and availability will continue to drive housing prices up within the City. However, new housing development is expected to meet some of the demand for affordable housing created by low-income households in the area, as a function of economic and market forces. Additionally, increasing allowable density with a maximum of 20% density bonus; will encourage the redevelopment of existing properties at a higher density, resulting in additional housing stock.



4. RESOURCES AND CONSTRAINTS

Zoning Code Development Standards

The City of Hawaiian Gardens Development Code includes development standards and requirements for existing and potential development within the residential zone districts. The following tables identify development standards and parking requirements.

Table 4.2 R-1-10,000 Single-Family Estate Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	10,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum floor area	1,700 square feet per dwelling unit
Minimum distance between buildings	8 feet

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



4. RESOURCES AND CONSTRAINTS

Table 4.3 R-1 Single-Family Residential Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area	1,500 square feet per dwelling unit

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



4. RESOURCES AND CONSTRAINTS

Table 4.4 R-2: Medium Density Residential Development Standards

Minimum lot area per unit	2,500 square feet
Minimum lot area	3,750 square feet
Minimum lot width	37.5 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	10 feet
Through lot (street)	20 feet
Through lot (alley)	10 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	Single room occupancy - 275—450 square feet
	Single family - 1,500 square feet
	Bachelor apartment - 450 square feet
	1-Bedroom unit - 750 square feet
	2+-Bedroom unit - 950 square feet
Open space for parcels with 2 units or a duplex	130 square feet per unit, consisting of:
Common useable open space	50 square feet per unit
Private useable open space	80 square feet per unit adjacent to unit, minimum dimension of 6 feet
Open space for parcels with 3 units or more, multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	250 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.5 R-3: Intermediate Density Residential Development

Minimum lot area per unit	2,300 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot area, min. of 5 feet and a max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	275—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.6 R-4: High Density Residential Development Standards

Minimum lot area per unit	1,850 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot width, minimum of 5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	220—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet



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Table 4.7 Mobile Home Park Development Standards

Minimum lot size for mobile home park	2.5 acres
Minimum lot width of mobile home park	100 feet
Minimum lot depth of mobile home park	100 feet
Maximum lot coverage of mobile home park	65%
Setbacks	
Front (from exterior streets)	20 feet
Standard side (from property lot lines)	5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear (from property lot lines)	10 feet
Through lot	20 feet
Open space	50 square feet/unit of common open space

Table 4.8 Individual Mobile Home Lot/Space Standards

Minimum lot size of mobile home lot	2,100 square feet
Max. height of mobile home or accessory structure	1 story or 15 feet, whichever is less
Minimum distance between mobile homes	10 feet side to side
The area between mobile homes may be used as landscaped areas, parking, and private open space but shall not accommodate accessory structures.	8 feet side to rear
	6 feet rear to rear
	10 feet between each building other than a mobile home accessory structure
Open space	80 square feet/unit of private open space

**4. RESOURCES AND CONSTRAINTS****Table 4.9 Residential Parking Requirements**

Use	Required Parking ¹
1. Single-family residences and two dwelling unit multi-family residential	2 spaces in an enclosed garage; 5 or more bedrooms shall require the provision of a third parking space in an enclosed garage. For lots 25 feet in width or less 1 space in an enclosed garage is required.
2. Townhomes/condominiums	2 spaces in an enclosed garage plus 0.75 guest space per unit.
3. Multi-family residential	
Single room occupancy	1.0 space/dwelling unit plus 0.5 guest space/unit.
1-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
2-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
3-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
Larger than 3-bedroom units	2.0 spaces/dwelling unit plus 1.0 space for each additional bedroom over 3 bedrooms plus 0.75 guest space/unit.
	All spaces, except guest spaces shall be in an enclosed garage.
4. Senior housing	0.6 space/dwelling unit plus 0.5 guest space/unit.
5. Mobile home park	2 spaces/mobile home plus 1 guest space/4 mobile homes.
6. Convalescent/congregate care facility	0.5 space/room plus 1 space/employee.
7. Rooming houses, lodging houses, clubs and fraternity houses with sleeping rooms	1 space/room.
8. Accessory dwelling unit (ADU)	
Attached and Detached ADU	1 space/unit, except for exceptions in subsection 18.90.080.F.12.c.
Converted ADU	No parking required.
Junior ADU	No parking required.
9. Accessory dwelling unit, subject to Section 18.90.100	1 space per bedroom or efficiency unit, whichever is greater, with a minimum of 1 space in an enclosed garage.
<i>Fractions.</i> If the calculation of required parking spaces results in a fractional number, the fraction shall be rounded up to the next whole number.	
<i>On-street parking.</i> On-street parking spaces shall not be used in meeting the required off-street parking spaces.	

¹There is no required parking for lots located within 0.5-mile of public transit as defined by Section 21155 of the Public Resources Code pursuant to AB 2097.

Residential Off-Street Parking Requirements

Handicap-accessible parking spaces shall be provided and constructed in accordance with State Building Code (Title 24 of the California Code of Regulations) and the sign requirements of the California Vehicle Code, Sections 22511.7 and 22511.8. In addition, the following standards shall be implemented:

- One handicap accessible parking space shall be provided for each dwelling unit designed for people with disabilities.
- Handicap accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance.



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- In facilities with multiple accessible building entrances with adjacent parking, handicap accessible parking spaces shall be dispersed and located near the accessible entrances.

Handicap accessible parking spaces shall be provided as follows and shall count towards meeting the total parking spaces required:

Table 4.10 Handicap-Accessible Parking Spaces

Total Parking Spaces in the Lot	Number of Handicap-Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 space per 100 above 1,000

Although the City has not received requests, nor are there any planning or building department records to cite, regarding requests to change the standards; As previously discussed, the lots within the City have always been relatively small when compared to other suburban communities in the County due to how the land was subdivided prior to incorporation of the City, therefore the limited amount of space on a lot for multi-family development is a constraint on housing supply and production in the City. While both zones allow for multi-family development at higher densities when compared to the R-2 zone, they have generally the same requirements related to setback, building coverage, open space, and unit size. As shown in the tables above, the development requirements for the R-3 and R-4 zone (multi-family zones) are very similar, with the only significant difference being the minimum lot area per unit (2,300 square feet for R-3 and 1,850 for R-4), which results in a higher permitted density for R-4. The similarity in development requirements also poses a constraint on housing supply and production for multi-family developments because the lack of range in development standards often limits a developer's ability to maximize the number of units they want to build.

To promote the development of housing, specifically multi-family housing and affordable housing in the City, the City will implement the following land use actions:



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- Program 2, *Promote Lot Consolidation*, promotes lot consolidation by requiring the City to approve requests ministerially and identify areas in the City where lots can be consolidated, which will be shared with developers. Given the small lot sizes in the City, and that the R-3 and R-4 zones require a minimum lot size of 7,500 square feet, the consolidation of lots will help promote the development of multi-family housing and affordable housing in the City.
- Program 4, *Zoning Code Review*, which will change the maximum height in R-4 High Density Residential zones from 3 stories or 35 feet to 4 stories or 45 feet. As specified in Program 4, these changes will be completed by 2024. Program 4 also requires the City to continue to review and amend development standards to ensure that unforeseen constraints on affordable housing development in the City are addressed during the planning period.
- Program 27, *Zone District Densities Update*, will increase the permitted maximum densities for each residential zone and commercial zones. Specifically, R-1 will allow 10 units/acre, R-2 will allow 23 units/acre, R-3 will allow 25 units per acre, R-4 will allow 30 units/acre, C-2 will allow 40 units/acre, and C-4 will allow 40 units/acre by the end of 2024.

~~will initiate a review of the Zoning Code standards (Program 4, *Zoning Code Review*) to identify and change those standards that could result in future limitations on the development of affordable housing. Specifically, The City also updated its ADU Ordinance and Zoning Code to changes will be made to the JADU/ADU section based upon comply with current state law and will continue to make regular updates to reflect any forthcoming changes to State law and promote the development of ADUs. Additional review of height requirements, to increase the allowable height of residential structures, will also be considered, in combination with the density increases (Program 27, *Increase Zone Densities*) proposed as part of this Housing Element update.~~

From 2015 – 2021 there were 19 building permits issued for new residential units; 15 single family residential; 2 duplexes and 2 ADUs. There were no building permit requests for multifamily projects. The City anticipates that Housing Element Programs included to promote the development of multi-family and affordable housing projects in the City (Programs 2, 3, 4, 26, 27, and 30) will increase the development of these types of projects during the planning period.

The City approved ~~plans entitlement~~ for an 18-unit condominium complex at 21821 Hawaiian Avenue. The project features six buildings with three units each. The units range in size from 1,770-1,893 SF. Each unit has four bedrooms and four bathrooms. The units will be a “for-sale” product for above-moderate income households. Although the project has been approved by the City, The plans for grading, building, and public improvements are in the final stages of review. Once these plans are approved by the City, the City will issue applicable permits and construction of the project can commence building and engineering plans are under review. Construction is estimated to be completed by the end of 2025.

The City approved plans for a 5-unit attached apartments project at 12329 214th Street. The units are 2,300 SF each and feature 3 bedrooms and 3 ½ bathrooms as well as two-car garages.



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The building plans ~~are in plan check~~ have been approved and the project is currently under construction.

Plans were approved for a 6-unit single family residential project at 22001 Claretta Street. The homes range in size from 1,360-1,503 SF and include 2-car garages. The homes each have 3 bedrooms and 2.5 bathrooms. The building plans have been approved and ~~are in plan check~~ the project is currently under construction.

To provide incentives for future development of a variety of housing opportunities located throughout the City, the City has included Program 27, *Zone District Densities Update*, which will provide minimum and maximum densities. The density increases will change the minimum lot sizes, which will also initiate a review of the minimum unit sizes. Program 15, *Accessory Dwelling Units*, will result in decreases to lot and dwelling unit sizes. Program 27, *Zone District Densities Update*, also includes eliminating the R-1 10,000 square foot lot size minimum zone district; ~~adding Mixed-Use zone and Industrial Mixed-Use districts with a minimum of 30 units/acre and maximum of 40 units/acres; and including residential uses in the C-2 and C-4 zone districts with a minimum of 30 units/acre and maximum of 40 units/acres respectively.~~ All residential ~~and non-residential zone~~ districts could achieve increased densities with the application of density bonuses. It is anticipated that all of these efforts will result in increasing opportunities for affordable housing development.

In reviewing the City parking requirements, a number of opportunities arise to change the requirements as incentives to encourage affordable housing development. The requirement for two parking spaces in a garage will be reviewed for elimination. As specified in Program 15, *Accessory Dwelling Units*, the City requires ~~updating~~ the Junior Accessory Dwelling Unit (JADU)/ Accessory Dwelling Unit (ADU) Ordinance to comply with State law, which including the elimination of the parking requirement to provide parking for the ADU requirement. Additionally, the passage of Assembly Bill 2097 in 2022, preempted cities from enforcing parking requirements for any development located within a half mile of a major transit stop. The majority of the City is located within a half mile of a major transit stop. Additional changes include a combination of reducing and eliminating the guest parking requirement for high density residential and providing flexibility to the parking requirements to provide bicycle and carsharing parking to encourage active mobility.

Permitting and Processing Procedures

Permitting

The Development Code stipulates the residential types permitted, the design and development review process, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted Uses are those uses allowed without discretionary review, in designated areas, if the project complies with all development standards.

Residential uses that are conditionally permitted within a residential or non-residential zone must either obtain a Conditional Use Permits (CUP), Minor Use Permit (MUP), or Temporary



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Use Permit (TUP). The requirements and process for each conditional permit as described below.

- CUPs are required for land uses that due to the nature of the use, require individual review to determine whether the type of use proposed or the location of that use is compatible with surrounding land uses or through the imposition of development conditions, can be made compatible with surrounding uses. These uses are reviewed by the Community Development Director who then makes a recommendation for consideration and approval, conditional approval, or denial by the Planning Commission. The Planning Commission's decision shall be made based on required findings (see Zoning Code Section 18.100.090), and is final, unless an appeal is filed to City Council.
- MUPs are required for land uses that are relatively minor in nature and with relatively little potential for adverse impacts on the surrounding community or environment. These uses are subject to the discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.050). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.
- TUPs are required for land uses that occur within a specific time period and have a short-term impact on surrounding community or environment. These uses are subject to discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.080). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.

~~-are approved by the Planning Commission unless appealed to the City Council.~~

Residential development review and permit processing are necessary steps to ensure that development proceeds in an orderly manner consistent with the policies of the General Plan. The City permits various residential uses by right in their respective zones, as identified in the previous tables.

Tables 4.11 and 4.12 below lists ~~permitted-residential~~ uses permitted in residential zones and non-residential zones, respectively. The letters in the columns beneath the zone designations mean the following:

P - Permitted as a principal use within the zone.

C - Permitted as a principal or accessory use if a conditional use permit is approved.

M - Permitted as a principal or accessory use if a minor use permit is approved.

H - Permitted as a home occupation only with an approved home occupation permit.

T - Permitted as a temporary use with an approved temporary use permit.

X - Prohibited in that district unless it is a legally established nonconforming use.



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Table 4.11 Residential Uses Permitted in Residential Zones

	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Residential Uses				
Accessory dwelling unit, subject to § 18.90.080	P	P	P	X
Accessory structures (excluding garages) under 400 sq. ft.	P	P	P	P
Accessory structures (excluding garages) over 400 sq. ft.	X	X	X	X
Affordable housing	P	P	P	X
Apartment (multi-family rental units)	X	P	P	X
Bed and breakfast inns	C	C	C	X
Boarding house	M	M	M	X
Clustered development	X	C	C	X
Community care facility, small (6 or fewer)	M	M	M	X
Community care facility, large (7 to 14)	X	C	C	X
Condominium (residential)	X	C	C	X
Convents/monastery	X	C	C	X
Duplex or two-family dwelling	X	P	P	X
Employee housing	P	P	P	X
Employee quarters (manager, caretaker, or proprietor)	X	P	P	P
Factory-built housing	P	P	P	X
Granny flat	M	M	M	X
Guest house	M	M	M	X
Guest room	P	P	P	X
Licensed group homes	P	P	P	X
Lodging houses	M	M	M	X
Manufactured housing	P	P	P	X
Mobile home	X	X	X	C
Mobile home park	X	X	X	C



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	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Planned development	X	C	C	X
Rooming houses	M	M	M	X
Senior housing	X	C	C	X
Single family residential	P	P	P	X
Single room occupancy*****	X	P	P	X
Supportive housing	P	P	P	X
Transitional housing	P	P	P	X
Youth hostels	X	C	C	X
Institutional Uses				
~~Administrative government services~~	~~X~~	~~X~~	~~X~~	~~X~~
~~Adult day care~~	~~C~~	~~C~~	~~X~~	~~X~~
~~Child day care home, small (up to 8 children) *~~	~~P~~	~~P~~	~~P~~	~~X~~
~~Child day care home, large (9 to 14 children)*: ***~~	~~M~~	~~M~~	~~M~~	~~X~~
~~Churches, convents, monasteries, other religious institutions, and other places of public assembly~~	~~C~~	~~C~~	~~C~~	~~X~~
~~Cultural facilities~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Community care facility (6 or fewer) *~~	~~M~~	~~M~~	~~M~~	~~X~~
~~Community care facility (more than 6)~~	~~C~~	~~C~~	~~C~~	~~X~~
~~Community centers, lodges, social halls~~	~~X~~	~~C~~	~~C~~	~~C~~
~~Congregate care (6 or fewer)~~	~~M~~	~~M~~	~~M~~	~~X~~
~~Congregate care (more than 6)~~	~~X~~	~~C~~	~~C~~	~~X~~
~~Convalescent facility (6 or fewer)~~	~~M~~	~~M~~	~~M~~	~~X~~
~~Convalescent facility (more than 6)~~	~~C~~	~~C~~	~~C~~	~~X~~
~~Educational facilities~~	~~C~~	~~C~~	~~C~~	~~X~~
~~Fire station~~	~~C~~	~~C~~	~~C~~	~~X~~
~~Foster family home (6 or fewer) *~~	~~M~~	~~M~~	~~M~~	~~X~~
~~Foster family home (more than 6)~~	~~C~~	~~C~~	~~C~~	~~X~~



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	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Group homes, small*	P	P	P	X
Group homes, large*	M	M	M	X
Home-based day care (adult and child) *	G	G	G	X
Institutional uses (facilities for treatment of aged persons, children, alcoholics, wounded, mentally infirm, etc.)	X	G	G	X
Libraries	G	G	G	X
Museum	X	X	G	X
Nursery school	G	G	G	G
Nursing home/rest home	X	G	G	X
Parks (public)	P	P	P	X
Police station	G	G	G	X
Public flood control facilities	G	G	G	X
Public maintenance facilities	X	X	X	X
Public safety services	G	G	G	G
Public utilities substation and facilities	G	G	G	X
Recreation, non-profit	G	G	G	G
Residential care for elderly (6 or fewer) *	M	M	M	X
Residential care for elderly (more than 6)	X	G	G	X
Schools (preschool, elementary, junior high and high)	G	G	G	X
Temporary Uses				
Contractor's temporary office	T	T	T	T
Estate sales**	T	T	T	T
Garage sales, yard sales**	P	P	P	P
Real estate office (temporary, less than 2 years)	T	T	T	T
Temporary housing unit	T	T	T	T
Other Uses				
Agriculture produce stands	X	X	X	X



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	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Animal-raising-or-breeding	X	X	X	X
Camping-and-picnic-areas	X	X	X	X
Central-office-switching-unit	G	G	G	G
Containers, subject to § 18.50.060(I)	I	I	I	I
Detached-garages	P	P	P	P
Game courts (basketball, tennis, racquetball, etc.) – private	P	P	P	P
Gardening shed/storage shed	P	P	P	P
Greenhouse	M	M	M	X
Kennels	X	X	X	X
Parking lot (public)****	G	G	G	G
Parking lot (private)****	X	G	G	X
Patio covers, decks, gazebos	P	P	P	P
Photo studio	X	X	X	X
Home occupations, subject to § 18.100.070	H	H	H	H
Relocatable buildings	M	M	M	X
Satellite dishes and antennas for individual use, subject to § 18.90.040	P	P	P	P
Solar apparatus/solar energy system	M	M	M	M
Sun-deck	P	P	P	P
Swimming pools, spas, hot tubs, and cabanas	P	P	P	P
Telecommunication towers	X	X	X	X
Tree/plant nursery	X	X	X	X
Utility company facility	G	G	G	G
Utility equipment structure	G	G	G	G
Wireless communication facility	X	X	X	X

* Subject to regulations of the California Health and Safety Code regarding community care facilities.

** See Section 18.90.150, garage, and yard sales.

*** Requires a home occupation permit.



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**** Parking lot must be adjacent to the use it is serving. See Section 18.50.010(L) (parking lots in residential zones).

***** Multiple dwelling structures comprised entirely of SRO units (an SRO development) must have a minimum of 16 such units. In other multiple dwelling structures SRO units shall not comprise more than 20 percent of the total housing units.

Table 4.12 Residential Uses Permitted in Non-Residential Zones

	<u>Downtown Commercial</u>	<u>General Commercial</u>	<u>Light Industrial</u>	<u>Public Facilities</u>
<u>Land Use</u>	<u>C-2</u>	<u>C-4</u>	<u>M-1</u>	<u>PF</u>
<u>Residential Uses</u>				
<u>Accessory dwelling unit</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Apartment (multi-family rental units)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Bed and breakfast inns</u>	<u>X</u>	<u>C</u>	<u>X</u>	<u>X</u>
<u>Boarding house</u>	<u>X</u>	<u>C</u>	<u>X</u>	<u>X</u>
<u>Condominium (residential)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Convents/monastery</u>	<u>X</u>	<u>C</u>	<u>X</u>	<u>X</u>
<u>Duplex or two-family dwelling</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Employee quarters (manager, caretaker, or proprietor)</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Factory-built housing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Group home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Lodging houses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufactured housing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Mobile home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>
<u>Mobile home park*</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Multi-family housing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Rooming houses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Second unit</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Senior housing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Single family unit</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Single room occupancy**</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Townhouses/townhome</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Youth hostels</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>



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* Campers, recreational vehicles, trailers, or automobiles shall not be occupied as living quarters in mobile home parks.

** SRO housing must be developed as part of a mixed -use development

In order to assure a variety of housing opportunities and promote the development of affordable housing, the City will remove the R-1:10,000 zone and replace it with the R-1 Single Family Residential Zone District (Program 27, Zone District Densities Update) and be-review and amending the use tables for Single Room Occupancy units within residential and non-residential zones to be approved ministerially with permissive development standards by the end of 2024~~include the following: second accessory dwelling units as permitted uses (Program 15, Accessory Dwelling Units); single room occupancy units as permitted uses (Program 26, Single Room Occupancy) as permitted uses.~~ The evaluation of permitting is included in the processing section that follows.

Processing

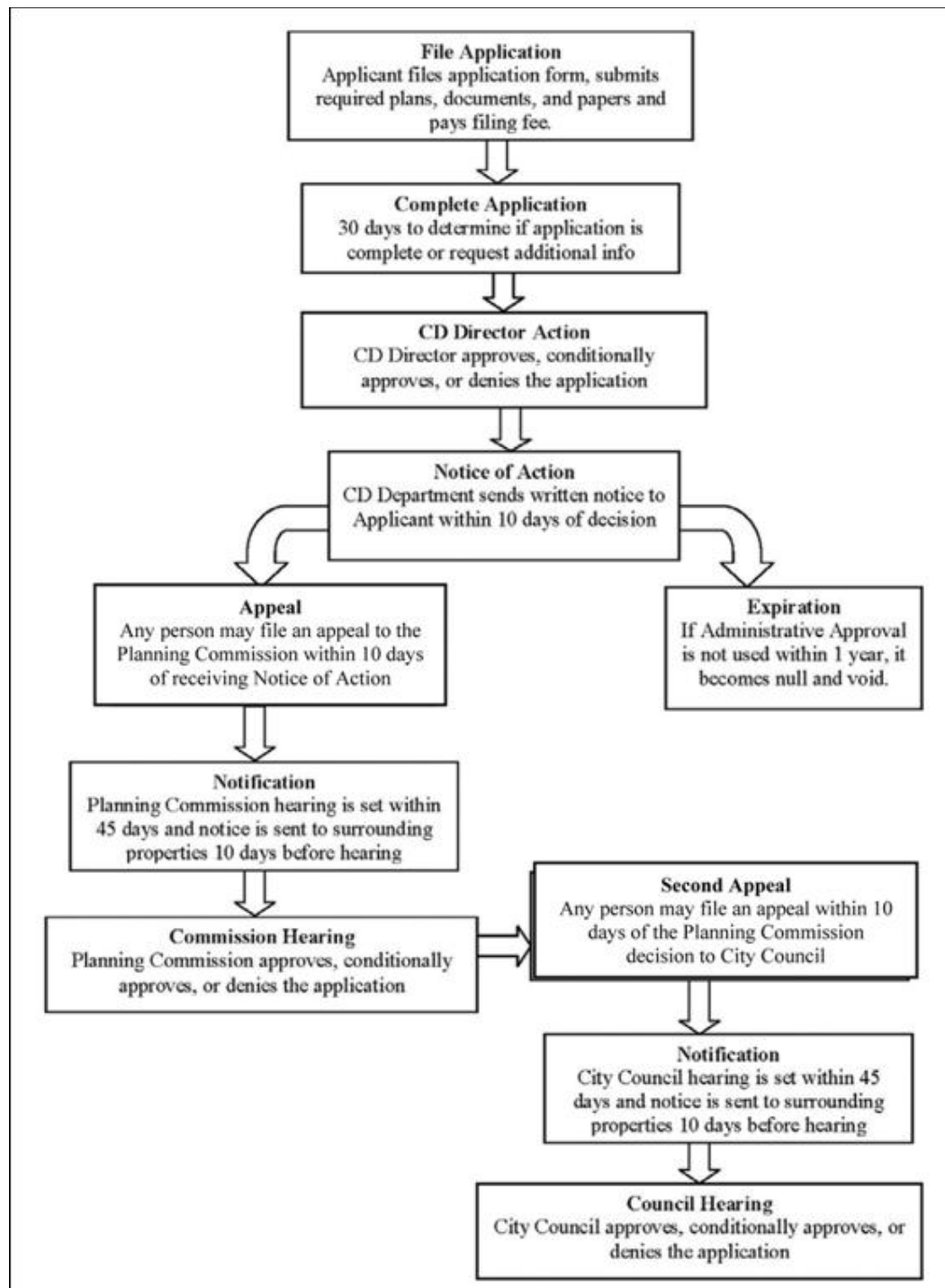
Discretionary permits are required for some residential projects. The Planning Commission can approve most discretionary projects. This process includes the following: an application, Planning Commission hearing, action (approval or denial). The City does have an appeal process if an applicant does not agree with a condition or does not agree with a denial action. The applicant would then file an appeal, and the project would be considered by the City Council for final action. If the application includes a General Plan amendment or rezone then the project would go to the Planning Commission who makes a recommendation to the City Council, and the City Council is the final hearing body.

Administrative Approvals

The City has a zoning clearance process which is a ministerial, administrative review undertaken by the Community Development Director. The review is to ensure that all proposed new and modified uses and structures that do not require any discretionary actions comply with applicable provisions of the City's Zoning Code. The review takes approximately two-four weeks. As an example, an application for a two-unit project in the R-1 zone district is approved or denied ministerially, by the Community Development Director. Figure 4.2 below illustrates the administrative approval process.

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Figure 4.2 Administrative Approval Process





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Design Review

The City has design guidelines but does not have a formal design review clearance process. Compliance with the design guidelines shall be determined by the Community Development Director, however projects may be taken to the Planning Commission for design review at the discretion of the Community Development Director. This process is typically conducted concurrently with the other review processes (site plan review, environmental review, application review) and therefore the time it takes to conduct the design review is largely dependent on the type of application being processed. As shown in Table 4.13, Timelines for Permit Procedures, the design review process is typically conducted within 3 months; however, this process may take up to 6 months if the project includes more significant land use changes (e.g., General Plan Amendment, Zone Change) takes up to four weeks. Ultimately, the design review process ~~and~~ has not resulted in any significant project delays for housing projects in the City.

Conditional Uses

Some uses may require a Conditional Use Permit. The City recognizes that certain types of land use, due to the nature of the use, require individual review. Such review shall determine whether the type of use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development conditions, can be made compatible with surrounding uses. This section establishes procedures for this review.

A. Application. Applications for conditional use permits (CUP) shall be submitted for those uses specified as conditional uses in the applicable zone, as listed in [Section 18.40.070](#) permitted uses in residential zones and [Section 18.60.050](#) permitted uses in non-residential zones.

1. Only one CUP may be granted for each use. Activities, operations, or land uses that would require multiple CUPs shall be processed as a separate CUP.
2. No general or blanket CUP shall be issued for a development project. Rather, the CUP shall be specific to the use or activity currently proposed on the site, building or portion thereof and will not be applicable to any future use.
3. A proposal that does not comply with an applicable development standard shall require either a minor exception or a variance and shall be processed concurrently with the CUP.

B. Recommendation and decision. Permit processing and approval of a conditional use permit shall follow the procedures shown in Figure E. The Community Development Director shall make recommendations on CUP applications, for consideration and approval, conditional approval, or denial by Planning Commission. The City Council will serve as the appeal body, in accordance with [Section 18.100.170](#) appeals below.

C. Exceptions. Applications for the minor expansion of a structure covered by an existing conditional use permit shall be considered by the Community Development Director. Such minor expansion is limited to 20 percent of the floor area of the existing use or 5,000 square



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feet, whichever is less. The Community Development Director may approve, approve with additional conditions, or deny the application. Any expansion exceeding this limit shall be considered a new application for a conditional use and shall be subject to review by the Planning Commission, and the required fees and procedures established for a new application. This exception does not apply to the sale of alcoholic beverages.

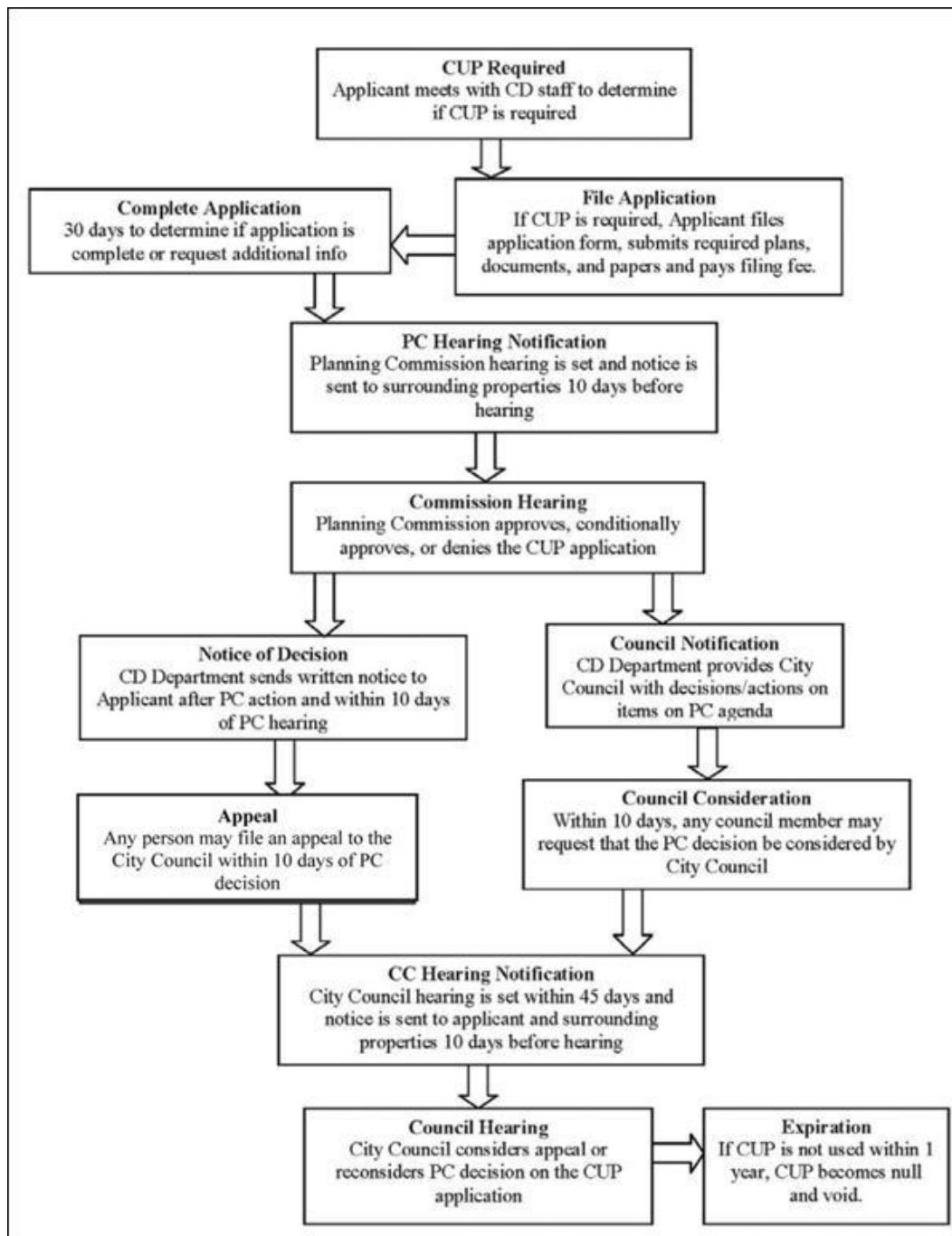
D. Required findings. The Planning Commission shall consider applications for a conditional use permit and may, with such conditions as are found necessary, approve the use, provided the use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use. In making such determination, the Planning Commission shall make the following findings:

1. That the proposed conditional use is consistent with the general plan.
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, and will be compatible with the character of the surrounding area.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses in the vicinity.

Figure 4.3 below illustrates the Conditional Use Permit Process.

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Figure 4.3 Conditional Use Permit Process





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The process for a Conditional Use Permit, application through one Planning Commission hearing takes approximately three months. This time frame has not posed as a constraint on the development of affordable housing.

The City is including a new Program 30, *Permit Streamlining*, to provide additional opportunities for the development of affordable housing. Specifically, Program 30 requires the City to facilitate an expedited permit process for affordable housing projects, including projects that qualify for density bonuses pursuant to SB 35 and SB 330. This program will ensure that the affordable housing projects in the City are not significantly delayed during the City's permitting process and therefore will promote the development of affordable housing the City.

The subdivision of land is regulated by Title 17 of the City of Hawaiian Gardens Municipal Code and by the State of California Subdivision Map Act. The City has adopted by reference the Los Angeles County subdivision ordinance which provides requirements for tentative parcel maps and tentative tract maps. The City is nearly built out and the remaining vacant sites are less than one acre. Therefore, land divisions in the City of Hawaiian Gardens generally fall into the lot line adjustment or urban lot split categories. The City has specific requirements for lot line adjustments and urban lot splits. If several lots were consolidated, then a qualifying land division would either be processed as a tentative parcel map or tentative tract map as required in compliance with the Los Angeles County subdivision ordinance and State of California Subdivision Map Act. There have been no requests in either of those categories; therefore, there is no historical or current data. However, given the characteristics of the City and the City's desire to further affordable housing opportunities, the City is including Program 2, *Promote Lot Consolidation*, in this Housing Element. If the City was to process a tentative parcel map or tentative tract map, given the City's timelines for conditional use permits, the process could take approximately three months. The process for lot line adjustments and urban lot splits is approximately one to two months. It is anticipated that a lot consolidation would take approximately one to two months, based on the processing of other entitlements in the City.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with the General Plan and Zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendment, Rezone, or Variance). Also, certain review and approval procedures may run concurrently. For example, a review of a multifamily project home would be processed concurrently with the design review, typically taking 3-6 months. The City also encourages the joint processing of related application for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. Table 4.~~12~~13 below identifies the typical processing time most common in the entitlement process.



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Table 4.1213 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Conditional Use Permit	3 months
Zone Change	3 – 6 months
General Plan Amendment	3-6 months
Site Plan Review	2 weeks
Architectural/Design Review	3 months
Tract Maps	3 months
Parcel Maps	3 months
Initial Environmental Study	1 month
Environmental Impact Report	3-6 months
Other	Varies

Source: City of Hawaiian Gardens Building & Planning Departments

As noted above the City has a very aggressive schedule for reviewing, processing, and taking action on projects. Additionally, the City's administrative procedures are consistent and in full compliance with the Permit Streamlining Act, as codified in Section 18.100.020 of the City's Zoning Code. Program 30, Permit Streamlining, will also ensure that affordable housing projects, including projects that qualify for density bonuses, have reduced administrative timelines when compared to the Permit Streamlining Act in accordance with SB 330. This program ensures reduced timelines for all aspects of the review and approval process, including the environmental review process required by the California Environmental Quality Act (CEQA). Because of this, the City's requirement as noted above, for applications and the associated timelines have not impacted and are not anticipated to impact the cost of housing, the supply of housing, timing for development, or approval certainty during the planning period.

The City has also included Program 4, *Zoning Code Review*, which requires the City to a review of the Zoning Code including such reviews of use categories, development standards (including parking), processing, and updates required due to comply with the statutory regulations. This will ensure that subsequent laws related to permit processing are incorporated into the Zoning Code as necessary during the planning period. The City has also included a program to provide permit streamlining, Program 31, Permit Streamlining.

The City has not received any requests to develop housing at densities below those identified in the General Plan Land Use Element and the City's Zoning Code. Following approval of a planning entitlement, the typical processing time for an applicant to submit a residential building permit (plan check) request has been four to six weeks. Review and issuance of a



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typical residential building permit request averages 2-4 weeks, depending on the complexity of the project. The challenges of meeting the City's share of the regional housing need has not been hindered by the City's development application nor building permit processes. During the COVID-19 pandemic, even with closure of some City offices, the City still provided planning and building services, remotely and onsite in accordance with state and federal regulations.

SB 330 Streamlining

The City's timelines are consistent with those contained in SB 330 Housing Crisis Act of 2019. The State law also reduces the time that the City has to approve or disapprove an application under the Permit Streamlining Act. Further, the City is prohibited from downsizing (reducing density) unless an equivalent acreage is upsized (increasing density). The City has not downzoned properties and in fact in this Housing Element with Program 27, *Increase Zone District Densities Update*, the City is significantly increasing the densities for the residential zones, including residential development in the C-2 and C-4 zone districts, ~~and creating a new Mixed Use and Industrial Mixed Use zone district allowing residential uses~~. This Housing Element also includes Program 30, *Permit Streamlining*, to assure an expedited process.

SB 35

Effective January 1, 2018. If the City does not meet the Regional Housing Needs Assessments (RHNA) a developer can request a streamlined process. Provided the development meets specific state requirements, then the City has: 60 days to approve the project if it contains less than 150 housing units, or 90 days if the project contains more than 150 housing units. SB 35 applies only to the specific income levels not being built for. For example, if a City is building enough market-rate units to meet its RHNA but not enough low-income units, the project can only add low-income units to qualify for quickened approval. According to SCAG the City has not met the RHNA targets and has a remaining unmet need for all income categories. As noted previously, the City is including Program 30, *Permit Streamlining*, to assure an expedited process ~~and compliance with SB 35~~.

AB 2011

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, was signed into law on September 28, 2022. AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially-zoned lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet but not greater than 150 feet. In Hawaiian Gardens, Carson Street and Norwalk Boulevard are both considered commercial corridors, with Carson Street having a right-of-way (as measured from sidewalk to sidewalk) of 105 to 107 feet and Norwalk Boulevard having a right-of-way of 80 to 89 feet.

AB 2097

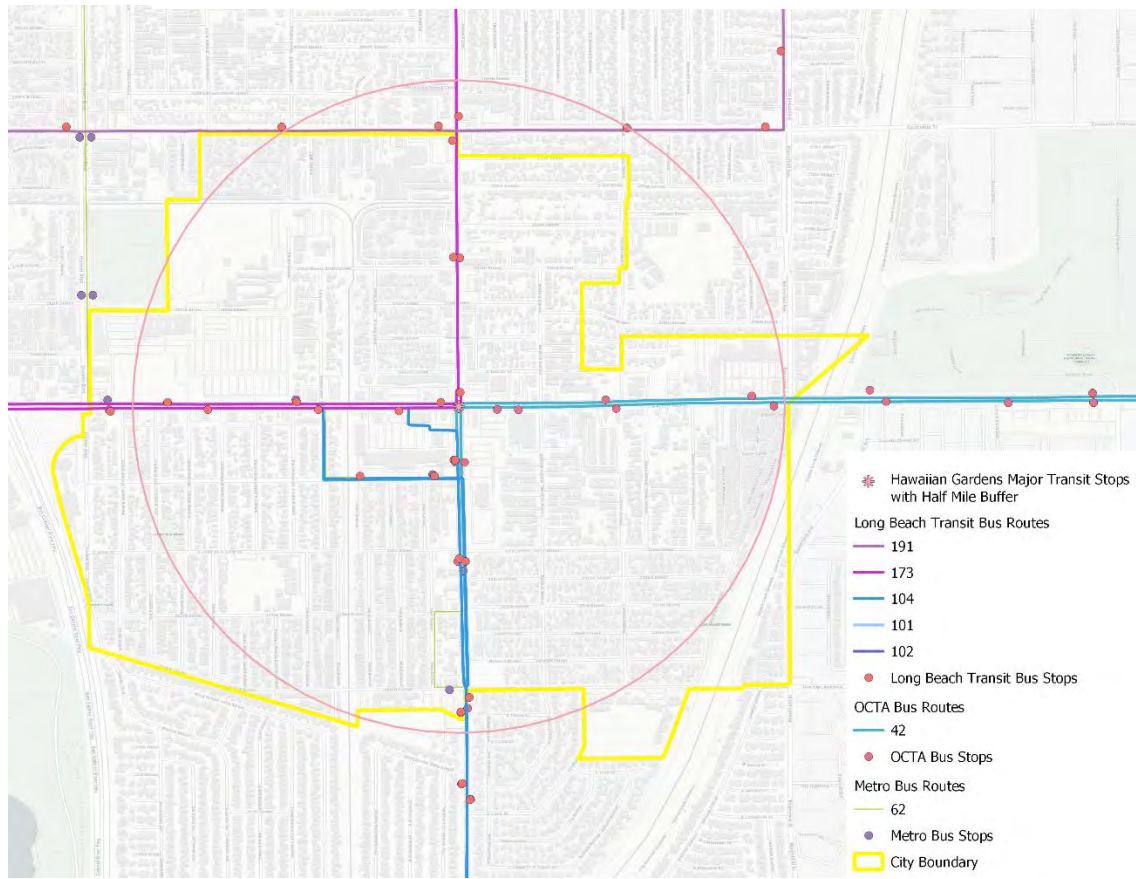
AB 2097 was signed into law on September 22, 2022. AB 2097 removes parking requirements for new developments located within a half-mile of a major transit stop as defined in Section



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21155 of the Public Resources Code. Hawaiian Gardens is located at the confluence of three different transit agencies, LA County Metro, Long Beach Transit, and the Orange County Transportation Authority (OCTA). Figure 4.4, *Major Transit Stops*, shows the location of the bus routes and stops of all three transit agencies. As is clearly shown, the intersection of Carson St. and Norwalk Blvd. is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. These multiple bus lines provide sufficient frequency of service to meet the requirements of AB 2097 for a major transit stop.

Figure 4.34 Conditional Use Permit Process Major Transit Stops





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Local Ordinances that Directly Impact the Cost and Supply of Housing

The City of Hawaiian Gardens is surrounded by the incorporated cities of Lakewood, Long Beach, and Cypress. The City does not have the ability to expand the City's boundaries and has not adopted any growth control policies. The City has imposed no moratoria or prohibitions against multifamily housing developments. From 2015 – 2021 the City issued 15 residential permits for single family homes; ~~five~~⁶ permits for accessory dwelling permits; and permits for electrical, plumbing, and mechanical improvements. The City has not adopted any ordinances pertaining to rent control, short term rentals or crime-free rental housing. The City's Single Room Occupancy standards could pose a constraint in that the current standards state a minimum of 16 units, it is proposed that this standard be eliminated; therefore, the City has included Program 26, *Single Room Occupancy*, which requires the City to review and amend the Zoning Code to allow Single Room Occupancy units ministerially with permissive development standards within residential, non-residential (in compliance with AB 2011).

Currently, the City's Zoning Code ~~there are~~^{does} not allow residential uses of any type ~~allowed~~ in the C-2 Downtown zone district. The City's Zoning Code allows ~~The C-4 General Commercial zone district allows~~ the following residential uses in the C-4 General Commercial:

- Permitted: employee quarters, single room occupancy, and emergency shelters.
- Requires a Conditional Use Permit: bed and breakfast inns, boarding house, convents/monastery, and nursing home/resting home. Mixed use projects are allowed as an accessory use, with a minor use permit.

However, AB 2011 requires that residential developments be permitted in commercial zones under certain circumstances.

The City Zoning Code Section 18.90.070 includes the following Density Bonus provisions:

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code Sections 65915 and 65917) and provide incentives for the development of affordable housing units for very low income, lower income or senior households. This article provides regulations for the development of affordable units for low- and very low-income households, designed to meet the City's housing needs.

A. Project qualification. In accordance with Government Code Section 65915, the City shall grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments, as outlined below:

1. The eligible housing development shall consist of five or more dwelling units.
2. Affordable housing units (as defined in Section 65915(b) of the California Government Code) shall be provided on-site and shall include one or more of the following:



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- a. At least ten percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by lower-income households.
- b. At least five percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by very low-income households.
- c. A senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.
- d. At least ten percent of the total units in a condominium project shall be designated for and occupied by moderate-income households.
- e. At least 33 percent of the total units in a condominium conversion project shall be designated for and occupied by low or moderate income households or 15 percent of the units for lower income households, provided the project complies with the requirements in Section 18.90.060 condominiums and condominium conversions.

3. Housing developments consisting of at least 150 units (including the density bonus units) may include housing for senior households where at least one person in each unit is 55 years of age. Housing developments consisting of less than 150 units (including density bonus units) shall limit units for senior households to those with at least one person 62 years of age. Projects incorporating senior households shall also comply with the Federal Fair Housing Amendments Act of 1988 Public Law Section 100-430, 42 USC Section 3601 and the Consent Decree of Department of Justice.

4. The density bonus provision shall not apply to any parcel or project which has previously been granted an increase in density through a general plan amendment, zone change, or other permit to facilitate affordable housing.

B. Density bonus calculation. The increase in density provided to eligible projects shall be in addition to the maximum permitted density authorized under the applicable zone in this Zoning Code or land use designation in the general plan, whichever is less.

1. The density bonus units are not included when determining the number of required affordable units relative to the total project units.
2. When calculating the density bonus or required affordable units, fractions are rounded up to the nearest whole unit.
3. When a density increase of less than 20 percent is requested, no reduction will be granted in the number of affordable units required, and the requirements of subsection A. project qualification shall still be applicable.
4. A housing development that meets the requirements of subsection A. project qualification shall be entitled to a density bonus of 20 percent and one concession or incentive, as outlined in subsection C. additional incentives of this section, except that a condominium conversion (under subsection 2.e.) is allowed a 25 percent density bonus.



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5. When the housing development proposes at least 20 percent of the total units for lower income households or at least ten percent for very low income households or at least 20 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and two concessions or additional incentives, as outlined in subsection C. additional incentives, below.
6. When the housing development proposes at least 30 percent of the total units for lower income households or at least 15 percent for very low income households or at least 30 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and three concessions or additional incentives, as outlined in subsection C. additional incentives, below.
7. When the project proposes to provide affordable units in excess of the required units, the density bonus shall be calculated based on a sliding scale, as provided below, up to a maximum of 35 percent.
 - a. An additional two and one-half percent density bonus for each additional increase of one percent very low-income units above the initial five percent threshold;
 - b. A density increase of one and one-half percent for each additional one percent increase in low-income units above the initial ten percent threshold; and
 - c. A one percent density increase for each one percent increase in moderate income units above the initial ten percent threshold for condominium or planned development projects.
8. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zone change, ordinance amendment, or other discretionary approval.
9. An applicant may donate residentially-zoned land (at least one acre) to the City for the development of affordable housing units for very low-income households equal to and not less than ten percent of the number of units proposed in a residential subdivision, parcel map, or residential development, and not less than 40 affordable housing units. This will entitle the project to a density bonus of 15 percent, up to a maximum of 35 percent, based on one percent increase in density for a corresponding increase in the percent of units for very low-income households.
10. An applicant that includes a childcare facility as part of the project is entitled to an additional density bonus or incentive that may consist of:
 - a. An increase in the amount of square feet of residential space that is equal to the floor area of the childcare facility.
 - b. An additional incentive that contributes to the economic feasibility of the construction of the childcare facility.
 - c. Provided the following conditions are met:
 - i. The applicant agrees to and operates the facility for the same length of time that the affordable housing units are restricted to eligible households; and



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- ii. The percentage of children attending the facility and from eligible households in the project is equal to or greater than the percent of restricted affordable housing units.

C. Additional incentives. In addition to the density bonus, the City shall grant one of the following concessions or incentives:

1. A reduction or modification of Zoning Code requirements, site development standards, or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission, as provided in Part 25 of [Division 13](#) of the Health and Safety Code. This may include, but is not limited to:
 - a. Open space. Open space requirements may be reduced if the project is located within 1,000 feet of a public park or revised to allow for roof-top areas to be counted as open space.
 - b. Parking. The enclosed parking requirements may be provided in an open parking lot. Tandem parking may be allowed.
 - c. Setbacks. The required setbacks for parking and landscaping within a parking area may be reduced, provided that the improvements are not significantly out of character with the surrounding area, do not create a safety hazard; and a suitable alternative design is incorporated as determined by the Community Development Director.
 - d. Density. An additional increase in density above the 20 percent density bonus may be granted.
 - e. Building height. An increase in the maximum allowable building height may be granted.
 - f. Off-site improvements. City participation in certain off-site improvements required by the development of the project may be proposed pursuant to negotiation and agreement with the City.
2. The developer of the project may propose a reduction or waiver of City-related development fees, City participation in the cost of infrastructure, write-down of land costs, or subsidy of the costs of construction, subject to approval of the City.
3. A mixed use development, in conjunction with a multi-family residential project may be allowed, provided the project will be compatible internally, as well as with existing or planned development in the area where the project will be located.
4. The City may offer an equivalent financial incentive in lieu of granting a density bonus and additional incentive. The value of the equivalent financial incentive shall equal to at least the land cost per unit savings that would result from the density bonus.
5. The City may grant other regulatory incentives or concessions proposed by the developer, which would result in identifiable cost reductions to the project.



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6. Provision of incentives shall not be construed to require the City to provide cash transfer payments or other monetary compensation, but may include a reduction or waiver of requirements which the City might otherwise apply as conditions of approval.

7. Provided a written finding based on substantial evidence is made, the City need not grant a concession or incentive that would have a specific adverse impact on the public health and safety or the physical environment or on a parcel that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate or avoid adverse impacts without rendering the development unaffordable to low, very low, or moderate income households.

D. Requirements for participation. In order for a developer to be eligible for the density bonus and additional incentive or incentives, the following requirements shall be met:

1. *Designated affordable units.* The developer/property owner shall restrict for the prescribed time period, the number of units by bedroom size, which are designated as affordable housing for target households. A unit shall be counted toward meeting this requirement if it is either vacant and held out for rent/sale at affordable housing costs to lower- and very low-income households or occupied by a senior household, or occupied by and affordable to a lower- or very low-income household (or a moderate-income household for condominium units). Priority shall be given to target households that do not receive other housing subsidies.

2. *Similar design.* The target units shall be compatible in floor plan, furnishings, and exterior design to other units in the project. Further, the target units shall be reasonably dispersed throughout the development. If the development proposes a phased building plan, a proportionate share of target units shall be constructed during each phase.

3. Affordability restrictions.

- a. In accordance with Section 65915(c) of the California Government Code, target units shall remain restricted and affordable for a period of at least 30 years (longer periods may be required by financial assistance, mortgage insurance, or rental subsidy programs) if the project is granted a density bonus and additional incentive or an equivalent financial incentive. Target units shall remain restricted and affordable for a period of at least ten years if the target units are in a condominium project, as defined in Civil Code Section 1351(f).
- b. Households occupying target units shall be allowed to complete their leases beyond the term of the affordability restriction or for at least six months after the termination date, unless the property owner provides the tenants with a minimum of 180 days advance notice of the future rent increase and termination of the affordability status of their unit.

4. *Rental rates.* The rental rate for affordable housing units shall comply with State law, as determined by the household income level and number of members in the household.

5. Sales price.



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- a. Target units for sale shall be affordable to lower- or very low-income households, as defined by income limits established by the State Department of Housing and Community Development, pursuant to Health and Safety Code Sections 50079.5 and 50105, as they may be amended from time to time.
- b. Condominium units shall be affordable to moderate income households. However, upon the resale of the condominium unit, the seller of the unit shall retain the value of the improvements, the down payment and proportionate share of property appreciation. The City shall recapture its initial subsidy and proportionate share of property appreciation, to be used within three years to promote homeownership. This equity-sharing arrangement shall be included in the agreement for the granting of the density bonus, as discussed under subsection D.10. agreement below.

6. *Pre-qualification.* All target households shall be pre-qualified by the developer or its designee prior to moving into a target unit by process mandated by the City. The pre-qualification process for lower- and very low-income target households shall certify the income level of the prospective tenant household and advise the household of affordable housing costs. These standards will be made available to the applicant by the City. The property owner shall not charge the applicant for the initial pre-qualification review. If, after performing the necessary verification, the tenant qualifies as lower- or very low-income household, the City shall issue a certificate to the applicant and the property owner verifying the income level and eligibility to rent or own the unit.

7. *Reporting.* In May of each year, the developer or designee shall provide the Community Development Department, an accounting of the previous calendar year, including:

- a. Total units occupied for any part of the previous year by bedroom size;
- b. Total units vacant for any part of the previous year by bedroom size;
- c. Total units occupied by lower-, very low-income and senior households by bedroom size;
- d. For each lower- and very low-income target unit, the total monthly housing costs (advertised or paid); and
- e. Any other pertinent information deemed appropriate by the City upon approval of the project.

8. *Increases in tenant income.* Rental housing qualifies as affordable housing despite a temporary noncompliance with this section, if the noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to the City are being taken to ensure that all vacancies are filled in accordance with this section until the non-compliance is corrected.

9. *Default.* Default by the property owner is unlawful and is a misdemeanor. Each unit shall be considered a separate violation. Such violation shall be punishable by a fine, not exceeding \$1,000.00, or by imprisonment in the County jail for a period not exceeding six months, or both. In addition, the City shall have the right to prohibit the property owner from leasing any



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non-target unit which becomes vacant until the owner remedies the default. Until the default is remedied, no such unit shall thereafter be rented until the property owner presents evidence to the Community Development Department, that the prospective tenant qualifies as very low-income or lower-income household, as required. Additionally, the average monthly default units shown on the audit report for the previous year shall be added to the units to be set aside during the succeeding reporting period.

10. *Agreement.* The developer shall sign a binding agreement with the City, which sets forth the conditions and guidelines to be met in the implementation of the density bonus requirements and/or any other applicable requirements. These include number of target units, their size, location, terms and conditions of affordability, and production schedule. In addition, the following conditions shall be imposed:

- a. The agreement will establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period.
- b. The agreement shall be binding on the developers, their heirs, transferees, assigns, successors, administrators, executors, and other representatives and recorded as a restriction on the parcel or parcels on which the units are constructed.
- c. The developer agrees not to sell, transfer, or otherwise dispose of the project, or any portion thereof, without obtaining the prior written consent of the Community Development Director. Such consent shall be given upon receipt by the developer of reasonable evidence satisfactory to the Community Development Director that the purchaser, or other transferee, has assumed, in writing and in full, the City's requirements and obligations in the agreement.
- d. The developer shall grant the City the continuing right of first refusal to purchase or lease any or all of the designated units at fair market value.
- e. The deeds to the designated units shall contain a covenant that the developer or the developer's successors in interest shall not sell, rent, lease, sublet, assign or otherwise transfer any interests in such unit without the written approval of the City, confirming that the sales price of the units is consistent with the limits established for eligible households.
- f. The City shall have the authority to enter into other agreements with the owner, developer or purchasers of the dwelling units as may be necessary to assure that the designated dwelling units are continuously occupied by eligible households.

E. Application procedure.

1. Affordable housing projects proposed under this section shall require approval of a conditional use permit (CUP), as outlined in Section 18.100.090, Conditional Use Permit, of this Zoning Code.

2. In accordance with Section 65915(d) of the California Government Code, the developer shall first submit to the Community Development Department a written proposal for a density



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bonus and/or residential incentives. The written proposal shall consist of adequate information to reliably estimate the project cost per unit of the proposed development.

3. In addition to the findings of the CUP, the following findings shall be made by the City Council in approving the density bonus:

- a. The total number of units is compatible with the existing and planned infrastructure and service facilities serving the site.
- b. The developer has demonstrated that the density bonus and adjustment of standards is necessary to make the project economically feasible.
- c. The proposed project is compatible with the goals and policies of the general plan and the purpose and intent of this Zoning Code.

F. Development conversions. Conversion of existing developments or structures to housing projects eligible for a density bonus under this section shall follow the regulations outlined in Section 65915.5 of the California Government Code. (Ord. 537 § 1, 2011; Ord. 505 § 2, 2006)

This Housing Element includes amendments to existing programs, such as Program 5, *State Density Bonus Law*, which contributes to land cost reductions. Additionally, this Housing Element includes programs such as Program 26, *Single Room Occupancy* and Program 4, *Zoning Code Review* (setback, height, parking, and use standards for low, medium, and high-density residential projects). Also included are increasing residential densities including adding residential land uses to the commercial zones in accordance with AB 2011 and the new mixed-use zone districts; all of which will contribute to increasing the supply of housing.

Environmental Review

The City conducts environmental reviews for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies, or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are “categorically exempt” from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt, including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain residential projects providing affordable urban, agriculture, or urban infill housing that meets specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review apply statewide and are not particular to the City of Hawaiian Gardens alone, so they represent little or no constraints to housing development in the City.



4. RESOURCES AND CONSTRAINTS

Applicable projects funded with CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees

The City charges fees to process plans submitted for residential projects and to finance the provision of important services needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. The fees have not been found to act as a constraint to the development of housing in Hawaiian Gardens.

Fees associated with housing development include the following examples:

Building Permit Fees. The City charges fees for building, electrical, and plumbing permits. The fees for a proposed project depend on the size and complexity of the project and are calculated using the Los Angeles County current fee and multiplied by a factor of 1.30 to cover City administrative expenses (see City of Hawaiian Gardens, Community Development Department-Building and Safety Division, available at <https://www.hgcity.org/government/departments/community-development/building-safety-division>). Because the City has the same fees as Los Angeles County, and only adds a minor City administrative fee, the building permit fees are not considered to be a constraint on development of affordable housing in the City.

Notice of Substandard Violation Fee. The Notice of Substandard Violation fee is part of the Program 10, *Pre-Sale Inspection*, whereby the City requires an inspection of the home prior to sale to identify any health and safety code violations. This activity benefits low-income residents in that housing in the City will continually be maintained, be it an ownership or rental unit. The City staff refers property owners to the City Beautification Program (Program 11, *City Beautification*) which includes financing for interior and exterior improvements.

School Fees. The ABC Unified School District (not the City) charges fees on new residential construction to help meet the cost of capital improvements for and/or expansion of school facilities that are necessary to accommodate increased student enrollment due to new residential development. In 2020, the District adopted the following per-unit fees for residential development: single family detached \$9,349.00 and for multi-family attached \$8,559.00. This fee is charged to residential developers in the City of Hawaiian Gardens and to all other jurisdictions in the District, including Anaheim, Artesia, Bellflower, Buena Park, Cerritos, Cypress, La Mirada, La Palma, Lakewood, Long Beach, Los Alamitos, Norwalk, Santa Fe Springs, and Los Angeles unincorporated areas located in the District. The City of Hawaiian Gardens has not established a separate fee or an administrative fee for collecting school fees. School fees are not generally considered to constrain or impair providing affordable housing since all surrounding jurisdictions collect the same fee.



4. RESOURCES AND CONSTRAINTS

The City's Amended Resolution No. 035-2018 (effective 4/25/2018) established the permit fees for the City of Hawaiian Gardens. The fees are identified in the Table 4.12-14 below.

Table 4.13-14 Permit Fees

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Abandonment of Easement	\$561	--	--
Abatement Procedure, ⁽²⁾ Plus abatement remedies, warrants, and judgment costs	\$617	--	--
Administrative Appeal	\$442	\$332	\$221
Administrative Hearing	\$442	\$332	\$221
Administrative Review (Conduct at staff level)	\$248	\$186	\$124
Amendment of Discretionary Permits	\$1,067	\$800	\$534
Annual Inspection	\$107	--	--
Annual Reinspection	\$62	--	--
Background Check	Actual Cost	--	--
Call for Review	\$442	\$332	\$221
Categorical Exemption	\$107	--	--
Change of Address	\$211 ^(e)	--	--
Conditional Use Permit	\$2,126	\$1,595	\$1,063
Density Bonus	\$3,113	--	--
Design Review to Planning Commission ^(e)	\$771	\$578	\$385
Discretionary Appeal	\$1,155	\$566	\$578
Document Review	\$317	--	--
Encroachment Permit (Public Right-of-Way in Residential Areas) ^(e)	\$317	\$238	\$158
Encroachment Permit (Trash Bins Only)	\$107	\$80	\$54
Expedited Permits & Reports, ^(e) 50% of the original ministerial permit or report cost	Costs Vary	--	--
Film Permit, ⁽²⁾ Plus charges from Fire and Sheriff's Departments; may require deposit	\$580	--	--
Final Parcel Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Final Tract Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Fish and Game Filing Fee: Environmental Impact Report (EIR) ⁽⁵⁾	\$2,606.75	--	--



City of Hawaiian Gardens 2021-2029 Housing Element

4. RESOURCES AND CONSTRAINTS

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Fish and Game Filing Fee: Negative Declaration (ND) and Mitigated Negative Declaration (MND) ⁽⁵⁾	\$1,876.75	--	--
General Plan Amendment	\$4,767	--	--
Growth Capital Fee	4% of Building Valuation		
Home Occupation Permit	\$186	\$140	\$93
Impound Storage Fees (per day)	\$220	--	--
Inspection Warrant	Actual Cost	--	--
Landscape Reviews over 3,000 sq. ft.	\$987	--	--
Landscape Reviews up to 1,000 sq. ft.	\$247	\$185	\$124
Landscape Reviews up to 3,000 sq. ft.	\$493	--	--
Lien Recording or Lien Removal	\$194	--	--
Lot Line Adjustment ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Massage Permit (Operators) ^(d)	\$1,768 ^(e)		
Massage Permit Annual Renewal ^(e)	\$665		
Massage Permit Appeal / Administrative Hearing ^(d)	\$2,061 ^(e)		
Master Sign Program	\$2,126	--	--
Minor Exception	\$655	\$491	\$328
Minor Use Permit	\$655	\$491	\$328
Mitigation Monitoring Program, ⁽²⁾ Plus ongoing observation fee	\$1,060	--	--
Modification of Non-Discretionary Permit	\$160	--	--
Negative Declaration ⁽²⁾ Prepared in-house, plus other necessary studies and analyses	\$1,913	--	--
Notice of Substandard Violation, ⁽²⁾ Plus County Recording fee	\$538	--	--
Parcel Map Waiver/Certificate of Compliance, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Permit Extension for Discretionary Permit	\$1,030	--	--
Permit Extension for Non-Discretionary Permit	\$125	--	--
Planned Development	\$2,767	--	--
Plot Plan Reviews over 10,000 sq. ft.	Actual Cost	--	--
Plot Plan Reviews under 2,000 sq. ft.	\$371	\$278	\$186
Plot Plan Reviews up to 10,000 sq. ft.	\$1,060	--	--
Plot Plan Reviews up to 5,000 sq. ft.	\$567	--	--



City of Hawaiian Gardens 2021-2029 Housing Element

4. RESOURCES AND CONSTRAINTS

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Property Presale Records Report (Condominiums) ^(e)	\$174	\$131	\$87
Property Presale Records Report (Single Family Residence)	\$265	\$199	\$133
Property Presale Records Report (Multi Family Residence) ^(e)	\$335	\$251	\$168
Rental Inspection	\$88	\$66	\$44
Resubmissions, 25% of the original permit costs for each successive re-submittal after the third submittal ^(e)	Costs Vary	--	--
Revocation of Discretionary Permit	\$567	--	--
Sewer Reconstruction	\$0.15 per gallon per day of additional peak flow		
Sign Permit Review (Wall, Pole, and Monument)	\$125	--	--
Sign Permit Review (Counter Review and Approval) ^(c)	\$76	--	--
Site Inspection	\$88	\$66	\$44
Small Project Counter Approval (Fences, Patios, Tenant Improvements) ^(e)	Free	--	--
Subject to discretionary review ⁽²⁾			
Special Use Permit (Business Regulation Permit) ⁽²⁾ Plus background check	\$1,633	\$1,225	\$817
Specific Plan	\$2,767	--	--
Storm Water Inspection Fee	\$79	--	--
Storm Water Plan Check	Actual Cost	--	--
Temporary Sign Permit (Banners) ^(a)	\$25	--	--
Temporary Use Permit	\$107	--	--
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Variance	\$1,986	\$1,490	\$993
Zoning Conformity Report or Rebuild Letter (Commercial)	\$318	--	--
Zoning Conformity Report or Rebuild Letter (Residential) ^(e)	\$233	\$175	\$116
Zoning Map Change	\$3,267	--	--
Zoning Ordinance Amendment ⁽²⁾ Plus Environmental Review	\$4,267	--	--
Temporary Use Permit	\$107	--	--



City of Hawaiian Gardens 2021-2029 Housing Element

4. RESOURCES AND CONSTRAINTS

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Planning and Community Development Department			

Notes:

(1) Proposed fee is full-service cost unless otherwise noted.

(2) Additional fees or costs may apply.

(3) Subsidized for residents who reside in Hawaiian Gardens (25% reduction of full cost).

(4) Subsidized for seniors, age 55 years or older, who reside in Hawaiian Gardens (50% reduction of full cost). (5) As amended by the Department of Fish and Game.

(a) amended Resolution No. 033-2011

(b) amended Resolution No. 021-2012

(c) amended Resolution No. 023-2015

(d) amended Resolution No. 065-2016

(e) amended Resolution No. 035-2018

Table 4.14-15 below identifies the City's fees, including the ABC Unified School District.

Table 4.1415 Residential Development Fees

Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a typical unit	Single-Family	Multifamily
Total City estimated fees per unit	\$11,375.28	\$6,665.12
ABC Unified School District Fee	\$9,349.00	\$8,559.00
Total fees per unit	\$20,724.28	\$15,224.12

Fees based on 2021 BVD construction costs for a single family detached dwelling of 1,800 square feet.

Fees based on 2021 BVD construction costs for a prototypical multifamily project (10 units, 1,100 square feet per unit)

Per Assembly Bill 1483 (2019), each local jurisdiction in California is required to make available on its website a current schedule of fees and exactions, imposed by the jurisdiction and by any other special districts, which apply to proposed housing development projects. This information must be presented in a way that makes it clear which fees apply to a particular parcel. The City does not currently have a schedule of fees and exactions available online but provides links to the Los Angeles County fee schedule. Since a lack of clear and readily available information about permit fees and costs can increase the uncertainty and level of effort involved in obtaining approvals for new housing development, posting this information on



4. RESOURCES AND CONSTRAINTS

the City's website would help to simplify and facilitate housing production. The City is including this information in Program 24, *Public Participation*.

Although the permit and impact fees increase the cost of housing development and may affect the feasibility of building affordable units, these fees are necessary to recover the cost of staff time to review and process permits and to provide adequate community facilities. The City's fees are in line with the cost of providing services, there is no city impact fee, no unique parking or open space fees, and the school impact fee is the same fee charged to 14 other jurisdictions in the surrounding area. These fees are not considered to be an undue constraint on the ability to develop affordable housing in the City. In fact, the City has adopted a 25% reduction of the full cost of many of the fees for City residents and a 50% reduction for seniors (55 years and older) who reside in the City.

On-/Off-Site Improvements

The guidance from HCD indicates:

The element must also describe and analyze the impact of on-and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.

Developers of residential subdivisions in the City of Hawaiian Gardens are required to construct streets, curbs, gutters, sidewalks, sewer and water lines, street lighting, and trees located in the public rights-of-way within and adjacent to a subdivision. These facilities are then dedicated to the City, which is responsible for maintenance. On- and off-site improvements add to the total cost of developing housing, but are direct costs associated with the provision of infrastructure and services necessary for public health and safety, including new residents of the subdivision. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not considered to be a constraint to the development of housing.

Infrastructure Improvements

The City has been successful in acquiring state and federal funding to upgrade roadways and other infrastructure. Notable examples include:

- Safe Routes to Schools Program, which provides pedestrian improvements in the vicinity of the schools located in the City, completed prior to 2018 (SRTS program funds).
- The City applies for funding on a yearly/biennial basis for infrastructure improvements (Federal SRTS funding program has been merged with State funding programs under SB1 and ATP funding).



4. RESOURCES AND CONSTRAINTS

- HSIP Cycle 8 grants have been awarded by Caltrans for signal hardware improvement for two projects in 2018. One project is for eight (8) signalized intersections along Carson Street (\$397.5k) and the other was for four (4) signalized intersections along Norwalk Boulevard (\$464.4k). Metro also awarded \$40k funding for signal synchronization along Carson Street signals. These projects are scheduled to go out for construction in September 2022.
- Per-capita Grants from State Parks and Recreation department – City applied for and received \$186,793 grants to renovate restrooms located at Lee Ware Park at 22300 Wardham Avenue. The project is currently in design phase.
- ATP Cycle 6 grants- An application for funding (\$370k) for preparing the City's Bicycle Master Plan was submitted in June 2022. Upon awarded, the plan will be completed by August 2024.
- HSIP Cycle 11 grants – The City is preparing the application (to be submitted by September 12, 2022) to implement traffic calming and speed reduction strategies throughout the City focusing on areas identified in the Local Roadway Safety Plan adopted in April 2022. Upon awarded, the improvements will be completed by August 2024.
- The Street Reconstruction Project (FY21-22) is in the final design phase and expected to be in the construction bid stage by September 2022. Construction to be completed by March 2023.
- The Street Reconstruction Project (FY22-23) is in the planning stage and application has been submitted for approval by California's CalSMART system for SB1 funding. CDBG funding and Measure R funds are also available for this project. Design phase is expected to start by October 2022, and with construction bid phase by September 2023. Construction to be completed by March 2024.
- Funding (approx. \$370,000) has been awarded from ATP Cycle 6 program budget to prepare City's Multi-year Comprehensive Bicycle Master Plan. The plan will include a number of bicycle lanes and other bicycle facilities enhancements to be implemented citywide by 2026.

In 2022, the City updated the City's Capital Improvement Program (CIP). Some of the programs are maintenance type projects including slurry seal rehabilitation of existing streets, and some are upgrades including the Carson Beautification Design.

The ability to widen streets to accommodate additional auto volumes is extraordinarily limited. Most streets are classified and built as two-lane streets with on-street parking. Therefore, site improvement requirements vary depending on the existing condition of each project site. All developed and vacant sites in the City are already served by infrastructure including roads, sewer, water, storm drains, and utilities. There are no septic systems or wells located in the City. The specific requirements for public works improvements, underground utilities, water, sanitation, and streets are described below:



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Public Works Improvements: Projects must dedicate land for street widening and construct or repair curb, gutter, sidewalks, pave to the centerline of all streets adjacent to the development parcel if they exceed the valuation level. In addition, developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees, and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in-lieu fee equal to the cost of construction.

Underground Utilities: The City establishes underground utility districts on a project-by-project basis. SCE plans were approved in October 2021 for undergrounding utilities on Norwalk Boulevard between Tilbury Street and 215th Street.

Water: The City of Hawaiian Gardens is served by Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. Through the project review and building permit processes the Los Angeles Consolidated Fire District (LACFD) requires a water flow test to be conducted for any new development to ensure capacity to support the development. If the test comes back not meeting the minimum threshold, then the developer works with the City on facility upgrades.

Sanitation: Projects that require a new connection to the public sewer must pay a sewer connection fee to the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). Permits must be obtained before the issuance of City building permits. The local sewer lines in the City are maintained by CSMD.

Streets: The 2010 General Plan Circulation Element identifies the City's circulation system, including the following streets and their respective classification:

- *Major Arterial:* Carson Street and Norwalk Avenue. These streets perpendicularly intersect at the general center of Hawaiian Gardens. The majority of commercial and industrial uses are located along these arterials. Due to the build out nature of these areas, development of affordable housing along these corridors will have minimal improvements. As previously discussed, Carson Street and Norwalk Avenue are considered commercial corridors and as later discussed in Section 5, parcels along these roadways These areas are proposed to be may be rezoned to allow developed with residential uses in the C-2 and C-4 zones and the creation of a Mixed-Use zone district to permit residential uses in accordance with AB 2011 with up to 40 du/acre. Program 28, Rezone Sites, and Program 4, Zoning Code Review. Other Major Arterials are Pioneer Boulevard, and Bloomfield Boulevard.
- *Secondary Arterial:* Norwalk Boulevard north of Carson Street
- *Collector:* Pioneer Boulevard south of Carson Street, 214th street west of Norwalk Boulevard, 215th Street west of Elaine Avenue, Elaine Avenue north of 215th Street, Civic Center Drive (219th Street) west of North Boulevard, 221st Street east of North Boulevard, Juan Avenue north of 223rd Street, and Hawaiian Avenue



4. RESOURCES AND CONSTRAINTS

- *Local*: neighborhood streets

Developers are required to widen streets where physically possible in accordance with the General Plan Circulation Element recommendations below:

- Major Arterial, 6 lanes, right-of-way width 108 feet
- Major Arterial, 4 lanes, right-of-way width 100 feet
- Secondary Arterial with center divider, 4 lanes, right-of-way width 80 feet with 64 feet of roadway curb to curb. Two travel lanes in each direction, center divider.
- Secondary Arterial without center divider, 4 lanes. Two travel lanes in each direction, no center divider. Parking lanes or bicycle lanes would typically be provided.
- Local Streets, two lanes, right-of-way width 60 feet, roadway width 40 feet. Some local streets may have a right-of-way width between 50 and 60 feet, with two travel lanes, parking lanes, sidewalk, and parkway.

The major difference between divided and undivided Secondary Arterials is that the vehicle carrying capacity for a divided facility is higher than for an undivided facility. Most of the roadways designated as Secondary roadways in the City of Hawaiian Gardens have been improved to provide some form of center roadway divider for left turn channelization.

The required street width construction for a typical subdivision would most likely range from a 60-foot right-of-way for local streets up to 108-foot right-of-way for an arterial. Flexibility on street widths can be allowed with a specific project application taking into consideration the potential impacts of the project and existing conditions. This Element includes an amendment to Program 21, *Infrastructure Availability*, as follows: The City will review changing the local street right-of-way width from 40 to 36 feet. Although the majority of the arterials and collectors are currently built out, where opportunities arise for improvements the City will consider reduction in street widths, while still providing for bicycle lanes. In addition, the City will establish specific procedures and require that priority is given to developments with units affordable to lower-income households.

Sidewalks are provided on all arterial roadways and on the vast majority of residential streets. The City of Hawaiian Gardens circulation system has been designed to ensure that adequate facilities are provided for pedestrian circulation, especially in the vicinity of schools, parks, major retail facilities, and other locations with high levels of pedestrian activity.

The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on a few of the roadways within the City of Hawaiian Gardens. Most city bikeways are Class II and Class III. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing conditions, bicycle facilities could also be required as part of the street improvements.



4. RESOURCES AND CONSTRAINTS

The City of Hawaiian Gardens is well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), all operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C Line in Norwalk and the Metro A Line in Long Beach. All buses are ADA accessible, and many have bicycle racks.

Because most of the City's circulation system is complete, maintenance and improvements to older roadways has not been a constraint on development. This is because development is not required to extend roadways from undeveloped properties as the only vacant undeveloped properties are a few parcels less than an acre in size and exist on fully-improved streets.

Housing For Persons With Disabilities

As noted in the Special Needs section of the Housing Needs Assessment Report, persons with disabilities have several housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City of Hawaiian Gardens Zoning Code Section 18.100.190 describes the City's Reasonable Accommodations procedures. The City provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The application shall be filed with the Community Development Director free of charge, unless a project requires another discretionary permit.

Once filed, ~~t~~The Community Development Director shall make a written decision within 45 days and either approve, approve with conditions and/or modifications, or deny a request for reasonable accommodation in compliance with the factors/findings below. If the request is affiliated with a larger project, other entitlements, then the request is bundled with the entitlements and proceeds to the appropriate decision-making body (Planning Commission or City Council). This expedites the request process, rather than making someone wait until the other entitlements are granted, and then waiting for the accommodation request to process. The written decision to approve or deny a request for reasonable accommodation shall be consistent with the Acts and shall be based on consideration of all of the following factors/findings:

1. Whether the housing subject of the request will be used by an individual defined as disabled under the Acts;



4. RESOURCES AND CONSTRAINTS

2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. The availability of alternative reasonable accommodations that may provide an equivalent level of benefit.

Program 17, *Disability Access*, includes the City's requirement to continue to monitor requests, the factors/findings, and update as necessary to provide reasonable accommodations.



4. RESOURCES AND CONSTRAINTS

4.3 NON-GOVERNMENTAL RESOURCES AND CONSTRAINTS

Production cost factors such as land acquisition and improvement, construction material and labor, financing, overhead costs, and fees, are market constraints which impact the affordability of housing. Conversely, the region is rich in non-profit entities who specialize in maintaining affordable and/or senior-friendly housing (see Table 2.12 above).

Land Cost / Construction Cost

The cost of housing in Hawaiian Gardens has increased in the last few years as land values, construction costs, and finance charges continue to increase. The diminishing supply of land available for residential construction has driven land and housing costs upward. The City typically has little control over the market fluctuations that affect housing costs. "Land values across the U.S. rose on average 8% in 2021, which is an increase over 2020 rates. This trend will affect the overall cost of developing new housing units in the City and the State in general.

Land, construction, and financing costs represent the most significant nongovernmental constraints in the production of housing for most income groups in Hawaiian Gardens. Land costs in this City are generally high due to high demand and the limited supply found in an established city in the Los Angeles metropolitan region.

Construction costs include both "hard" and "soft" costs such as labor and materials (hard), and soft costs such as architectural and engineering services, development fees, construction financing, and insurance.

Over the past eighty years, the City of Hawaiian Gardens has experienced limited vacant land sales.

This 6th Cycle Housing Element includes the following programs, detailed in Section 7, that are proposed to minimize, where feasible, the nongovernmental constraints impacting housing in the City of Hawaiian Gardens: Program 1, *Adequate Sites*; Program 2, *Promote Lot Consolidation*; and Program 3, *Affordable Housing Incentives*.

Availability Of Financing

An inventory of local lending institutions revealed that loans are available in the area to qualified clients.

Housing Crisis

Residential vacancy rates and the location of the City within the Los Angeles basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Hawaiian Gardens and the surrounding cities are becoming an increasingly convenient area in which to live. Housing prices will continue to rise due to this demand. If land values, construction costs, and interest rates continue to increase in the long-term, the cost of all new housing will rise accordingly.



4. RESOURCES AND CONSTRAINTS

As indicated above, the City has no control over the market fluctuations that may affect housing costs because market conditions result from a complex interplay of national economic policies and general economic conditions. Inflation in the cost of goods and especially housing means that many families find themselves unable to afford suitable housing. The lack of sufficient income causes more working people to share the cost of a home. As a result, overcrowding is common, and the housing choice of many households is severely restricted. This situation is further aggravated in periods of high unemployment as experienced in the last two years due to the COVID-19 pandemic and the threats of eviction of tenants and foreclosure on mortgaged properties.

City Housing Division Services

The Hawaiian Gardens Housing Division of the Community Development Department administers a wide variety of housing programs that contribute to the quality of life, economic viability, and sustainability of Hawaiian Garden's neighborhoods. The Housing Division is responsible for the overall management and oversight of the City Beautification Program, Section 8 Housing Choice Voucher Program, and various other housing activities. The Division's webpage contains links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies to assist residents in exercising their rights to fair housing (see City of Hawaiian Gardens, Housing Division, available at <https://www.hgcity.org/government/departments/community-development/housing-division> (accessed February 1, 2023)).

Non-profit Housing Resources

The Fair Housing Foundation (FHF) in neighboring Long Beach serves cities throughout Los Angeles and Orange Counties. The FHF is a non-profit organization established in 1964 and is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. FHF engages in activities including outreach and education, testing and investigation, and counteracting and eliminating discriminatory housing practices in both Los Angeles and Orange Counties. The Fair Housing Foundation is a HUD-Certified Housing Counseling Agency and also offers Rental Counseling.



5 LAND INVENTORY

5.1 INTRODUCTION

This section assesses the housing development potential in Hawaiian Gardens during the 2021-2029 Housing Element planning period. California Government Code § 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential. Local agencies must also evaluate whether the sites' zoning and the availability of public facilities and services support housing development. The purpose is to determine the quantity of land available to accommodate the City's RHNA. The RHNA is broken down by income group into four categories: Very Low (less than 50% of the Area Median income (AMI)), Low (50-80% of AMI), Moderate (80-120% of AMI), and High (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories.

Housing Element Law Requirements

~~California Government Code § 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b) (the land inventory), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraphs (4) and (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities (See Calif. Gov. Code § 65583.2, available at https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.2.&nodeTreePath=11.1.9.11&lawCode=GOV. (accessed January 29, 2023)).~~

~~Additionally, Government Code § 65583.2(c)(2)(A) states that "[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department (HCD) that the site is adequate to accommodate lower income housing." This means that Hawaiian Gardens must identify parcels larger than one-half acre or smaller parcels that can be consolidated into one-half acre or larger in order to demonstrate that there is adequate area for new low-income housing development.~~



~~The methodology for determining realistic capacity on each identified site must also account for land use controls, such as currently allowed uses and permitted densities or intensities.~~

Site Selection

The Hawaiian Gardens General Plan and Land Use Element and Zoning Code establishes six residential zone districts, (R-1 Estate, R-1, R-2, R-3, R-4, and Mobile Home Park (MHP) for residential uses. The General Commercial (C-4) and Downtown Commercial (C-2) zone allows for mixed use which includes the addition of residential uses in order to provide housing opportunities for all household income ranges. Additionally, as previously discussed, AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially zoned-lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet and no greater than 150 feet. Revisions to General Plan goals and policies, and to the Zoning Code, are proposed both below and in Section 7 to expand housing opportunities, particularly for lower-income levels.

Sites were selected for their ~~revitalization-redevelopment~~ potential based on size, location, current on- and off-site uses, allowed densities, and compatibility of proposed densities.

- a. **Size and location:** The site selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet (see Figure 5.2). Some of these sites are already developed with residential uses and existing residential uses occur immediately adjacent to these parcels. Therefore, these parcels are conducive for residential development given the proximity to existing residential uses. Additionally, the majority of these parcels are located within 0.5-mile of public transit and therefore are not required to provide any parking on these sites in accordance with AB 2097. The absence of parking requirements on these sites increases the potential for higher density residential developments because more land area on the site can be devoted to housing.

Development of parcels of at least one-half acre in size is desirable in terms of construction economies and effective use of State or federal grants. The Sites Inventory includes a broad range of parcel sizes. However, in Hawaiian Gardens as in many older cities, the subdivision pattern has resulted in many lots that are less than one-half acre. These sites may still be viable for duplex or triplex residences, but may also be suitable for merger with adjacent underutilized parcels.



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b. Capacity and Densities: The ~~Sites Inventory~~ site selection includes both vacant and underutilized, -nonvacant sites. ~~Underutilized residential sites are parcels that are currently developed at less than the maximum permitted density. Many of these sites are in areas intended for high-density development, yet the sites have not been re-developed to accomplish increased density. Other~~ Many of the nonvacant sites are considered under-utilized ~~when~~ because they contain a disproportionate land area allocated for parking vehicles (e.g., parking lots adjacent to The Gardens Casino) and/or; ~~when~~ they are occupied by low-intensity uses or aging structures that are nearing – or have passed – their projected useful life.

In accordance with AB 2011, the City is required to approve residential projects up to 30 du/acre so long as the project meets the requirements prescribed in AB 2011. Additionally, the lack of parking requirements on these sites increases the potential density beyond the required 30 du/acre.

Zoning

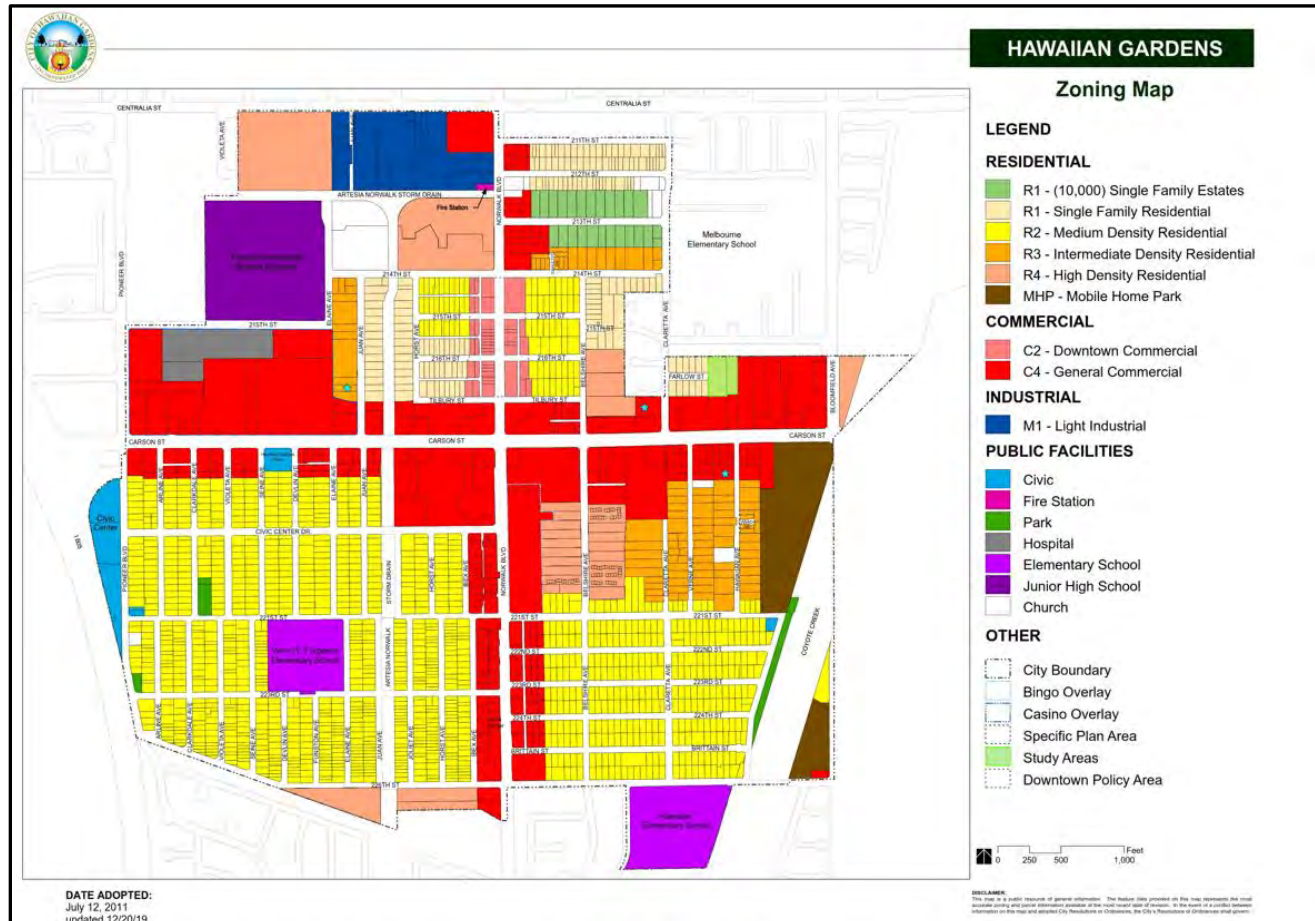
There are approximately 715 acres of land zoned in the City. The R-2 Medium Density Residential zone district, with 210.81 acres, is the largest zone district in the City. The combined residential zone districts (including the Mobile Home Residential zone district) comprise 382.65 acres. In comparison, the combined acreage of the City's two commercial zone districts is 178.37 acres. Figure 5.1 below shows the City's current zoning map. Table 5.1 below lists the City's zones and land area for each zone.



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Figure 5.1 Zoning Map





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Table 5.1 Zone Districts and Land Area

Zone District	Area (Acres)	Area (Sq. Ft.)
R1 (10,000) Single Family Estates	11.87	517,057.20
R1 Single Family Residential	36.77	1,601,701.20
R2 Medium Density Residential	210.81	9,182,883.60
R3 Intermediate Density Residential	37.97	1,653,973.20
R4 High Density Residential	60.70	2,644,092.00
MHP Mobile Home Park	24.53	1,068,526.80
C2 Downtown Commercial	9.78	426,016.80
C4 General Commercial	168.59	7,343,780.40
M1 Industrial	21.79	949,172.40
Civic	8.85	385,506.00
Fire Station	0.23	10,018.80
Park	2.97	129,373.20
Hospital	7.10	309,276.00
Elementary School	26.69	1,162,616.40
Junior High School	29.71	1,294,167.60
Church	11.85	516,186.00
Other – Unsymbolized	44.80	1,951,488.00
Total	715.01	31,145,835.60

As discussed above, mixed-income residential projects proposed within commercial corridors (e.g., Carson Street and Norwalk Boulevard) would be approved ministerially, by-right, in accordance with AB 2011 and therefore would not require any changes to the City's existing Zoning Code. Additionally, as discussed above, most of the parcels selected for redevelopment are within 0.5-mile of public transit and therefore would not require any parking on-site regardless of the parking requirements prescribed for that zone by the City's existing Zoning Code. Additionally, this provision is being incorporated into the Hawaiian Gardens Zoning Code along with other amendments for State law consistency.

Additionally, in an effort to provide a greater range of housing opportunities in the City, the City is proposing ~~As discussed in Chapter 7, the City is proposing~~ Program 27, ~~Increase Zone District Densities~~ *Update*, which will eliminate the R-1 10,000 Single-Family Estate zone district and replace it with the R-1 Single Family Residential zone district. *Program 27 also*, sets minimum densities, ~~will increase~~s maximum densities for all residential zone districts, includes residential land uses in the commercial zone districts, sets minimum and maximum densities for those districts, and ~~will create~~s mixed-use zone districts with minimum and maximum densities. *Furthermore, a* All residential densities can be increased under Program 5, State



Density Bonus Law, if affordable units are incorporated into a development. Densities are expressed as dwelling units (du) per acre.

5.2 EXISTING CAPACITY ANALYSIS

As discussed above, the Site Selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet. Table 5.2, below, lists the parcels zoned for commercial uses and located along Carson Street and Norwalk Boulevard that can be redeveloped for residential uses pursuant to AB 2011.

In evaluating these sites, a number of different factors were accounted for in determining the likelihood of redevelopment of each identified parcel. These factors include the proximity to transit and whether parking minimums can be enforced in accordance with AB 2097, whether any parcel is a designated historic resource, environmental constraints, and the existing uses of each parcel.

According to the City's General Plan, the City does not contain any historic sites designated by the National Register nor are there any locally-designated historic sites in the City. As such, there are no laws related to historic resources that would restrict these sites from redevelopment.

Additionally, there are no environmental hazards within the City that would limit these sites from being redeveloped for residential uses. For example, the City is not located within a fire hazard severity zone as designated by Cal Fire, nor is the City within a special flood hazard area as designated by the Federal Emergency Management Agency (FEMA). The Department of Toxic Substances Control (DTSC) EnviroStor database indicates there is only one site in the entire City (located at 12245 Carson Street) that had a past hazardous material leak or spill and therefore may result in an environmental hazard to the public if redeveloped. However, according to the records available on the EnviroStor database, the site, which previously operated as an automotive facility, was redeveloped as a Five Star Express Car Wash. The car wash redevelopment project was required to comply with applicable requirements during construction to ensure that groundwater was not contaminated with hazardous materials and that detected metals were below State thresholds. The DTSC closed the case in August of 2015 and issued a no further action determination for the site. As such, this site is considered safe for redevelopment and environmental constraints would not apply.

Although these sites are zoned for commercial uses, some of these parcels contain residential units. Therefore, the existing capacity analysis accounts for the number of existing residential units (30) by subtracting this number from the total number of units that can be developed on these sites. The total number of units that can be developed on each site is calculated by multiplying the acreage of the site by the realistic capacity of 40 du/acre. As previously stated, AB 2011 requires the ministerial, by-right approval for up to 30 du/acre. Given that many of



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these sites would not be required to provide parking pursuant to AB 2097, the realistic capacity was increased from 30 du/acre to 40 du/acre to account for the increased density potential of these sites.

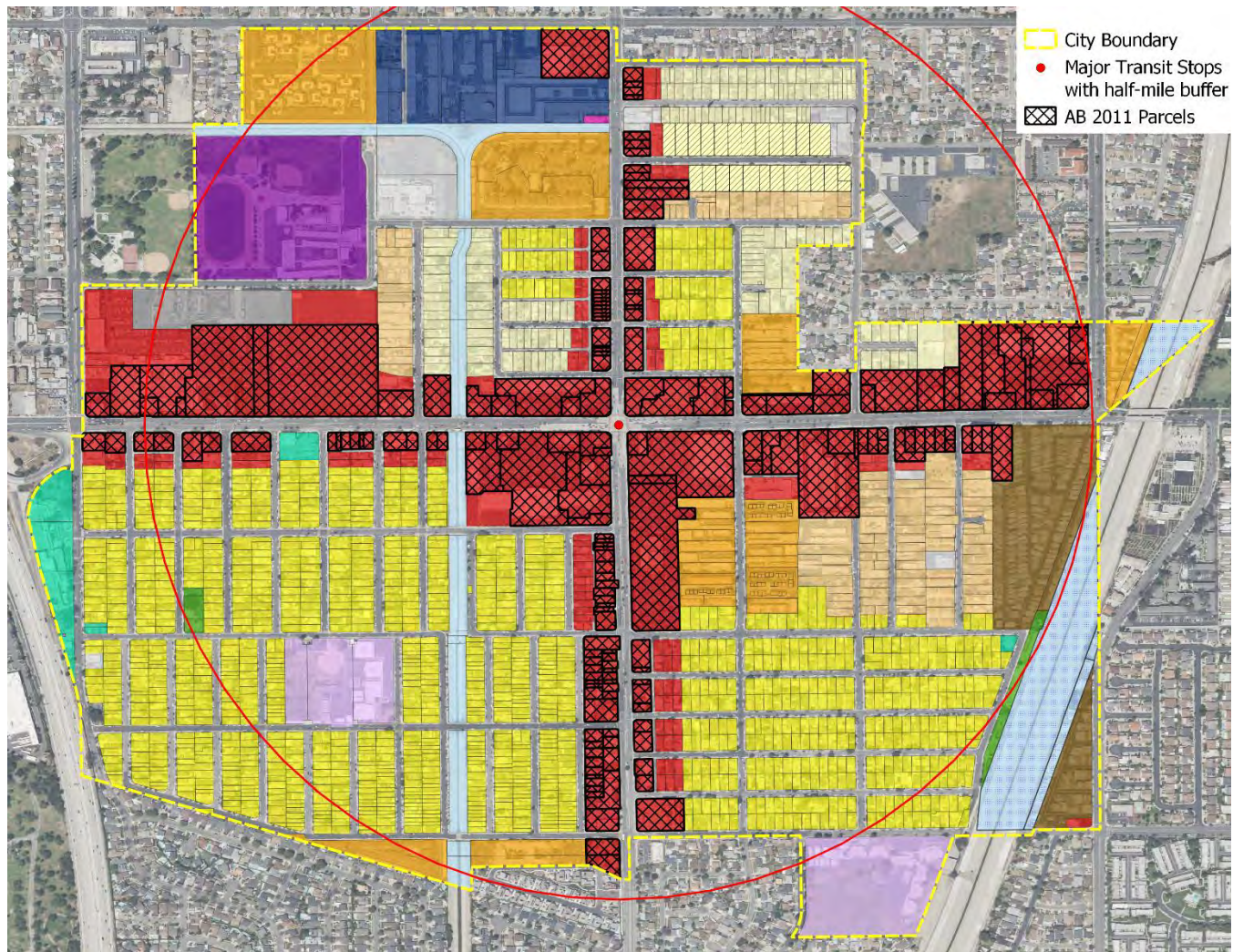
The City understands not all of these sites will be redeveloped during the planning period, nor that these will be redeveloped up to 40 du/acre. Therefore, the existing capacity analysis assigned each parcel a 5% base likelihood to be redeveloped, with that likelihood being adjusted based on specific factors related to each parcel, as listed below:

- **Commercial Lot Utilization:** Many of the parcels included in the existing capacity analysis are currently being used as commercial properties. However, there are a wide range of intensity of uses within the area, with the existing uses being more economically viable the greater the intensity of use. Therefore, existing commercial uses at an intensity with a Floor Area Ratio of 2.0 or greater has been given a 50% development capacity adjustment.
- **Proximity to Transit:** Sites that are located within 0.5- mile of a Major Transit Stop, as defined by Public Resource Code Sections 21155 and 21064.3, have been given a 200% development capacity adjustment. Projects on these sites will not be required to provide on-site parking.
- **Essential Community Service Uses:** Sites that currently provide essential services to the community, including churches, large grocery stores, community service centers, and medical services, have been given a 25% development capacity adjustment.

After considering the factors listed above, the total development probability of each site was determined by multiplying the base development probability (5%) by each adjustment factor percentage. For example, sites with essential community serving uses were assigned a percentage of 25% and sites with non-essential community serving uses were assigned a percentage of 100%, which generally resulted in a total development probability of 3% for sites with essential community serving uses and a total development probability of 5% for sites with non-essential community serving uses. The total development probability of each site was then multiplied by the total number of units for each site to determine the anticipated number of units for the site. For example, if the site has a total development probability of 5% and the total number of units for the site is 60, then the anticipated number of units for the site would be 3 units.

Figure 5.2 shows the location of each opportunity site, while Table 5.2 shows the existing capacity analysis of the identified sites using the methodology described above. As shown in Table 5.2, the total number of units anticipated for development is 315, with 52 units anticipated for very low-income households, 52 units anticipated for low-income households, 63 units anticipated for moderate income households, and 147 units anticipated for above moderate-income households.

Figure 5.2 Existing Capacity



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Table 5.2 Existing Capacity Analysis

Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2.7225	7065-001-015		40	109	18.1594	18.1594	21.8	50.8812	5%	200%	100%	100%	10%	10.9	1.81594	1.81594	2.18	5.08812
0.4810	7065-006-035		40	19	3.1654	3.1654	3.8	8.8692	5%	100%	100%	100%	5%	0.95	0.15827	0.15827	0.19	0.44346
4.8946	7065-006-048		40	196	32.6536	32.6536	39.2	91.4928	5%	200%	100%	100%	10%	19.6	3.26536	3.26536	3.92	9.14928
0.7523	7065-007-053		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
1.1071	7065-007-144		40	44	7.3304	7.3304	8.8	20.5392	5%	200%	100%	100%	10%	4.4	0.73304	0.73304	0.88	2.05392
8.3844	7065-007-146		40	335	55.811	55.811	67	156.378	5%	200%	100%	100%	10%	33.5	5.5811	5.5811	6.7	15.6378
0.9050	7065-014-036		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	100%	10%	3.6	0.59976	0.59976	0.72	1.68048
0.7643	7065-015-047		40	31	5.1646	5.1646	6.2	14.4708	5%	200%	100%	100%	10%	3.1	0.51646	0.51646	0.62	1.44708
0.2971	7065-015-049		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
2.1995	7065-015-050		40	88	14.6608	14.6608	17.6	41.0784	5%	200%	100%	100%	10%	8.8	1.46608	1.46608	1.76	4.10784
0.4164	7065-015-051		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.5105	7065-015-052		40	20	3.332	3.332	4	9.336	5%	200%	100%	100%	10%	2	0.3332	0.3332	0.4	0.9336

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.0579	7065-016-014		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0576	7065-016-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0291	7065-016-016		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.2274	7065-016-038		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	25%	100%	3%	0.225	0.037485	0.037485	0.045	0.10503
0.2714	7065-016-018		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.0573	7065-017-013		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-014		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0580	7065-017-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-016		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-017		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-018		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-019		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0577	7065-017-020		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.1845	7065-017-021		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.3569	7065-018-031		40	14	2.3324	2.3324	2.8	6.5352	5%	200%	100%	100%	10%	1.4	0.23324	0.23324	0.28	0.65352
0.2887	7065-018-032		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	25%	100%	3%	0.3	0.04998	0.04998	0.06	0.14004
0.9049	7066-013-045		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	50%	5%	1.8	0.29988	0.29988	0.36	0.84024
0.5404	7066-013-046	1	40	21	3.4986	3.4986	4.2	9.8028	5%	200%	100%	100%	10%	2.1	0.34986	0.34986	0.42	0.98028
0.3246	7066-013-054		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
1.6367	7066-013-055		40	65	10.829	10.829	13	30.342	5%	200%	100%	100%	10%	6.5	1.0829	1.0829	1.3	3.0342
1.6719	7066-013-057		40	67	11.1622	11.1622	13.4	31.2756	5%	200%	100%	100%	10%	6.7	1.11622	1.11622	1.34	3.12756
1.3947	7066-013-058		40	56	9.3296	9.3296	11.2	26.1408	5%	200%	100%	100%	10%	5.6	0.93296	0.93296	1.12	2.61408
0.4094	7066-013-059		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
2.7635	7066-013-060		40	111	18.4926	18.4926	22.2	51.8148	5%	200%	100%	100%	10%	11.1	1.84926	1.84926	2.22	5.18148
0.5537	7066-013-061		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.3555	7066-013-062		40	14	2.3324	2.3324	2.8	6.5352	5%	200%	100%	100%	10%	1.4	0.23324	0.23324	0.28	0.65352

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.6171	7066-013-063		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
1.1883	7066-013-064		40	48	7.9968	7.9968	9.6	22.4064	5%	200%	100%	100%	10%	4.8	0.79968	0.79968	0.96	2.24064
0.4137	7066-013-065		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.7533	7066-017-011		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
0.565	7066-017-012		40	23	3.8318	3.8318	4.6	10.7364	5%	200%	100%	100%	10%	2.3	0.38318	0.38318	0.46	1.07364
0.0304	7066-017-018		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.3876	7066-017-019		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.0586	7066-017-058		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.7454	7066-017-059		40	30	4.998	4.998	6	14.004	5%	200%	100%	100%	10%	3	0.4998	0.4998	0.6	1.4004
0.0975	7066-018-013		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1456	7066-018-024	2	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
1.3528	7066-018-033		40	54	8.9964	8.9964	10.8	25.2072	5%	200%	100%	100%	10%	5.4	0.89964	0.89964	1.08	2.52072
0.8808	7066-018-034		40	35	5.831	5.831	7	16.338	5%	200%	100%	100%	10%	3.5	0.5831	0.5831	0.7	1.6338

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.9027	7066-018-036		40	36	5.9976	5.9976	7.2	16.8048	5%	200%	100%	100%	10%	3.6	0.59976	0.59976	0.72	1.68048
0.6419	7066-019-001		40	26	4.3316	4.3316	5.2	12.1368	5%	200%	100%	100%	10%	2.6	0.43316	0.43316	0.52	1.21368
0.0572	7066-020-004		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1715	7066-020-032		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.1724	7066-020-034		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.0572	7066-020-036		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1833	7066-020-037		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
1.0743	7066-021-026		40	43	7.1638	7.1638	8.6	20.0724	5%	200%	100%	100%	10%	4.3	0.71638	0.71638	0.86	2.00724
0.1603	7066-022-015	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.4088	7066-022-027		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.6121	7066-022-028	1	40	23	3.8318	3.8318	4.6	10.7364	5%	200%	100%	100%	10%	2.3	0.38318	0.38318	0.46	1.07364
0.6363	7066-022-029		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
0.1658	7066-022-030		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.183	7066-025-002		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.1827	7066-025-003		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.165	7066-025-004		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.347	7066-025-005	1	40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.0726	7066-026-033	1	40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1215	7066-026-036	4	40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.0965	7066-026-037	4	40	0	0	0	0	0	5%	200%	100%	100%	10%	0	0	0	0	0
0.2185	7066-026-040		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	100%	10%	0.9	0.14994	0.14994	0.18	0.42012
0.3292	7068-001-038		40	13	2.1658	2.1658	2.6	6.0684	5%	100%	100%	100%	5%	0.65	0.10829	0.10829	0.13	0.30342
0.3329	7068-001-045		40	13	2.1658	2.1658	2.6	6.0684	5%	100%	100%	100%	5%	0.65	0.10829	0.10829	0.13	0.30342
0.2944	7068-002-047		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.2928	7068-002-048		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.2977	7068-003-013		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.4607	7068-003-040		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.604	7068-004-042		40	24	3.9984	3.9984	4.8	11.2032	5%	200%	100%	100%	10%	2.4	0.39984	0.39984	0.48	1.12032
0.0693	7068-006-003		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0627	7068-006-018		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.1299	7068-006-032		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1265	7068-006-052		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1283	7068-006-053		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1256	7068-006-054		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.167	7068-007-035		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.3361	7068-007-047		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.1528	7068-008-036		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1506	7068-008-037	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.4868	7068-008-038		40	19	3.1654	3.1654	3.8	8.8692	5%	200%	100%	100%	10%	1.9	0.31654	0.31654	0.38	0.88692

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Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
0.1114	7068-008-039		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.2839	7068-008-040		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.3086	7068-008-041		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
4.1282	7068-008-042		40	165	27.489	27.489	33	77.022	5%	200%	100%	100%	10%	16.5	2.7489	2.7489	3.3	7.7022
0.5393	7068-008-043		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.7337	7068-008-044		40	29	4.8314	4.8314	5.8	13.5372	5%	200%	100%	100%	10%	2.9	0.48314	0.48314	0.58	1.35372
1.6417	7068-008-045		40	66	10.9956	10.9956	13.2	30.8088	5%	200%	100%	100%	10%	6.6	1.09956	1.09956	1.32	3.08088
1.4092	7068-008-047		40	56	9.3296	9.3296	11.2	26.1408	5%	200%	100%	100%	10%	5.6	0.93296	0.93296	1.12	2.61408
0.3331	7068-008-048		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684
0.073	7068-015-014		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0586	7068-015-015		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0645	7068-015-016		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0647	7068-015-017		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004

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0.1778	7068-015-018	1	40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.0615	7068-015-028		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1441	7068-015-034		40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1794	7068-015-051		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.0752	7068-015-052		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.3053	7068-015-053		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.1333	7068-015-054		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1204	7068-015-055		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1282	7068-015-058		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1147	7069-013-008	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0574	7069-013-011		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0574	7069-013-012		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1721	7069-013-013		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676

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0.1147	7069-013-039	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0452	7069-013-041		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.091	7069-013-042		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.098	7069-013-043		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0461	7069-013-044		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.0927	7069-013-045		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0466	7069-013-046		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.091	7069-013-047		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.3973	7069-013-052		40	16	2.6656	2.6656	3.2	7.4688	5%	200%	100%	100%	10%	1.6	0.26656	0.26656	0.32	0.74688
0.1147	7069-013-053		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.6301	7069-013-050		40	25	4.165	4.165	5	11.67	5%	200%	100%	100%	10%	2.5	0.4165	0.4165	0.5	1.167
0.1147	7069-013-055		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.0944	7069-013-906		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672

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0.1381	7069-019-003	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.0574	7069-019-005		40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1148	7069-019-006	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.0862	7069-019-008	1	40	2	0.3332	0.3332	0.4	0.9336	5%	200%	100%	100%	10%	0.2	0.03332	0.03332	0.04	0.09336
0.1836	7069-019-037	1	40	6	0.9996	0.9996	1.2	2.8008	5%	200%	100%	100%	10%	0.6	0.09996	0.09996	0.12	0.28008
0.1028	7069-019-038	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.0975	7069-019-039		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1473	7069-019-040	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1491	7069-019-041	1	40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.1148	7069-019-042	1	40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.6863	7069-019-051		40	27	4.4982	4.4982	5.4	12.6036	5%	200%	25%	100%	3%	0.675	0.112455	0.112455	0.135	0.31509
0.606	7069-019-052		40	24	3.9984	3.9984	4.8	11.2032	5%	200%	100%	100%	10%	2.4	0.39984	0.39984	0.48	1.12032
0.086	7069-019-053		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	25%	100%	3%	0.075	0.012495	0.012495	0.015	0.03501

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0.3	7069-019-907		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	25%	100%	3%	0.3	0.04998	0.04998	0.06	0.14004
0.4199	7075-020-007		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.441	7075-020-010		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.4431	7076-001-004		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.5407	7076-001-012		40	22	3.6652	3.6652	4.4	10.2696	5%	200%	100%	100%	10%	2.2	0.36652	0.36652	0.44	1.02696
0.2108	7076-001-015		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.0971	7076-001-016		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1113	7076-001-017	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.2108	7076-001-026		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.8766	7076-001-028		40	35	5.831	5.831	7	16.338	5%	200%	100%	100%	10%	3.5	0.5831	0.5831	0.7	1.6338
0.4438	7076-001-029		40	18	2.9988	2.9988	3.6	8.4024	5%	200%	100%	100%	10%	1.8	0.29988	0.29988	0.36	0.84024
0.2099	7076-001-030		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.09	7076-001-032		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY



Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
3.7775	7076-001-055		40	151	25.1566	25.1566	30.2	70.4868	5%	200%	100%	50%	5%	7.55	1.25783	1.25783	1.51	3.52434
0.1101	7076-005-001		40	4	0.6664	0.6664	0.8	1.8672	5%	200%	100%	100%	10%	0.4	0.06664	0.06664	0.08	0.18672
0.1009	7076-005-002	1	40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.2095	7076-005-003		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.2093	7076-005-004		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.2083	7076-005-005		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.1934	7076-005-006		40	8	1.3328	1.3328	1.6	3.7344	5%	200%	100%	100%	10%	0.8	0.13328	0.13328	0.16	0.37344
0.4326	7076-005-021		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
0.0138	7076-005-900		40	1	0.1666	0.1666	0.2	0.4668	5%	200%	100%	100%	10%	0.1	0.01666	0.01666	0.02	0.04668
0.9233	7076-006-002		40	37	6.1642	6.1642	7.4	17.2716	5%	200%	100%	100%	10%	3.7	0.61642	0.61642	0.74	1.72716
0.2241	7076-006-005		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006
0.223	7076-006-006		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006
0.2199	7076-006-007		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	50%	5%	0.45	0.07497	0.07497	0.09	0.21006

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY



Acres	APN	Units On-Site	Realistic Capacity (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	Anticipated Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1.264	7076-033-910		40	51	8.4966	8.4966	10.2	23.8068	5%	200%	100%	50%	5%	2.55	0.42483	0.42483	0.51	1.19034
0.2434	7076-034-001		40	10	1.666	1.666	2	4.668	5%	200%	100%	100%	10%	1	0.1666	0.1666	0.2	0.4668
0.2299	7076-034-023		40	9	1.4994	1.4994	1.8	4.2012	5%	200%	100%	100%	10%	0.9	0.14994	0.14994	0.18	0.42012
0.1772	7076-035-001		40	7	1.1662	1.1662	1.4	3.2676	5%	200%	100%	100%	10%	0.7	0.11662	0.11662	0.14	0.32676
0.2994	7076-035-002		40	12	1.9992	1.9992	2.4	5.6016	5%	200%	100%	100%	10%	1.2	0.19992	0.19992	0.24	0.56016
0.0713	7076-036-001		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.1288	7076-036-005		40	5	0.833	0.833	1	2.334	5%	200%	100%	100%	10%	0.5	0.0833	0.0833	0.1	0.2334
0.2875	7076-036-028		40	11	1.8326	1.8326	2.2	5.1348	5%	200%	100%	100%	10%	1.1	0.18326	0.18326	0.22	0.51348
0.0702	7076-037-008		40	3	0.4998	0.4998	0.6	1.4004	5%	200%	100%	100%	10%	0.3	0.04998	0.04998	0.06	0.14004
0.4179	7076-037-027		40	17	2.8322	2.8322	3.4	7.9356	5%	200%	100%	100%	10%	1.7	0.28322	0.28322	0.34	0.79356
6.0145	7076-038-060		40	241	40.1506	40.1506	48.2	112.4988	5%	200%	100%	100%	10%	24.1	4.01506	4.01506	4.82	11.24988
0.3782	7076-039-001		40	15	2.499	2.499	3	7.002	5%	200%	100%	100%	10%	1.5	0.2499	0.2499	0.3	0.7002
0.3154	7076-039-004		40	13	2.1658	2.1658	2.6	6.0684	5%	200%	100%	100%	10%	1.3	0.21658	0.21658	0.26	0.60684

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY



Acres	APN	Units On-Site	<u>Realistic Capacity</u> (du/ac)	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Base Probability	High Quality Transit Area	Essential Community Serving Uses	Commercial Lot Utilization	Total Probability	<u>Anticipated Total Units</u>	Very Low Income	Low Income	Moderate Income	Above Moderate Income
4.5023	7076-039-060		40	180	29.988	29.988	36	84.024	5%	200%	25%	100%	3%	4.5	0.7497	0.7497	0.9	2.1006
Total																		
110.25		30		4375	875	875	875	1750						315	52	52	63	147



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

4.2 VACANT SITES

There are eight (8) vacant properties comprising 1.74 acres in the City where housing could be introduced (Table 4.2, Figure 4.2). The sites are zoned for medium to intermediate density residential development and general commercial uses. With the proposed density increases, the sites' cumulative capacity could increase from eight (8) to 53 units.

Table 4.2 below shows the currently vacant residentially-zoned sites in the City, the number of housing units allowed with the current density, and the number of housing units allowed with the proposed density increase. Figure 4.2 below shows the vacant sites' locations and is followed by specific analysis of each site.

Table 4.2 — Housing Capacity on Vacant Sites

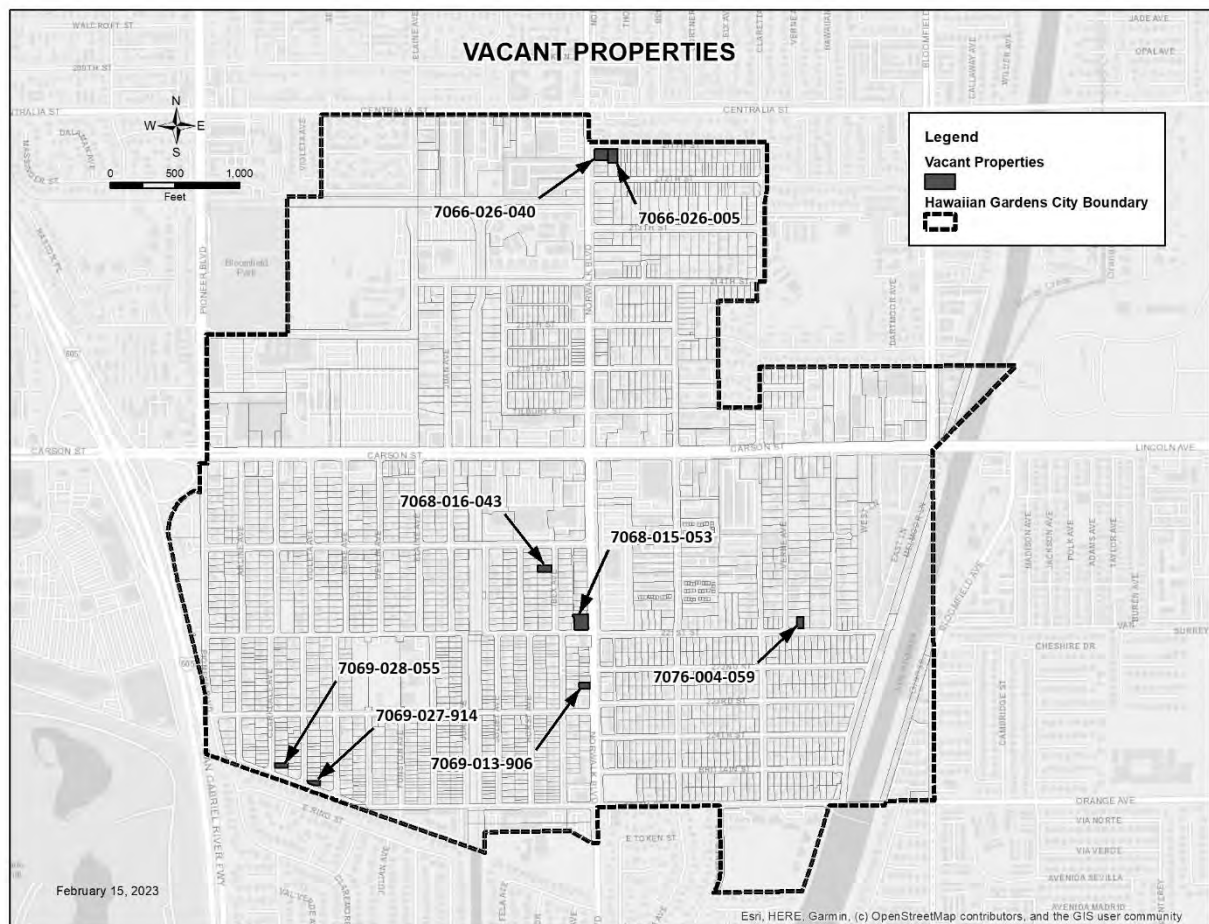
Assessor Parcel Number	Address	General Plan Designation	Zoning Designation	Parcel Size (acres)	Current Permitted Density ¹ (dwelling unit/acres) and potential capacity ² (housing units)		Proposed Density ³ (dwelling unit/acres) and potential capacity (housing units)	
7076-004-059	12429 224 th St.	Medium Density	R-2	0.10	17.0	2	23	3
7068-015-053	22024 Norwalk Blvd.	General Commercial	C-4	0.31	N/A	0	30	10
7066-026-040, 005	21102 Norwalk Blvd	General Commercial	C-4	0.42	N/A	0	30	13
7068-016-043	21915 Ilex	Medium Density	R-2	0.12	17.4	2	23	3
7069-013-906	22211 Norwalk Blvd	General Commercial	C-4	0.09	N/A	0	30	3
7069-027-914	22418 Violeta Ave	Medium Density	R-2	0.069	17.4	2	23	2
7069-028-055	22402 Clarkdale Ave	Medium Density	R-2	0.08	17.4	2	23	2
Total				1.74		8		53

¹Hawaiian Gardens General Plan Land Use Map (adopted January 26, 2010)

²Potential capacity is rounded up from fractional values >0.099.

³See Program 27, Table 7.1 for proposed densities.

Figure 4.2 Map of Vacant Sites/Properties



Suitability of Vacant Sites for Housing

APN 7076-004-059, at 12429 221st St., is a 4,400 square-foot (0.1 acre) rectangular parcel surrounded by well-established single and multiple-family residential uses (Figure 4.3). For example, the 5,720-square-foot parcel on the west is developed with two detached residences, one constructed in 1927 and the other in 1983; a 5,338-square-foot parcel (0.12 acre) across 221st St. to the south is also developed with two detached residences, constructed in 1946 and 1948 (Los Angeles County Assessor Portal, *Parcel Details*, available at <https://portal.assessor.lacounty.gov/parceldetail/7076004011> (accessed January 30, 2022)). A larger parcel (approx. 21,000 square feet, 0.48 acre) on the east has been developed with 10 condominiums, constructed in 2002, representing a density of 21 du/acre. At the proposed 23 du/acre density, APN 7076-004-059 could likely accommodate three attached units.

The site appears free of environmental contamination—the California Department of Toxic Substances Control Envirostor Database shows no cleanup, permitted or other sites within 1,000' of the site that would preclude residential development (California Department of Toxic Substances Control, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?url=2x1hd> (accessed January 30, 2023)).

11/22/2021 1 of 15 Latest

© 2021 Eagleview

Verne Ave

221st St

12427

12416

Layers

7076-003-020

7076-003-029

7076-004-010

22020

22024

7076-004-011

7076-004-059

7076-004-013

22023

7076-004-038

7076-004-035

7076-004-039

7076-004-033

7076-004-037

22027

7076-004-041

7076-004-031

22023

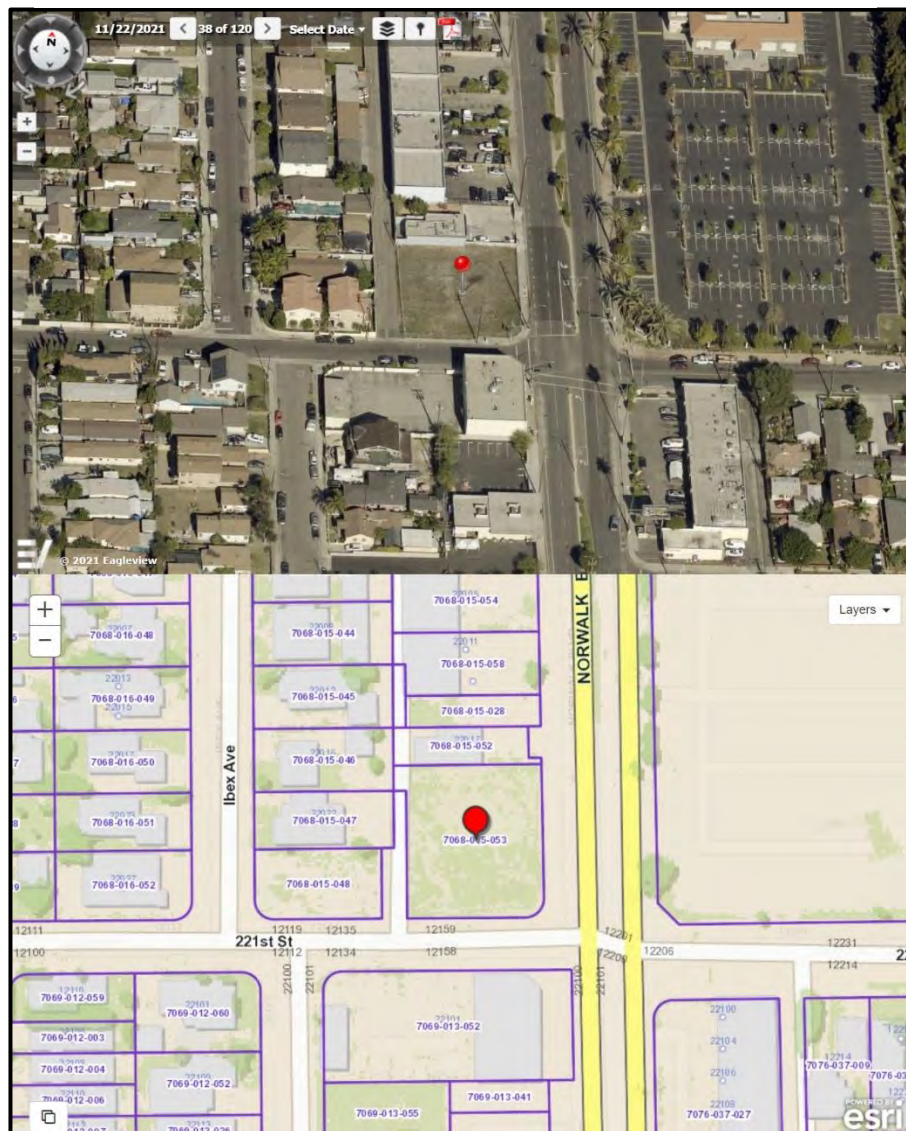
7076-004-032

7076-004-030

5. LAND INVENTORY

~~APN 7068-015-053 is a 13,360-square-foot (0.31-acre) corner lot at 2021 Norwalk Blvd. There are commercial uses north, south and east of the site, but numerous residential uses occupy the area to the west. A 6,216-square-foot (0.14-acre) parcel abutting the site on the west has recently (2017) been developed with two single-family units at a density of 14 du/acre; there are three four-plex units constructed in 1963 on three 5,550-square-foot lots (0.13-acre each, density equivalent to 31 du/acre) in the block northwest of the site as well as another two-unit property constructed in 1955 on a 5,428-square-foot (0.12-acre, 16.7 du/acre) lot to the west (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7068015053><https://portal.assessor.lacounty.gov/parceldetail/7068015053> (accessed January 31, 2023). The development densities of these three adjacent and nearby lots indicate that this site could reasonably be developed at 30 du/acre, resulting in nine or 10 attached units.~~

Figure 4.4 — APN 7068-015-053





5. LAND INVENTORY

~~The site is easily accessible to transit – OCTA Route 42 runs along Norwalk Blvd, with a stop approximately 175' to the south at Norwalk and 221st.~~

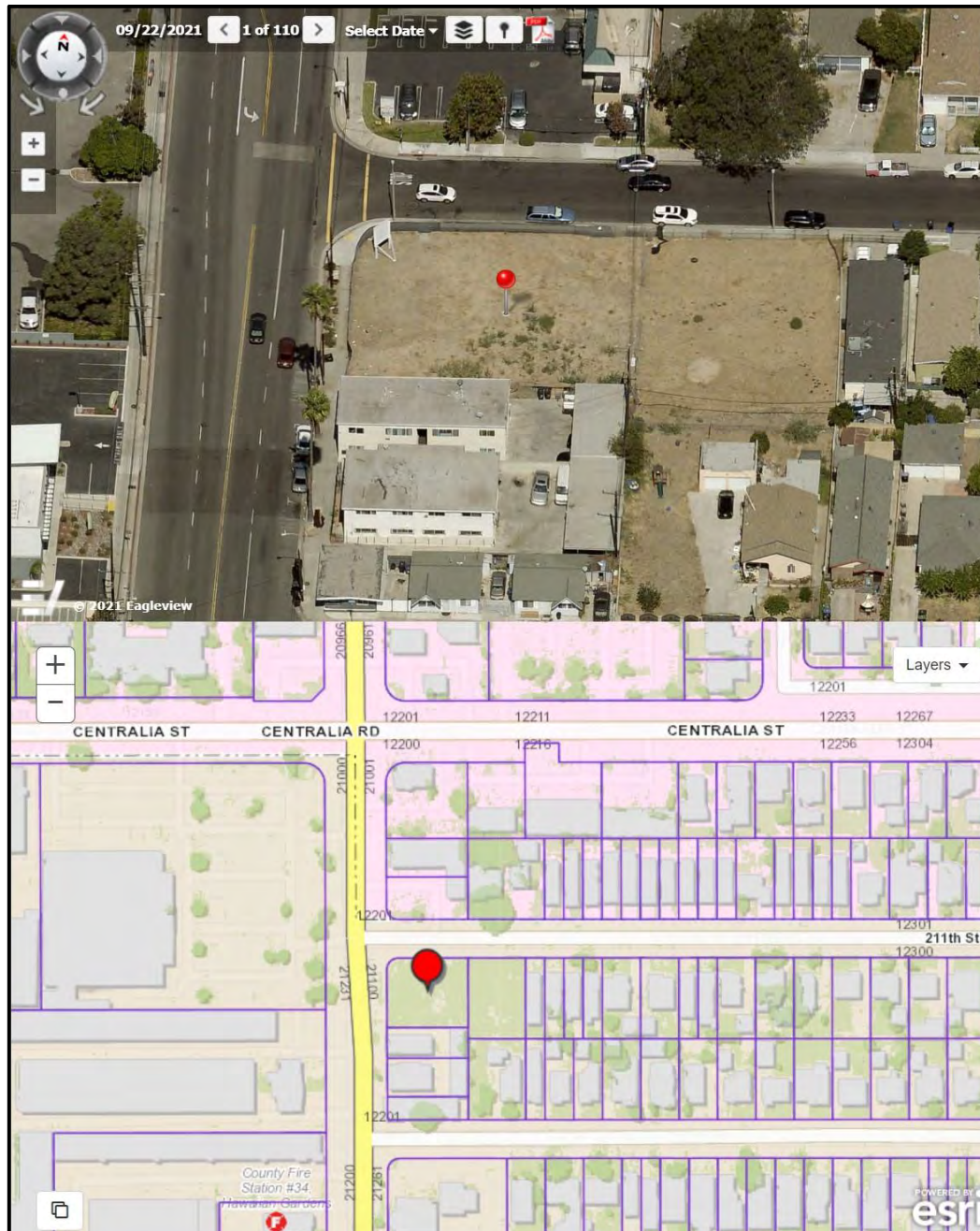
~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, *Envirostor*, available at <http://www.envirostor.dtsc.ca.gov/?surl=tyjpk> (accessed January 31, 2023).~~

~~APNs 7066-026-040 and 7066-026-005 are adjacent parcels fronting on Norwalk Blvd. and 211th St, and together measure approximately 18,209 square feet (0.42 acre). There are commercial uses to the west and north, and single- and multiple-family residential uses to the east and south. Although single-family lots, many parcels along 211th St. are approximately 2,630 square feet and developed at a density of 17 du/acre; these residences date from the late 1950s to early 1960s. There are two multifamily structures south of APN 7066-26-040 that were constructed in 1963 and developed at densities of 31 and 36 du/acre (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7066026040> (accessed February 16, 2023). At the proposed 30 du/acre density, APNs 7066-026-040 and 7066-026-005 could likely accommodate 13 attached units.~~

~~The site is easily accessible to two bus lines, Long Beach Transit #173 on Norwalk Blvd., and Long Beach Transit #191 on Centralia St., one block to the north. These lines run to downtown Long Beach, into Lakewood on the west and Artesia on the north.~~

~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, *Envirostor*, available at <http://www.envirostor.dtsc.ca.gov/?surl=jmkss> (accessed February 16, 2023).~~

Figure 4.5 — APN 7066-026-040, —005

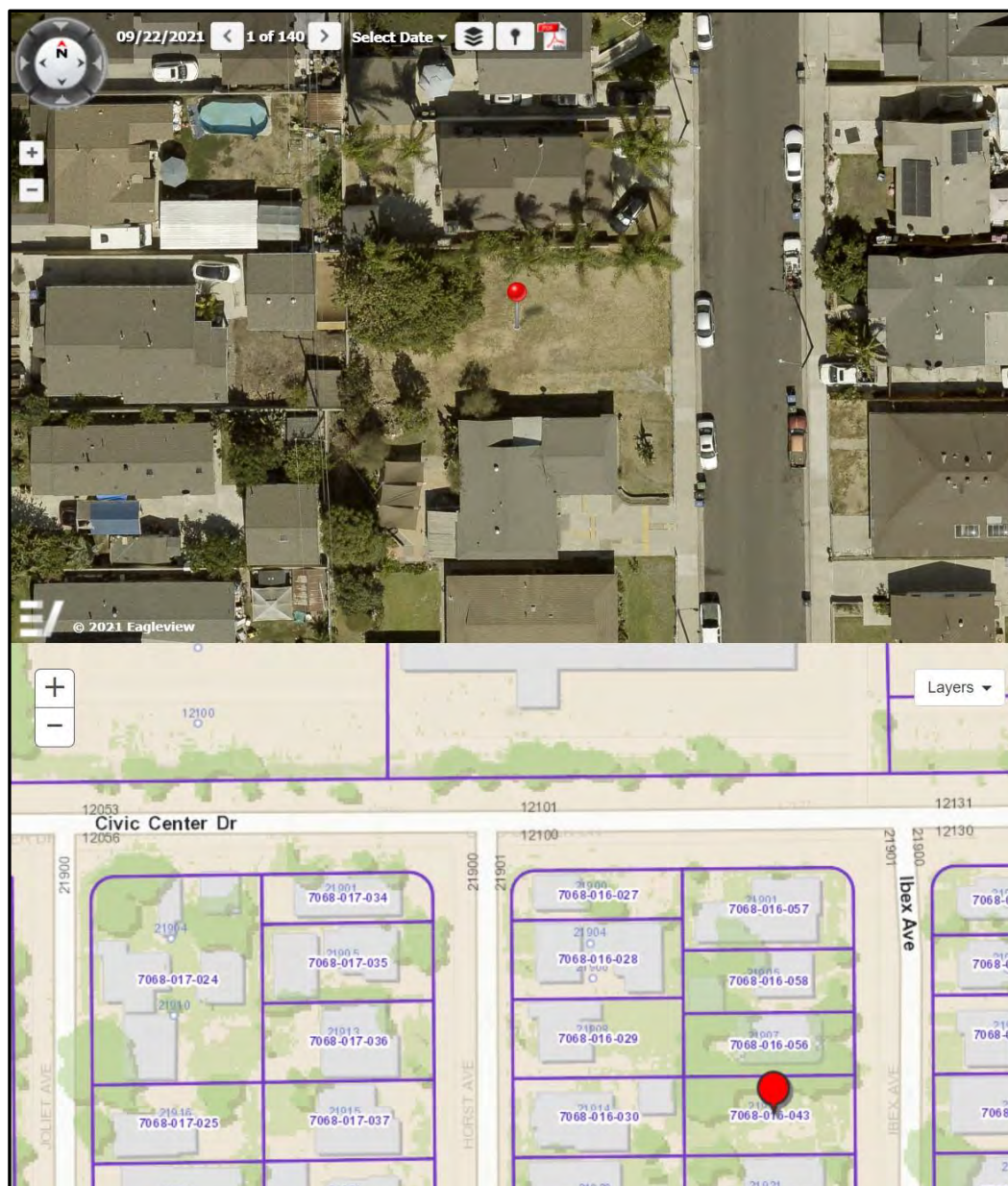


City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

APN 7068-016-043, at 21915 Ilex Ave., is a 5,053-square foot lot in a single-family neighborhood of uniformly-sized parcels, occupied by structures built from the early 1900s to as recently as 1996. Development density is approximately 5 du/acre. The site is three lots south of Civic Center Dr. and two blocks west of Norwalk Blvd. acre (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7068016043> (accessed February 16, 2023)).

Figure 4.6 — APN 7068-016-043





5. LAND INVENTORY

~~At the proposed 23 du/acre density, APN 7068-016-043 could likely accommodate three attached units.~~

~~A bus stop near the northeast corner of Ibex Ave. and Civic Center Dr. is served by Long Beach Transit Routes #101, #102, and #104, and Los Angeles Metro #62. Two other routes provide service along Norwalk: Los Angeles Metro #62 and OCTA #42 and #42a.~~

~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?surl=jh3cb> (accessed February 16, 2023).~~

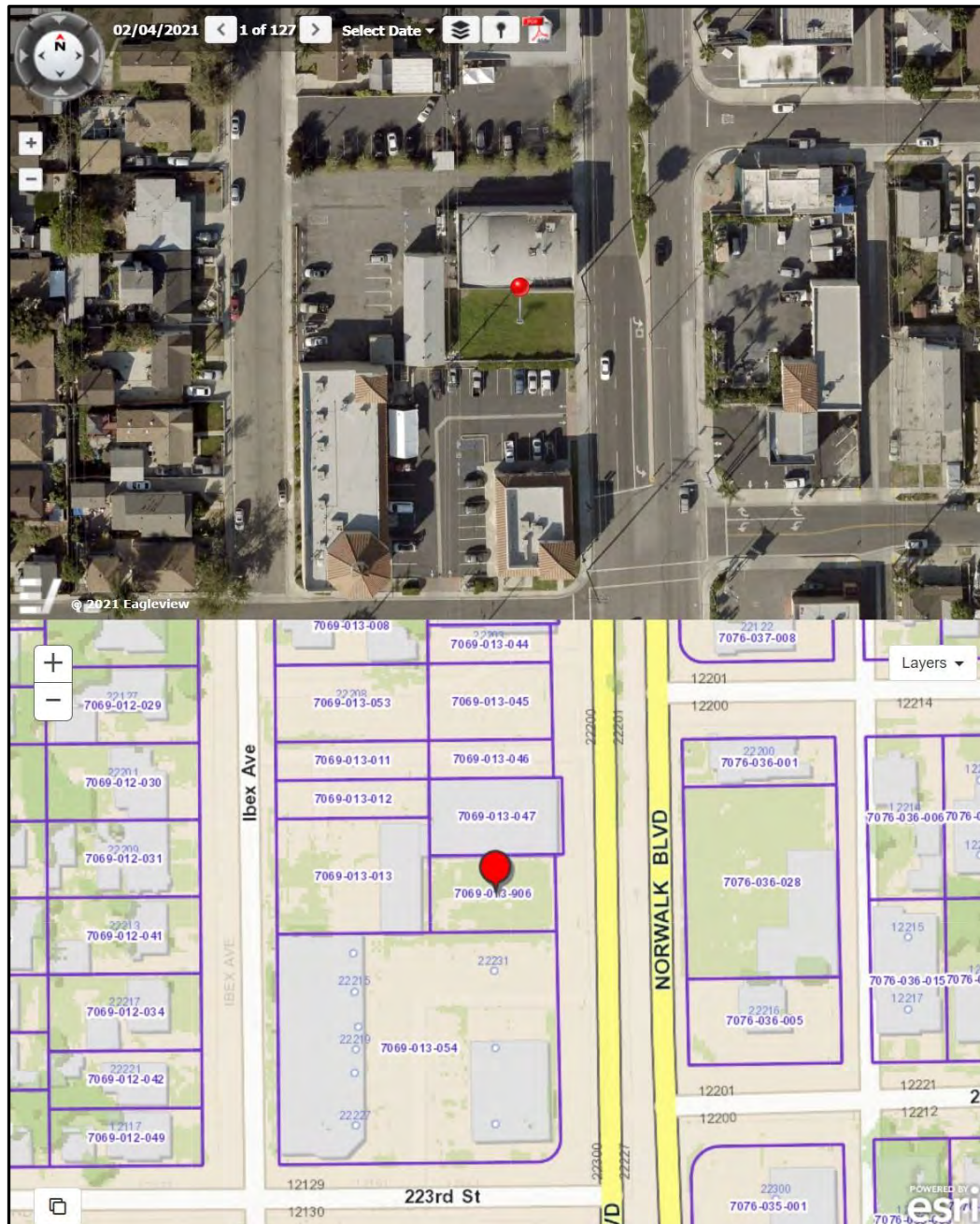
APN 7069-013-906, 22211 Norwalk Blvd., is a 4,103 commercial-zoned square-foot parcel in a neighborhood comprised of commercial, industrial (light manufacturing), and residential uses. The single-family neighborhood to the west is developed at approximately 9 du/acre (lots vary in width) acre (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7069013906> (accessed February 16, 2023). A small market lies to the north of the site, and a multi-tenant strip center borders the site on the south.

~~At the proposed 30 du/acre density, APN 7069-013-906 could likely accommodate three attached units.~~

~~Transit is provided on Norwalk Blvd. by Long Beach Transit Routes #102 and #104, and by Los Angeles Metro Routes #42 and #42A; bus stops are located on the same block as the property frontage.~~

~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?surl=cdwc8> (accessed February 16, 2023).~~

Figure 4.7 APN 7069-013-906





5. LAND INVENTORY

~~APN 7069-027-914, at 22418 Violeta Ave., is a 3,030 square-foot parcel in a single-family neighborhood that is developed at approximately 11 du/acre. Parcels on the block are uniformly 25' wide x 100' deep; various parcels have been "tied" and developed as single lots. Residences have been constructed from at least the mid-1920s through 2019 (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7069027914> (accessed February 16, 2023)). At the proposed 23 du/acre density, APN 7069-027-914 could likely accommodate two attached units.~~

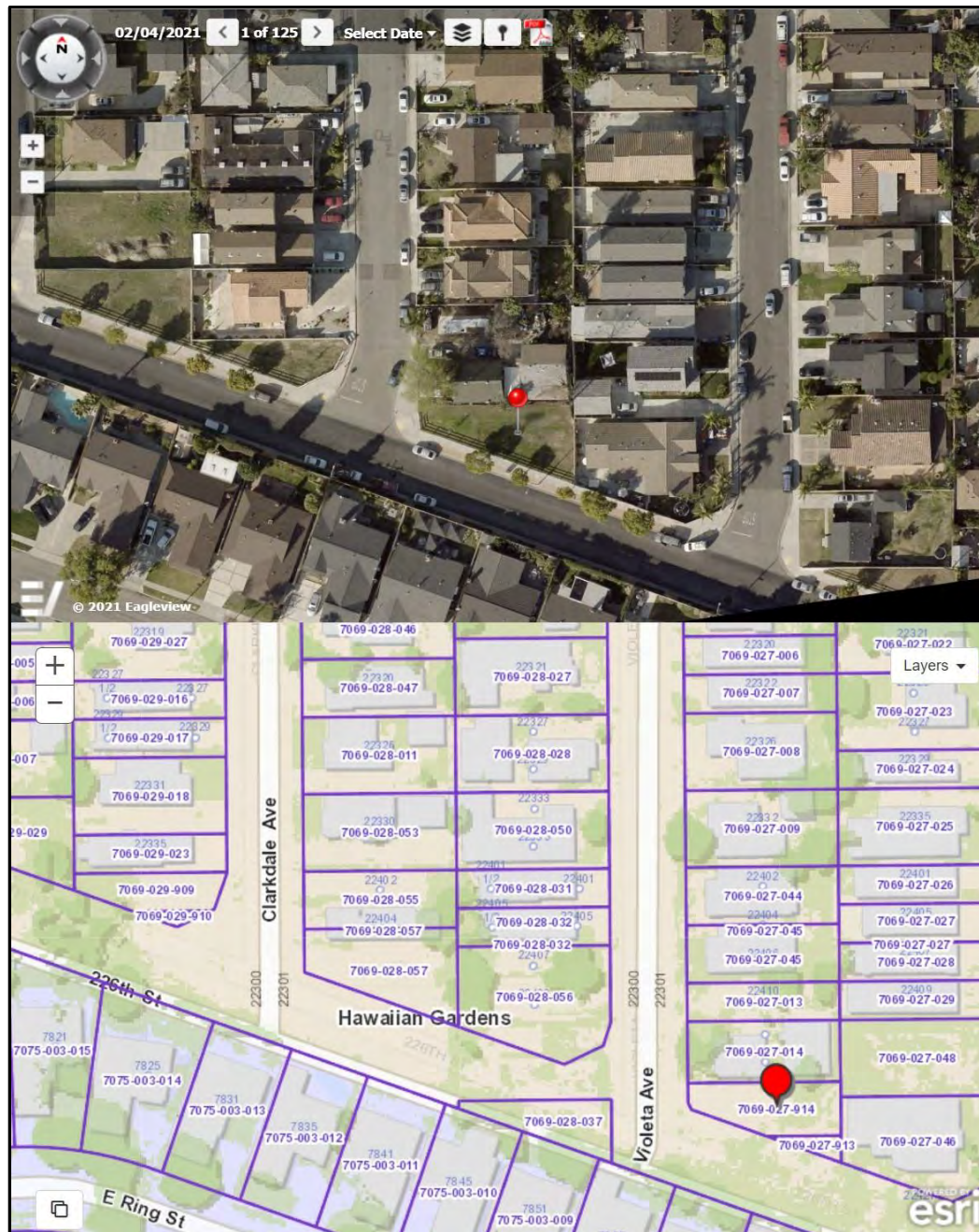
~~The site is moderately accessible to transit: the closest bus stops are 0.4 mile to the east on 226th St, served by Los Angeles Metro Route #62, and 0.45 mile to the east on Norwalk Blvd., served by Long Beach Transit Routes #102 and #104, and by OCTA Route #42.~~

~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?url=cdwc8> (accessed February 16, 2023)).~~

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Figure 4.8 — APN 7069-027-914





5. LAND INVENTORY

~~APN 7069-028-055, 22402 Clarkdale Ave, is a 3,800 square-foot lot in the same neighborhood as APN 7069-027-914. Ten lots in this block are developed with duplex units, increasing the block's residential density to 15 du/acre. Most of the residences were constructed between 1930 and 1971; three are newer, constructed between 2007 and 2022 (see Los Angeles County Assessor Portal, Parcel Details, available at <https://portal.assessor.lacounty.gov/parceldetail/7069028056> (accessed February 16, 2023). At the proposed 23 du/acre density, APN 7069-028-055 could likely accommodate two attached units.~~

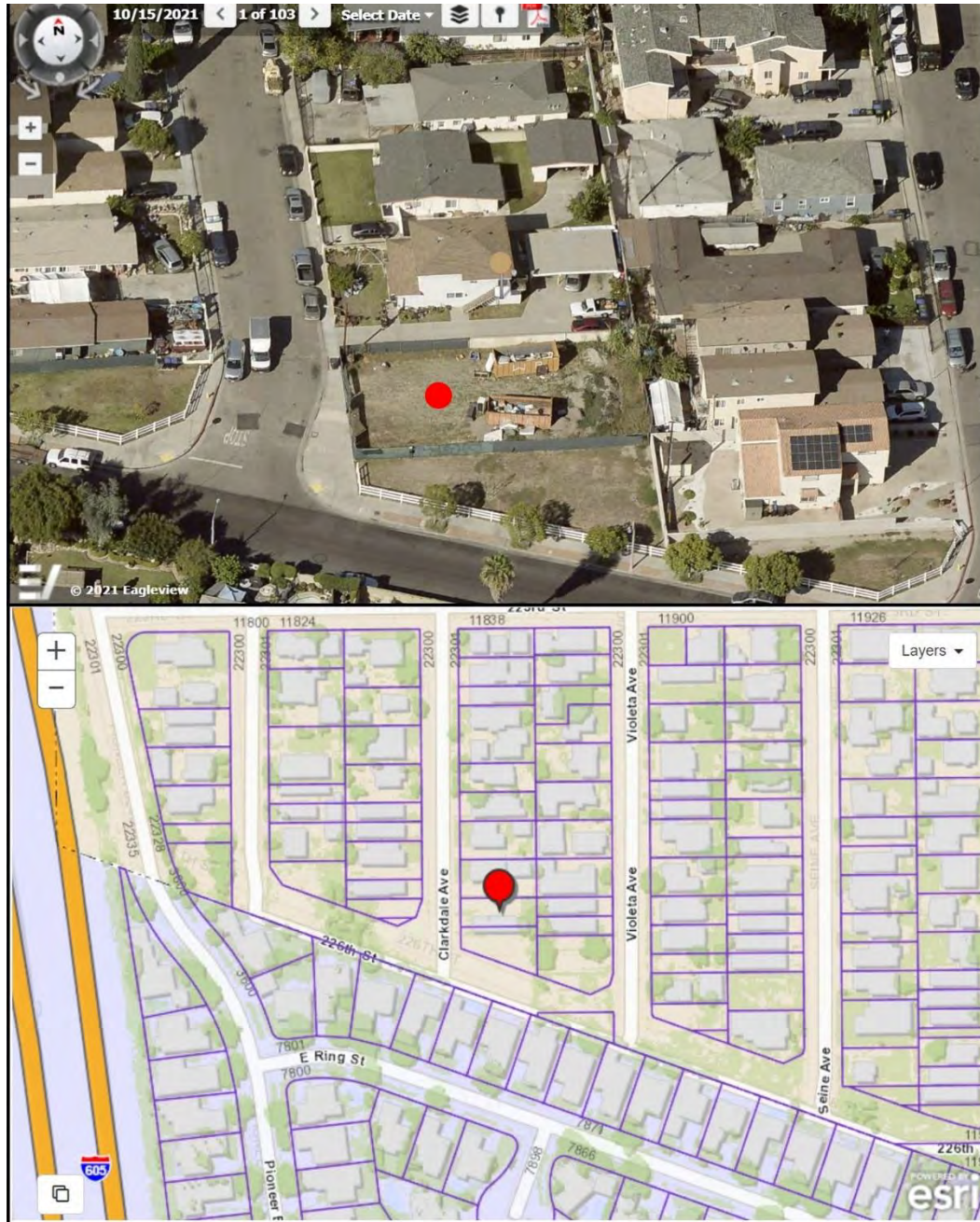
~~The site is moderately accessible to transit: the closest bus stops are 0.46 mile to the east on 226th St, served by Los Angeles Metro Route #62, and 0.52 mile to the east on Norwalk Blvd., served by Long Beach Transit Routes #102 and #104, and by OCTA Route #42.~~

~~The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the site (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?url=ot1e4> (accessed February 16, 2023).~~

City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Figure 4.9 — APN 7069-028-055





City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

5.3 ACCESSORY DWELLING UNITS (ADUs)

In the last five years, ADUs have become more broadly allowed under California law. The City updated the Accessory Dwelling Unit (ADU) requirements within the Zoning Code to comply with State statutory requirements (see Chapter 18.90.080 of the City's Zoning Code), and will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law (see Program 15).

Since the City updated its zoning code to allow ADUs in 2021, 8 building permits have been issued for ADUs, 2 in 2021 and 6 in 2022. The City's projection for permit issuances starting in 2023 through the end of the projection period is provided in Table 5.3. The projection assumes that ADU permits will increase by one ADUs per year because of the updated State laws and Zoning Code supported by the City's efforts to facilitate ADU production (see Program 15). Additionally, the City's participation in the Gateway Cities Affordable Housing Trust (see Program 28) will facilitate an ADU loan program that will also promote the development of ADUs in the City, which will be rented to people with vouchers (see Program 18).

Table 5.3 Accessory Dwelling Unit Projection

<u>Year</u>	<u>ADU Building Permits</u>
<u>2020 - Actual</u>	<u>0</u>
<u>2021 - Actual</u>	<u>2</u>
<u>2022 - Actual</u>	<u>6</u>
<u>2023</u>	<u>7</u>
<u>2024</u>	<u>8</u>
<u>2025</u>	<u>9</u>
<u>2026</u>	<u>10</u>
<u>2027</u>	<u>11</u>
<u>2028</u>	<u>12</u>
<u>2029 (through October 15)</u>	<u>13</u>
<u>Total January 1, 2020-October 15, 2029</u>	<u>78</u>

As detailed in the Housing Element under Programs 15 and 18, additional efforts are planned to encourage and support ADU applications, also contributing to the assumption of an additional 78 ADU permits between January 1, 2020, and October 15, 2029.

Southern California Association of Governments (SCAG) prepared its Regional ADU Affordability Analysis for the entire SCAG region in 2020. The analysis was accepted by HCD in late 2020 and is the best proxy for estimating affordability levels for Hawaiian Gardens. The number of currently occupied ADUs in Hawaiian Gardens is too low to do a meaningful study. The analysis made findings for affordability of ADUs by subregion based on data gathered on current rents and occupancy of ADUs in addition to industry research about affordability levels



5. LAND INVENTORY

of ADUs, including those that don't reach the rental market. Table 5.4 provides the projected 78 ADUs broken down by income category based on the SCAG analysis. The Hawaiian Gardens ADU regulations encourage this housing type and allow flexibility in their development. The City updated its ADU regulations in December 2019, and again in January 2023 to facilitate ADU production to comply with State law (see Program 15).

The City is facilitating ADU production through other efforts detailed in Programs 15 and 18 that commit the City to promote and facilitate ADUs to support the development of an increased number of ADUs during the 6th cycle.

5.4 COMPARISON OF SITE INVENTORY WITH RHNA

SCAG's 2021–2029 RHNA has allocated Hawaiian Gardens a total of 331 units for the planning period, which breaks down by affordability level as shown in Table 5.4. The table compares the site inventory capacity to the RHNA allocation by income group. As shown in the table, the City has identified sufficient sites to accommodate the RHNA of 331 units.



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Table 5.4 Comparison of Site Capacity and RHNA

<u>Income Group</u>	<u>Total RHNA</u>	<u>Units Approved Since 6/30/21</u>	<u>ADUs With Approved Building Permits Since 6/30/21</u>	<u>Projected Accessory Dwelling Units</u>	<u>Units on Vacant and Non-Vacant Sites (Table 5.2)</u>	<u>Total Capacity</u>	<u>Surplus RHNA</u>	<u>Surplus RHNA Percent</u>
<u>Extremely Low</u>	<u>61</u>	<u>0</u>	<u>0</u>	<u>18</u>	<u>52</u>	<u>70</u>	<u>9</u>	<u>15%</u>
<u>Very Low</u>								
<u>Low</u>	<u>44</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>52</u>	<u>87</u>	<u>43</u>	<u>98%</u>
<u>Moderate</u>	<u>46</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>63</u>	<u>65</u>	<u>19</u>	<u>41%</u>
<u>Above Moderate</u>	<u>180</u>	<u>29</u>	<u>8</u>	<u>23</u>	<u>147</u>	<u>207</u>	<u>27</u>	<u>15%</u>
<u>Total</u>	<u>331</u>	<u>29</u>	<u>8</u>	<u>78</u>	<u>315</u>	<u>410</u>	<u>79</u>	<u>23%</u>

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.

5.3 MIXED USE OPPORTUNITY SITES

There are 9 additional sites comprising multiple parcels that could be suitable for mixed-use housing and commercial development. The latter sites, detailed in Section 5.3, can be categorized as follows:

- **C-2 Downtown Commercial and C-4 General Commercial Sites:** There are sites currently zoned for commercial uses that prohibit stand-alone residential uses but allow mixed-use developments with residential components subject to a minor use permit. The C-2 and C-4 zones are proposed to be modified to allow residential uses as permitted uses, with minimum and maximum density requirements as part of a mixed-use project.
- **Mixed-Use Zone District** (proposed district). These sites are proposed to allow residential uses as permitted uses, as components of a mixed-use development, with minimum and maximum density requirements.
- **Industrial Mixed-Use Zone District** (proposed district). This site is proposed to allow industrial uses as permitted uses, as components of a mixed-use development with minimum and maximum density requirements.
- **Other Sites to be Re-zoned:** These are sites that are not included in any of the previous categories. They are sites that are proposed to be re-zoned from one zoning classification to another (e.g., a C-4 General Commercial-zoned site would be rezoned to Commercial Mixed-Use).



5. LAND INVENTORY

~~The Land Use Element, adopted in January 2010, strongly encourages mixed-use development on sites with a land use designation of General Commercial and zoned C-2. Land Use Element Policy LU 3.3, *Downtown Commercial and C-4 General Commercial*, states:~~

~~*Encourage the development of mixed-use housing opportunities in the General Commercial land use designation, on sites with a minimum lot size of 1 acre.*~~

~~There are considerable benefits to mixed-use development, including increasing housing options within the community, reducing auto dependency, and creating a sense of place. The Land Use Element explains why the City encourages mixed use development:~~

~~a. *The City has recognized that the City's population will continue to grow in the future, resulting in the impending need for diverse housing opportunities in the community. In order to address this need, mixed-use development will be encouraged in the City. In order to be classified as mixed-use, development should include the following components:*~~

- ~~• *A combination of two or more significant land uses as part of a single or contiguous site;*~~
- ~~• *Significant functional and physical integration of project components; and*~~
- ~~• *Development in conformance with a coherent plan.*~~

~~The Land Use Element establishes a minimum lot size of one (1) acre for mixed-use developments; The July 2011 Zoning Code allows mixed-use development in the C-2 Downtown Commercial Zone and C-4 General Commercial Zone provided that a minor use permit is obtained, corresponding to the development standards for height and bulk in each zone (HGMC § 18.70.100). Structure height in both zones is limited to 45 feet (id., § 18.60.010(C); § 18.60.020(C)). As discussed in Chapter 7 below, Program 4, *Zoning Code Review*, the City will update the Zoning Code provisions with respect to mixed-use development, including creating a new mixed-use zone district, a new industrial mixed-use zone, and allowing multi-family residential uses to commercial zones. These changes are all intended to reduce barriers to creating new housing opportunities.~~

~~C-4-zoned sites along Carson Street are ideal for mixed-use development. The 2013-2021 5th Cycle Housing Element identified two sites along Carson Street that met the Land Use Element criterion for a one-acre minimum lot size (Sites B and C) in the list below); these sites have not been entirely redeveloped to date and are incorporated into the 2021-2029 6th Cycle. This cycle of the Housing Element update includes three additional opportunity sites on Carson and elsewhere in the City resulting from the proposed re-zoning of the C-2 and C-4 zones to the Commercial Mixed Use Zone District designation, and the adoption of the Industrial Mixed-Use designation:~~



5. LAND INVENTORY

- ~~Site A — N/W corner of Norwalk Blvd. and Centralia Ave. to Juan Avenue — Industrial Mixed Use~~
- ~~Site #B — N/W corner of Carson Street/Claretta Avenue~~
- ~~Site #C — Carson Street/Hawaiian Avenue (North of Carson Street)~~
- ~~Site D — N/W corner of Carson Street/Bloomfield Avenue~~
- ~~Site #E — Underutilized eastern parking lot of The Gardens Casino~~

~~Figure 5.10 below shows a map of the opportunity sites.~~

Summary of Opportunity Sites

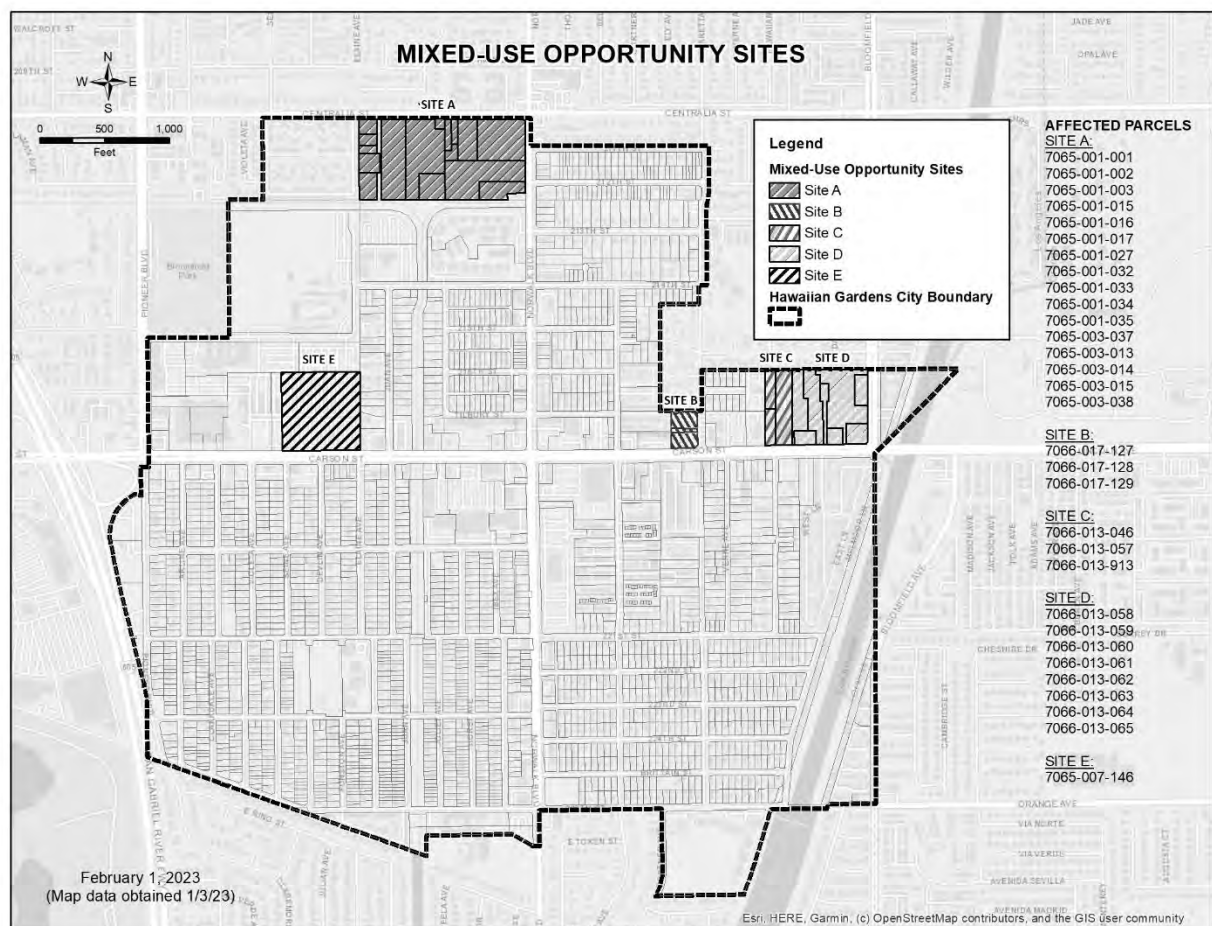
~~Site A is comprised of 16 individual parcels, developed with light industrial, retail, automotive, residential, and recreational uses. Site B has an Enterprise Rent a Car™ car rental franchise and, a contractor storage yard; and with a low intensity auto repair shop and parking lot and a small temporary office building. Site C is comprised of two older small single-family structures, a vacant city-owned lot, and an older building (Elks Lodge) and parking lot. Site D holds an underutilized strip shopping center with many vacant units. Site E has a strip-commercial center, a used car dealer and an auto body shop. Sites 7 and 8 encompass a vacant lot, auto body shops, auto plaza, other auto-related uses, and industrial uses. Site 9 is an eastern portion of the Casino parking lot. Each site's mixed-use development potential is described on the following pages and aerial images show that each site is adjacent to residential development on at least one side.~~

Opportunity Sites Discussion

~~The minimum housing capacity of Sites A-F is **464** housing units, using 30% of each lot's area as the minimum available for housing development. The maximum capacity, using 60% of each lot's area, with all fractional numbers rounded up, is **919** units. (See Appendix A, **Dwelling Unit Capacity of Mixed-Use Opportunity Sites, for spreadsheet calculations**). The rationale for selecting the 30% minimum and 60% maximum was used to (1) ensure that a minimum number of housing units would be provided on a mixed-use site; and (2) acknowledge that physical constraints and development standards might preclude using 100% of a lot's area to determine the total number of units achievable.~~

~~Higher density is made possible by building vertically — because in a 45' tall, four-story mixed-use development, the residential component can occupy three stories above the first floor commercial and can thus accommodate more units at a greater density. As further discussed below, the maximum residential density may not be achievable because of factors such as minimum habitable unit size, lot configuration, etc.~~

Figure 5.10 Mixed-Use Opportunity Sites





City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Site A – Norwalk Blvd. and Centralia St. (S/W corner)

Site A comprises 16 individual parcels, many of which contain aging structures in need of repair or replacement. Table 5.3 below summarizes the development capacity.

Table 5.3 Site A Parcel Summary and Housing Capacity

Assessor Parcel Number	Existing Uses	General Plan Designation	Zoning	Parcel Size (sq.-ft.)	Parcel Size (acres)	Density ¹ (du/ac)	Min. DU Capacity ²	Max DU Capacity ³
7065-001-001	Light Industrial	LI	M1	12,197	0.28	40	4	7
7065-001-002	Light Industrial	LI	M1	9,579	0.22	40	3	6
7065-001-003	Light Industrial	LI	M1	10,498	0.24	40	3	6
7065-001-015	Gym	GC	M1	118,239	2.71	40	33	66
7065-001-016	Self-storage	LI	M1	136,343	3.13	40	38	76
7065-001-017	Light Industrial	LI	M1	42,698	0.98	40	12	24
7065-001-027	VFW	LI	M1	6,094	0.14	40	2	4
7065-001-032	Light Industrial, Fast food, automotive	LI	M1	142,441	3.27	40	40	79
7065-001-033	Light Industrial, Retail	LI	M1	116,560	2.68	40	33	65
7065-001-034	Retail, automotive	LI	M1	48,000	1.10	40	14	27
7065-001-035	Light Industrial	LI	M1	40,071	0.92	40	11	22
7065-003-037	Light Industrial, automotive	LI	M1	15,290	0.35	40	5	9
7065-003-013	SF Residential	LI	M1	12,632	0.29	40	4	7
7065-003-014	MF Residential (2 addresses)	LI	M1	8,276	0.19	40	3	5
7065-003-015	Retail	LI	M1	20,909	0.48	40	6	12
7065-003-038	Light Industrial	LI	M1	29,190	0.67	40	8	16
Total Area				682,720	15.67			
30% of Total Area				204,816	4.70			
60% of Total Area				461,410	10.59			
Total potential units							219	431

Note: Lot sizes are derived from the Assessor Parcel Maps and real estate property profiles.

¹ Mixed Use—densities within this new land use category will allow 40 dwelling units per acre; unit counts rounded up from >0.099 fractional units. Lack of agreement from individual parcel area du capacity to total area du capacity results from individual parcel area rounding.

² Minimum housing capacity based on 30% of lot area allocated to housing development.

³ Maximum housing capacity based on 60% of lot area allocated to housing.

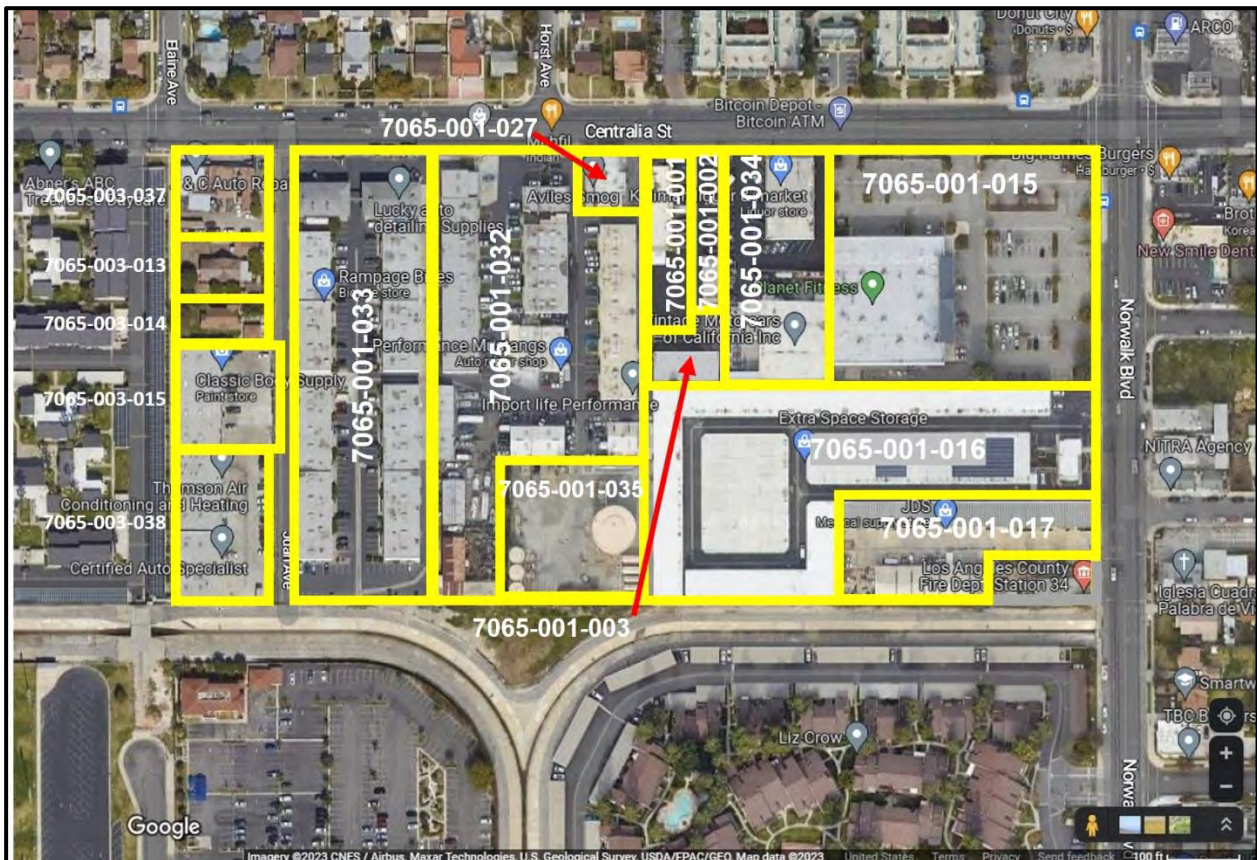
5. LAND INVENTORY

Multi-family and single-family residential, commercial, and institutional uses border the site. Site A may be considered for re-development as “industrial-mixed-use,” which would accommodate both residential and compatible light-industrial uses.

The DTSC Envirostor database shows a single closed cleanup site (Five Star Express Car Wash, 12245 Carson St.), within 3,000’ of the intersection of Centralia St. And Horst Ave. (California DTSC, *Envirostor*, available at <http://www.envirostor.dtsc.ca.gov/?url=tsfhk> (accessed February 2, 2023).

The City proposes that this site should accommodate 78 Extremely Low (EL) and/or Very Low (VL) units, and 114 Above Moderate (AM) units in satisfaction of its 6th Cycle RHNA allocation. Figure 5.11 below shows the site.

Figure 5.11 Mixed-Use Opportunity Site A





City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Site B – Carson Street/Claretta Avenue (NW Corner)

~~Site B combines three parcels that are either not developed to their full capacity or are otherwise under developed. Table 5.4 below summarizes the existing uses and the development capacity. Residential uses abut the site on the north, northwest, west and northeast; those on the west are within a multiple-family development that would not be out-of-character with an adjacent mixed-use development.~~

~~Of the three parcels, APN 7066-017-127, a contractor's storage yard, is the most likely to be re-developed, as it evidently houses only miscellaneous vehicles and construction materials, and two temporary structures. The Los Angeles County Assessor Portal does not indicate that these structures are permanent, and the 2022 "improvements value" for the site is \$4,525.00 (See Los Angeles County Assessor Portal, *Parcel Detail*, available at <https://portal.assessor.lacounty.gov/parceldetail/7066017127> (accessed January 19, 2023)).~~

~~APNs 7066-117-128 and 7066-117-129 are developed together comprising the Enterprise™ car rental facility. Much of the site is allocated to the facility's parking lot, and the 3,000-square-foot office building occupies less than 10% of the combined parcels' 31,200-square-foot area. The building, apparently originally constructed in 1970, was re-assessed in 1995. (See Los Angeles County Assessor Portal, *Parcel Detail*, available at <https://portal.assessor.lacounty.gov/parceldetail/7066017129> (accessed January 19, 2023)).~~

~~Given the City's minimum one-acre lot size for mixed-use development, the three parcels would be required to be re-developed as a single parcel, including a lot merger.~~

~~The DTSC Envirostor database shows the same closed cleanup site as in Site A above (Five Star Express Car Wash, 12245 Carson St.), within 1,000' of the intersection of Carson St. and Claretta Ave. (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?surl=z36lv> (accessed February 1, 2023)).~~

~~The City proposes that this site should accommodate 16 Moderate-Income units in satisfaction of its 6th Cycle RHNA allocation.~~



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Table 5.4 Site B Development Capacity

Assessor Parcel Number	Existing Uses	General Plan Designation	Zoning	Parcel Size (sq. ft.)	Parcel Size (acres)	Density ¹ (du/ac)	Min. DU Capacity ²	Max DU Capacity ³
7066-017-127	Contractor Storage Yard	General Commercial	C-4	25,182	0.58	40	7	14
7066-017-128	Portion of Enterprise™ Parking Lot	General Commercial	C-4	6,370	0.15	30	2	4
7066-017-129	Enterprise™ Car Rental	General Commercial	C-4	24,830	0.57	30	7	14
Total Area				56,382	1.29			
30% of Total Area				16,915	0.39			
60% of Total Area				33,829	0.78			
Total potential units							16	32

Note: Lot sizes are derived from the Assessor Parcel Maps and real estate property profiles.

¹Mixed Use—densities within this new land use category will allow 40 dwelling units per acre; unit counts rounded *up* from >0.099 fractional units. Lack of agreement from individual parcel area du capacity to total area du capacity results from individual parcel area rounding.

²Minimum housing capacity based on 30% of lot area allocated to housing development.

³Maximum housing capacity based on 60% of lot area allocated to housing.

Figure 5.12—Mixed-Use Opportunity Site B





Site C – North Side of Carson Street at Hawaiian Avenue

Site C combines three parcels that are either not developed to their full capacity or are otherwise under-developed. Table 5.5 below summarizes the existing uses and the development capacity. Residential uses abut the site on the north, a 4-story hotel and a church are on the west, and an underutilized commercial strip mall borders the site on the east (see Site 4 below).

APN 7066-013-046 is comprised of a 961-square-foot 3-bedroom/2-bath residence and a 600-square-foot 1-bedroom/1-bath residence, constructed in 1958 and 1948, respectively. Because both structures are older than 50 years, their historical significance should be evaluated prior to re-development consideration (see Los Angeles County Assessor Portal, *Parcel Detail*, available at <https://portal.assessor.lacounty.gov/parceldetail/7066013046> (accessed January 19, 2023)).

APN 7066-013-913 is an approximately 310' x 80' land-locked vacant parcel that abuts the above parcel on the north.

APN 7066-013-057 holds the 22,400-square-foot Lakewood Elks Lodge 1570 and its associated approximately 120' x 340' parking lot. The structure was constructed in 1972, and like those in APN 7066-013-046, is older than 50 years (see Los Angeles County Assessor Portal, *Parcel Detail*, available at <https://portal.assessor.lacounty.gov/parceldetail/7066013057> (accessed January 19, 2023)).

The DTSC Envirostor database shows the same closed cleanup site as in Site A above (Five Star Express Car Wash, 12245 Carson St.), within 1,000' of the intersection of Carson St. and Claretta Ave. (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?surl=z36lv> (accessed February 1, 2023)).

The City proposes that this site should accommodate 30 Moderate-Income units in satisfaction of its 6th Cycle RHNA allocation.



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Table 5.5 Site C Development Capacity

Assessor Parcel Number	Existing Uses	General Plan Designation	Zoning	Parcel Size (sq.-ft.)	Parcel Size (acres)	Density ¹ (du/ac)	Min-DU Capacity ²	Max-DU Capacity ³
7066-013-046	Two-SF Residences	General Commercial	C-4	23,858	0.55	40	7	14
7066-013-057	Elks Lodge, Parking Lot	General Commercial	C-4	73,181	1.68	40	24	41
7066-013-913	Vacant, City Owned	General Commercial	C-4	25,000	0.57	40	7	14
Total Area				122,039	2.80			
30% of Total Area				30,510	0.70			
60% of Total Area				73,223.40	1.68			
Total potential units							35	69

Note: Lot sizes are derived from the Assessor Parcel Maps and real estate property profiles

¹ Mixed Use—densities within this new land use category will allow 40 dwelling units per acre; unit counts rounded up from >0.099 fractional units. Lack of agreement from individual parcel area du capacity to total area du capacity results from individual parcel area rounding.

² Minimum housing capacity based on 30% of lot area allocated to housing development.

³ Maximum housing capacity based on 60% of lot area allocated to housing.

Figure 5.13 Mixed-Use Opportunity Site C



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Site D – Carson Street/Bloomfield Avenue, N/W corner

Site D is an assembly of eight individual parcels, developed as a single community commercial strip center (total area 332,191 square feet, 7.63 acres). The major tenant unit on APN 7066-013-060 is currently not occupied and had been a supermarket. Several other units in the center are vacant. Existing businesses include restaurants, a gym, and commercial services. Single and multiple-family residential uses border the site on the north and east, a mobile home park lies to the south and Site C abuts the site on the west. Table 5.6 below details the site's mixed-use development potential.

The DTSC Envirostor database shows no active or closed cleanup sites within 1,000' of the intersection of Carson St. and Hawaiian Ave. (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?url=soc1c> (accessed February 1, 2023).

The City proposes that this site should accommodate 78 Extremely Low/Very Low units, and 15 Above Moderate Units.

Figure 5.14 Mixed-Use Opportunity Site D





City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Table 5.6 — Site D Development Capacity

Assessor Parcel Number	Existing Uses	General Plan Designation	Zoning	Parcel Size (sq.-ft.)	Parcel Size (acres)	Density ¹ (du/ac)	Min. DU Capacity ²	Max DU Capacity
7066-013-058	Gym	General Commercial	C-4	60,548	1.39	40	17	34
7066-013-059	Commercial, -Vacant, under-utilized strip center	General Commercial	C-4	17,894	0.41	40	5	10
7066-013-060	Vacant	General Commercial	C-4	119,790	2.75	40	33	66
7066-013-061	Commercial/-Restaurant/-Vacant	General Commercial	C-4	24,089	0.55	40	7	14
7066-013-062	Restaurant	General Commercial	C-4	14,810	0.34	40	4	9
7066-013-063	Commercial/-Restaurant/-Services	General Commercial	C-4	25,260	0.58	40	7	14
7066-013-064	Commercial/-Restaurant/-Services	General Commercial	C-4	51,836	1.19	40	15	29
7066-013-065	Fast food restaurant	General Commercial	C-4	17,964	0.41	40	5	10
Total Area				332,191	7.63			
30% of Total Area				99,657	2.29			
60% of Total Area				199,315	4.58			
Total potential units							93	186

Note: Lot sizes are derived from the Assessor Parcel Maps and real estate property profiles. Parcel lines in this figure are omitted for clarity.

¹ Mixed Use — densities within this new land use category will allow 40 dwelling units per acre; unit counts rounded up from >0.099 fractional units. Lack of agreement from individual parcel area du capacity to total area du capacity results from individual parcel area rounding.

² Minimum housing capacity based on 30% of lot area allocated to housing development.

³ Maximum housing capacity based on 60% of lot area.



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5. LAND INVENTORY

Site E – Eastern End of the Casino Parking Lot

Site E is a 364,162 square-foot parcel on Carson St. that is used for Casino parking. The Casino presently has a substantial area allocated for parking around the primary building and this separate parcel may not be needed for Casino parking. APN 7065-007-050, described above in Section 4.2, Vacant Sites, abuts this parcel. Various multi-family and single-family uses occupy the other parcels on the east. Table 5.7 below details the site's mixed-use development potential.

The DTSC Envirostor database shows no active or closed cleanup sites within 2,000' of the intersection of Carson St. and Devlin Ave. (California DTSC, Envirostor, available at <http://www.envirostor.dtsc.ca.gov/?surl=gt88w> (accessed February 1, 2023).

The City proposes that this site should accommodate 50 Extremely Low/Very Low units, and 51 Above-Moderate units in satisfaction of its 6th Cycle RHNA allocation.

Table 5.7 — Site E Development Capacity

Assessor Parcel Number	Existing Use	General Plan Designation	Zoning	Parcel Size (sq. ft.)	Parcel Size (acres)	Density ¹ (du/ac)	Min. DU Capacity ²	Max DU Capacity ³
7065-007-146	Eastern end of Casino parking lot	General Commercial	C-4	364,162	8.36	40	101	201
Total Area				364,162	8.36			
30% of Total Area				53,337	2.51			
60% of Total Area				218,497	5.02			
Total potential units							101	201

Note: Lot sizes are derived from the Assessor Parcel Maps and real estate property profiles.

¹ Mixed Use—densities within this new land use category will allow 30 dwelling units per acre; unit counts rounded up from >0.099 fractional units. Lack of agreement from individual parcel area du capacity to total area du capacity results from individual parcel area rounding.

² Minimum housing capacity based on 30% of lot area allocated to housing development.

³ Maximum housing capacity based on 60% of lot area.

Figure 5.15—Mixed-Use Opportunity Site E



Incentives and Programs to Encourage Mixed-Use Development

The City provides incentives to encourage mixed use development—including housing at a minimum density of 20 dwelling units per acre—on the vacant and underutilized C-2 and C-4 General Commercial lots located along Carson Street and Norwalk Boulevard as follows: expedited processing through the Minor Use Permit process; density bonuses; fee waivers; small housing unit sizes in the form of SROs and efficiency units as defined by the Zoning Code; increased heights and reduced setbacks through the minor exception process.

Housing Element programs including Program 2, *Promote Lot Consolidation*, Program 5, *State Density Bonus Law*, Program 15, *Accessory Dwelling Units*, Program 26, *Single Room Occupancy*, Program 29, *Garage Conversions*, and Program 30, and *Cottage/Carriage Dwelling Units*, are also intended to facilitate housing development.



~~The General Plan Land Use Element will need to be updated with the changes/increases in density to accommodate the re-zoning. The General Plan Land Use update and re-zoning of sites would be processed concurrently.~~

~~Additionally, the existing mobile home parks would remain in place, and existing residentially-zoned sites would not be changed.~~

5.45 REALISTIC DEVELOPMENT CAPACITY

Housing Element Law Requirements

California Government Code § 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b) (the land inventory), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities (See Calif. Gov. Code § 65583.2, available at

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.2.&nodeTreePath=11.1.9.11&lawCode=GOV. (accessed January 29, 2023)).

Additionally, Government Code § 65583.2(c)(2)(A) states that “[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department (HCD) that the site is adequate to accommodate lower income housing” (id.) This means that Hawaiian Gardens must identify parcels larger than one-half acre or smaller parcels that can be consolidated into one-half acre or larger in order to demonstrate that there is adequate area for new low-income housing development.

The methodology for determining realistic capacity on each identified site must also account for land use controls, such as currently-allowed uses and permitted densities or intensities. The Hawaiian Gardens General Plan and Land Use Element and Zoning Code establishes six residential zone districts, (R-1 Estate, R-1, R-2, R-3, R-4, and Mobile Home Park (MHP) for residential uses. The General Commercial (C-4) and Downtown Commercial (C-2) zone allows for mixed use which includes the addition of residential uses in order to provide housing opportunities for all household income ranges. Additionally, as previously discussed, AB 2011



5. LAND INVENTORY

allows for ministerial, by-right approval of 100 percent affordable housing on commercially zoned-lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet and no greater than 150 feet. Revisions to General Plan goals and policies, and to the Zoning Code, are proposed both below and in Section 7 to expand housing opportunities, particularly for lower-income levels.

Sites were selected for their ~~revitalization~~redevelopment potential based on size, location, current on- and off-site uses, allowed densities, compatibility of proposed densities.

a. Size and location: The site selection includes commercially-zoned parcels located along Carson Street and Norwalk Boulevard, which are both considered commercial corridors pursuant to AB 2011 given that their rights-of-way are both between 70 and 150 feet (see Figure 5.2). Some of these sites are already developed with residential uses and existing residential uses occur immediately adjacent to these parcels. Therefore, these parcels are conducive for residential development given the proximity to existing residential uses. Additionally, the majority of these parcels are located within 0.5-mile of public transit and therefore are not required to provide any parking on these sites in accordance with AB 2097. The absence of parking requirements on these sites increases the potential for higher density residential developments because more land area on the site can be devoted to housing.

Development of parcels of at least one-half acre in size is desirable in terms of construction economies and effective use of State or federal grants. The Sites Inventory includes a broad range of parcel sizes. However, in Hawaiian Gardens as in many older cities, the subdivision pattern has resulted in many lots that are less than one-half acre. These sites may still be viable for duplex or triplex residences, but may also be suitable for merger with adjacent underutilized parcels. Accordingly, the vacant sites inventory includes vacant sites of all sizes.

b. Capacity and Densities: ~~The Sites Inventory site selection~~ includes both vacant and underutilized nonvacant sites. ~~Underutilized residential sites are parcels that are currently developed at less than the maximum permitted density. Many of these sites are in areas intended for high-density development, yet the sites have not been re-developed to accomplish increased density. Other~~ Many of the nonvacant sites are considered under-utilized ~~when because~~ they contain a disproportionate land area allocated for parking vehicles (e.g., parking lots adjacent to The Gardens Casino) and/or, when they are occupied by low-intensity uses or aging structures that are nearing – or have passed – their projected useful life.



In accordance with AB 2011, the City is required to approve residential projects up to 30 du/acre so long as the project meets the requirements prescribed in AB 2011. Additionally, the lack of parking requirements on these sites increases the potential density beyond the required 30 du/acre.

Proposed Zone District Changes to Accommodate Lower-Income Housing Needs

To address restrictive zoning density, this 6th Cycle Housing Element proposes the following programs:

Program 2: Lot Consolidation

Most residentially-zoned parcels in the City are fully-developed at conventional residential densities. ~~There are small (less than one acre),~~ vacant sites ~~are~~ dispersed throughout the City ~~and are fairly small in size, less than one acre that can be combined to develop more residential units.~~ For this reason, the City promotes lot consolidation and included Program 2, Promote Lot Consolidation. The Program states that beginning in 2024 the City will establish development incentives including a list of potential consolidation sites, a review to streamline lot consolidations, provide assistance with compliance with the state's Subdivision Map Act requirements, fee reductions, ADA compliance, and infrastructure support. The City will work with the development community and property owners to develop information that will assist with consolidating lots. Consolidating ~~the small~~ vacant sites will also eliminate the "hopscotch" effect of improvements on one site, with no improvements on a middle site, then improvements on the other adjacent site.

Program 27: Zone District Densities Update.

~~To promote the development of a range of housing types, To address a shortfall and un-accommodated need for housing units,~~ the City will eliminate the Single-Family Estate (R1, 10,000 square foot minimum lot area) zone district and replace it with the R-1 Single Family Residential zone district, ~~and add a Mixed-Use zone district and Industrial Mixed-Use district.~~ Further, the City will adopt new density standards to increase allowable minimum and maximum densities for residential and nonresidential zone districts, ~~including new mixed-use zone district.~~ Table 5.58 shows the proposed density increases to be adopted; densities could be increased with a density bonus according to existing State density bonus law.



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Table 5.85 Proposed Residential Density Changes

Zoning	Current Density	Proposed Minimum Density	Proposed Maximum Density
R-1 Single Family Residential	7.2 units/acre	7.2 units/acre	10 units/acre
R-2 Medium Density Residential	17.4 units/acre	17.4 units/acre	23 units/acre
R-3 Intermediate Residential	18.9 units/acre	18.9 units/acre	25 units/acre
R-4 High Density Residential	23.5 units/acre	23.5 units/acre	30 units/acre
C-2 Downtown Commercial (~~new Mixed-Use~~)	Residential ~~not~~ allowed via AB 2011	~~N/A~~ 30 units/acre	~~30-40~~ units/acre
C-4 General Commercial (~~New Mixed-Use~~)	Residential ~~not~~ allowed via AB 2011	30 units/acre	40 units/acre
~~Commercial Mixed-Use (new)~~	~~N/A~~	~~30 units/acre~~	~~40 units/acre~~
~~Industrial Mixed-Use (new)~~	~~N/A~~	~~30 units/acre~~	~~40 units/acre~~

~~Program 28: Rezone Sites~~

~~The City shall rezone the sites identified in the sites inventory, as needed to accommodate the RHNA requirements.~~

Adequacy of Public Facilities and Services

Government Code § 65583.2(b)(5) states that the inventory of land shall include “[a] general description of existing or planned water, sewer, and other dry utilities, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.”

Water Resources

Water service in Hawaiian Gardens is provided by the Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. The Central District – Central Basin East Artesia System serves approximately 19,600 customers in the communities of Artesia, Norwalk, Hawaiian Gardens, and portions of Cerritos, South Gate, and Lakewood.

Water sources in the area include a blend of groundwater pumped from the Central Groundwater Basin and imported water from the Colorado River and the Bay Delta in Northern California (40 percent imported and purchased water, 60 percent water pumped from ground wells). The Golden State Water Company has two external connections: one with Cerritos that has a Metropolitan Water District (MWD) connection, and another Orange County connection with an MWD connection.



The Golden State Water Company also leases additional water rights from other entities that no longer pump groundwater but have entitlements, in order to meet the increases in water demand from its service area. The water company is currently working on the construction of new wells, pumping plants, water mains, new wells, water mains, and other improvements, including replacement wells for older wells.

The Golden State 2020 Urban Water Management Plan for the Artesia Service Area indicates that it has reliable water supplies available for its service area through 2045 (Golden State Water Company, Artesia Service Area 2020 Urban Water Management Plan, p. 5-1, available at [https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmpl_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20\(8.2.21\).pdf](https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmpl_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20(8.2.21).pdf) (accessed February 1, 2023).

Sewer Services

The local sewer lines in the City are maintained by the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). The Los Angeles County Sanitation District provides sewage treatment for wastewater from Hawaiian Gardens. The Los Angeles Sanitation District's Wastewater Treatment Division operates 10 water reclamation plants and one ocean discharge facility (Joint Water Pollution Control Plant). Wastewater from Hawaiian Gardens is conveyed to the Long Beach Water Reclamation Plant.

The General Plan Update and EIR indicate there is sufficient water and sewer capacity to accommodate the City's share of the regional housing need and other land use development projected to occur in the near- and long-term future.

Solid Waste

Solid waste disposal services for the city are provided by Consolidated Disposal Services. Waste from the city is taken to the Bel Air Transfer Station in Long Beach, with final disposal at Chiquita Canyon Disposal Facility. The Chiquita Canyon Disposal Facility is a 592-acre facility located in the unincorporated community of Castaic, in the Santa Clarita Valley in north Los Angeles County.

Currently, the City contributes approximately 15,713 tons of waste annually. Approximately 23 percent of waste is recycled through the City's programs. Commercial land uses are the largest producer of disposable waste, generating approximately 6,404 tons of waste and 2,823 tons of recyclable materials annually. Industrial uses are the lowest generators of disposable waste and recyclable materials. This may be in part because industrial land use is a smaller land use category compared to residential and commercial land uses in Hawaiian Gardens.

AB 939, the California Waste Management Act of 1989, requires local jurisdictions to prepare, adopt, and implement source reduction and recycling plans to make substantial decreases in the volume of waste materials going to landfills, and to reach landfill diversion goals of 50 percent. To meet these goals, the City of Hawaiian Gardens has promoted the reduction of



solid waste and the stream of waste going to landfills on its website and through inserts with utility bills. The city has also prepared and adopted an ordinance related to recycling and diversion of construction and demolition waste.

Recycling

The City of Hawaiian Gardens has an active recycling program, which includes a curbside recycling program, drop-off areas, and providing public education materials.

The curbside recycling program includes picking up recyclable materials but does not include green waste. Recycling materials can include paper, plastics, glass, and metal items. There is also one drop-off site located in the city, where residents can bring recyclable materials to dispose of. The city also provides solid waste disposal services for bulk and special items. The service operates bi-monthly, at different sites throughout the city. The program targets different neighborhoods in the city each time and advertises the opportunity for residents to dispose of bulk items. Large disposal containers are provided. This helps eliminate bulk and unnecessary items within public areas that are commonly abandoned in yards, vacant lots, and other areas.

The city actively promotes recycling and has provided pamphlets and flyers on recycling. Goals and policies in the Conservation Element will serve as a steady base for the City's active promotion of recycling.

Noise

Ambient noise levels are relatively high in Hawaiian Gardens. The 2010 General Plan found that virtually all the neighborhoods in the City are in areas where noise levels exceed 65 dBA. The city's noise environment is not expected to significantly change over time since the primary factors contributing to noise, namely the arterial roadway and freeway traffic (I-605) and nearby industrial uses, will have a continued presence in the city. State noise guidelines recommend locating residential development in areas exposed to ambient outdoor noise levels no greater than 65 A-weighted decibels (dBA).

Geologic and Seismic Hazards

No known earthquake faults traverse Hawaiian Gardens, and the city is not exposed to natural environmental hazards such as flooding, slope erosion and landslides. However, the city is located within an area that is subject to liquefaction hazards.

The City of Hawaiian Gardens, like most of the Los Angeles Basin, lies over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.

The major faults that have the potential to affect the greater Los Angeles Basin, and therefore the City of Hawaiian Gardens, include:

- a. Norwalk



5. LAND INVENTORY

- b. Raymond Hill
- c. Malibu Coast-Santa Monica-Hollywood
- d. San Andreas
- e. Newport-Inglewood
- f. San Fernando
- g. Sierra Madre
- h. Whittier

The Los Angeles Basin has a history of powerful and relatively frequent earthquakes, dating back to the powerful 8.0+ 1857 San Andreas Earthquake which did substantial damage to the relatively few buildings that existed at the time. Paleoseismological research indicates that large (magnitude 8.0+) earthquakes occur on the San Andreas fault at intervals between 45 and 332 years with an average interval of 140 years. Other lesser faults have also caused very damaging earthquakes since 1857. Notable earthquakes include the 1933 Long Beach Earthquake, the 1971 San Fernando Earthquake, the 1987 Whittier Earthquake, and the 1994 Northridge Earthquake. In addition, many areas in the Los Angeles Basin have sandy soils that are subject to liquefaction, including in the City of Hawaiian Gardens.

Transportation

The transportation system in Hawaiian Gardens consists of a roadway network dominated by Carson Street running in an east/west direction, and Pioneer and Norwalk Boulevards running north/south. The San Gabriel Valley Freeway (State Route-605) is located just west of Hawaiian Gardens. Also, the City's central location in Los Angeles County provides Hawaiian Gardens with easy access to most parts of the Southern California region. Local circulation within the city generally follows a grid pattern.

Regional access to the city is provided by the San Gabriel Valley Freeway (I-605) that extends along the city's southwesterly border. Access to this freeway is provided by Pioneer Boulevard and Carson Street. The transportation system framework within Hawaiian Gardens is largely defined by Norwalk Boulevard and Pioneer Boulevard which are major north/south arterials that extends through the city. Carson Street is a primary east/west roadway.

Transit. The City of Hawaiian Gardens is reasonably well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C (Green) Line in Norwalk and the Metro A (Blue) Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. Peak headways are typically 15 minutes.



All the potential housing sites identified ~~as vacant or underutilized sites~~ in Figure 5.2 have adequate road accesses (ingress and egress) and are served by public transit, either adjacent to the site or within a short walking distance.

Bicycle Facilities. The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on Civic Center Drive within the City of Hawaiian Gardens. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing conditions, bicycle facilities could also be required as part of the street improvements. The City is hiring a consultant to complete a Master Plan for bike lanes.

To address ongoing infrastructure needs, this 6th Cycle Housing Element proposes the following program:

Program 21: Infrastructure Availability. The City shall continue to work with the Golden State Water Company to identify and coordinate water services, and with Los Angeles County to coordinate sewer services. Coordination includes providing information for this Housing Element, and any subsequent contract amendments to the Golden State Water Company and Los Angeles County.

Time Frame: Ongoing 2021-2029~~2022-2024~~. *Responsibility:* Community Development and Public Works Departments. *Funding:* City General Fund.

Housing Market Constraints

Government Code § 65583(a)(6) requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Market constraints also include monthly rents and sales housing prices.

According to HCD:

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.



5. LAND INVENTORY

The requisite analysis includes:

- **Land Costs** – *Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.*
- **Construction Costs** – *Generally estimate typical total construction costs which includes materials and labor.*
- **Availability of Financing** - *Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.*

Land Costs

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types: raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again, the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as “finished lots.” This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers, and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table 5.69 below identifies the most recent land costs for commercial and residential lots. Because there is only one residential lot and one commercial lot currently on the market, the average costs cannot be based on these sales alone. The minimum lot size requirement in the R-1 single-family zone is 6,000 square feet. Thus, based on these sales, the land costs for a conforming R-1 lot probably would range between \$40,000 and \$50,000 per lot.

In the C-4, General Commercial zone, the minimum lot size is 10,000 square feet. Therefore, based on the land sales, a typical C- 4-zoned property of 10,000 square feet would sell for \$489,000. To achieve a potential mixed-use development which would require 1 acre, an investment of over two million dollars would be required on land alone.



City of Hawaiian Gardens 2021-2029 Housing Element

5. LAND INVENTORY

Table 5.96 Land Sales Prices – October 2021

Status	Address	Zoning	Lot Size	Price	Price/Sq. Ft.
Active ¹	12345 Carson St.	Commercial	25,264 sq. ft.	\$1.15M	\$45.52/sq. ft
Active ²	22001 Claretta Ave.	Residential	21,080 sq. ft.	\$1.5M	\$71.15/sq. ft.

¹Vacant commercial property.

² Multi-family residential property with house burnt down. Land value only

Source: Movoto.com. Zoning as provided by the listing agents.

Property prices, both residential and commercial, skyrocketed across all jurisdictions through mid-2022. In addition to the skyrocketing prices, properties were harder and harder to acquire due to stiff competition and did not stay on the market for very long even with inflated prices.

The California Association of Realtors say that with record-low interest rates and a once-in-a-lifetime pandemic forcing many people to stay at home, the California median home price is forecast to rise 5.2% to \$834,400 in 2022, following a projected 20.3% increase to \$793,100 in 2021 and \$659,400 in 2020. So, between 2020 and 2022, the median home price in California would rise from \$659,400 to \$834,400, representing an increase of \$175,000. This type of astronomical shift has not been experienced in recent history of the housing market. An imbalance in supply and demand will continue to put upward pressure on prices but higher interest rates and partial normalization of the mix of sales will likely curb median price growth. Presently (2023), real estate prices are still trending upward; The median list price of single-family homes in Hawaiian Gardens, CA was \$710,000 in January 2023, compared to \$607,500 in 2022 (Movoto Real Estate, *Hawaiian Gardens, CA, Summary*, available at <https://www.movoto.com/hawaiian-gardens-ca/market-trends/> (accessed February 1, 2023).

As an example, in July 2008, a 1.34-acre vacant high-density residential site was listed for sale in Hawaiian Gardens, with an asking sales price of \$1,950,000, equivalent to \$33.40 per square foot. The site can accommodate 25 housing units; therefore, the per-unit land price was \$78,000. To the city's knowledge, the site sold but the price is unavailable. In 2010, a non-profit affordable housing developer expressed interest to the Community Development Department and the then-Redevelopment Agency in developing a tax-credit senior housing complex.

As ~~shown in Section 5.2 above~~previously discussed, there are not many vacant parcels in Hawaiian Gardens. As such, the rules of supply and demand will dictate that prices will be high for vacant and potential re-use sites. Additionally, other components of housing production costs also drive new housing costs beyond the means of lower-income households.



Construction Costs

According to the California State Board of Equalization, Assessors’ Handbook Section 531, *Residential Building Costs*, average construction costs vary due to the design type, construction type, quality of the construction, shape of the structure, and location.

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. The ICC states:

...it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table 5.740 Construction Costs per Square Foot for Residential Construction

Group (2018 International Building Code)	Type IV Classification
R-2 Residential, multiple family	\$151.48
R-3 Residential, one- and two-family	\$157.99
R-4 Residential, care/assisted living facilities	\$190.53
Private garage	\$93.81
Source: International Code Council, Building Valuation Data (BVD), October 2021	

It is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

Based on the above, the following are estimated 2018 construction costs for a –

- a. 1,000 SF housing unit in an apartment building - $\$151.48 \times 1,000 = \$151,480.00$
- b. 1,500 SF single home on a level lot - $\$157.99 \times 1,500 = \$236,985.00$
- c. 400 SF garage for single family home - $\$93.81 \times 400 = \$37,524.00$

Construction crews for an affordable-housing project must pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%. The cost of construction alone can exceed the cost affordable to lower-income households. Several factors contribute



to the cost of construction including dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, profit motivations, and several other considerations.

Construction costs, however, are but one component of housing production costs. New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in Hawaiian Gardens.

Availability of Financing

Financing Availability Based on Interest Rates. For a sustained period, market mortgage interest rates have been either very reasonable or at historic lows; however, in the past year, mortgage rates have risen dramatically. Table 5.814 below identifies shows interest rates for three points in time.

Table 5.814 Typical Mortgage Interest Rates

Type of Loan	October 2021	April 2021	January 2023 ¹
Rates for loans up to \$584,200			
30-year fixed	3.45%/.47 pt.	3.50%/.27 pt.	6.20%
15-year fixed	2.57%/.38 pt.	2.54%/.27 pt.	5.26%
Rates for loans of \$584,200 and up			
30-year fixed	3.64%/.46 pt.	4.02%/.32 pt.	6.08%
15-year fixed	3.54%/.19 pt.	3.71%/.28 pt.	(not available)

¹Source: MortgageNewsDaily.com (accessed January 29, 2023)

Note: A point (pt.) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.

Source: Mortgage Loan USA

It should be noted that not all would-be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores. FICO, i.e., Fair Isaac Corporation, developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant's credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on factors such as: payment history, amounts owed, length of credit history, new credit, and types of credit in use.

Financing Availability Based on HMDA Data. HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to



design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

At this point, it can be determined that residents of Hawaiian Gardens residing in specific census tracts may have been denied mortgage loans based on factors other than their income, FICO scores, down payment, or the amount of loan requested, but research is needed to document mortgage-loan disparities.



6 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

The City of Hawaiian Gardens' prior Housing Element was adopted and certified by HCD in 2015. The City must assess the effectiveness of its existing housing goals, policies, and programs (adopted in the 2013-2021 Housing Element). Since 2010, the City experienced a slight reduction in population.

Hawaiian Gardens estimated RHNA allocation for 2013-2021 was 129 units. Building permit records indicate that 28 permits were issued for residential construction between 2013 and 2021, which included construction of multi-family units, single-family residences, and accessory dwelling units (ADUs). Therefore, assuming all 28 permits resulted in construction, the City fell short of meeting its total RHNA by 101 units during the 5th Cycle Housing Element. To date, the City's Building Department does not collect data regarding the target income levels of buyers for these units.

~~The estimated RHNA allocation for 2021-2029 is 432 units. The unaccommodated 2013-2021 allocation of 101 units was rolled over and was added to the 2021-2029 allocation of 331 units because HCD found that the City did not make adequate sites available to accommodate the 2013-2021 allocation. This resulted in the total allocation of 432 units.~~

~~The 2021-2029 Housing Element includes an inventory of vacant and underutilized land. The City is proposing to increase the densities in the residential zones, and rezone sites to high density residential and mixed use. The City is also proposing to allow two accessory dwelling units provided one has a recorded affordable housing covenant. Another action the City is taking is to allow garage conversions, and review development standards such as decreasing the front yard setbacks.~~

Between 2015-2021, the City issued four building permits for single family homes and ~~five~~6 permits for accessory dwelling units.

In the period from 2013-2021, the City provided funding for 48 rehabilitation projects.

The City successfully continued to provide updated infrastructure with the Safe Routes To Schools program, and state and federal funding for roadway improvements.

The City continued to adjust the Building Department and Code Enforcement procedures to be in compliance with changing Federal and State COVID-19 regulations, while still maintaining high levels of service for the community.

In 2021, there were 121 active Section 8 vouchers managed by the City.



Due to Federal and State mandated COVID-19 restrictions, the City continued the food distribution program by distributing food to families, either at the designated site, or direct delivery to a home; depending on the restrictions at the time.

The goals and policies adopted in the City's 2010 General Plan and included in the 2013-2021 Housing Element are appropriate to carry forward to the 2021-2029 planning period. A list of the goals and policies is included in Chapter 7. The program evaluation is included in this Chapter.

The evaluation included the accomplishments of each program against the objectives established in the 2013-2021 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes for inclusion in the 2021-2029 Housing Element. The status of each action item and the effectiveness of implementing that item are discussed in Table 6.1.



Table 6.1 Evaluation of 2013-2021 Housing Element Programs

2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
1. Land Use Element Implementation	This program implements the Land Use Element policies on the vacant, underutilized, and mixed-use development sites. The Land Use Element (LUE) was adopted on January 26, 2010. The sites identified in the Sites Inventory and Analysis are the same as described in the 2008-2014 Housing Element. The Land Use Element has not been amended since January 2010.	Timeframe: 2013 Responsibility: CDD Funding Source: General Fund (GF)	Ongoing, was monitored annually (coinciding with the fiscal year). Although sites were identified, monitoring showed that there was very little growth or activity within the city during this period. One identified site at 12329 214 th Street has an approved 5-unit apartment project. The second site has an approved 18-unit condominium project at 21821 Hawaiian Avenue. With no changes made to the LUE staff noted that the addition of mixed-use as a permitted use rather than as a new land use category was not effective.	Modify. This program has been modified: Renamed <i>Program 1 Adequate Sites</i> . Update. Statutory regulations. ~~Each fiscal year beginning in 2021/2022.~~ ~~A General Plan Update (GPU) will include Mixed-Use as a new category in the LUE.~~
2. Lot Consolidation Incentives	The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the Sites Inventory and Analysis. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City's website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include allowing higher densities for larger parcels once consolidated, flexibility in development standards, expedited processing, rounding up to the next unit when fractions are involved, fee waivers or deferrals as related to consolidation.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Lot consolidation was monitored annually (coinciding with the fiscal year). The CDD sought partners by attending conferences and discussing lot-consolidation opportunities and procedures with potential developers; however, CDD representatives did not receive any developer interest in lot consolidation for the parcels listed in the sites inventory. Existing uses and current ownership lack of interest in consolidation or selling to a developer are impediments to lot consolidation. Staffing issues were also identified as an impediment. The City does not have an economic development director or staff with experience in real estate transactions; this impaired the outreach efforts. Although some incentives were discussed with potential developers, none was officially implemented in the code update.	Modify. The City feels this program could be effective, but it needs to be modified. It has been renamed <i>Program 2 Promote Lot Consolidation</i> . Changes will update Statutory regulations to increase density, reduce development standard requirements and add specific incentives. Staff will be assigned to increase developer contact. 2024
3. Mixed Use Incentives	Mixed use incentives are intended to encourage such development on the vacant and underutilized C-4 General Commercial lots located along Carson Street and to provide housing at a density of 20 dwelling units per acre. On a case-by-case basis, the incentives could include the following: • expedited processing through the Minor Use Permit process; • density bonuses; • fee waivers; • small housing unit sizes in the form of SROs and efficiency units as defined by the Zoning Code; • reduced/shared parking; • relaxation of enclosed parking requirements; • increased heights and reduced setbacks through the minor exception process.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	The program was monitored annually in the GP update. No mixed-use development occurred. The C-4 zone district amendment to allow multi-family residential uses at 20 du/ac was not completed. Mixed use was added as a permitted use but proved not to be effective as no developers submitted applications for mixed-use projects. Lot consolidation was likewise not effective. Existing uses on adjacent underutilized lots impede lot consolidation and there are not enough vacant lots to meet the City's housing needs. The city needs to reach out to existing owners to put together marketing material for those areas where the existing uses are most amenable to change. Creating new mixed-use districts with increased density, reduced development standards, and added incentives should advance lot consolidation.	Modify. City will modify this program completely and rename it <i>Program 3 Affordable Housing Incentives</i> . The GPU will include incentives for all affordable projects, not just those in the C-4 zone district. ~~Mixed-Use will be added as a LUE zone district in the GPU and ZCU.~~



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
4. No Net Loss	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The City will also report on the number of extremely low, very low-, low- and moderate-income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	This program was implemented on an ongoing basis throughout the planning period. The City has kept records for vacant and underutilized parcels and evaluates capacity on a project-by-project basis. The city recognizes that there has been a lack of an increase in inventory for all categories ~~and there is a need for rezoning sites,~~ reducing development regulations, and increasing densities to accommodate additional inventory. HG amended its ADU ordinance both in 2019 and 2022 (Assembly Bill 2299 and Senate Bill 1069) in 2018 and _ Senate Bill 330 in 2019 to revise the application process and fees to make it easier to apply and be approved. The City is seeing an increase in applications for ADU units. Although only 6 building permits were issued for ADU units, during the period from 2019 to 2021, after the ordinance update, 15 new applications were received. Three are counted in the new units and an additional 10 have been approved with two units being upgraded to meet the state law and code requirements. The city will continue to update the ADU requirements within the development code to comply with State law <u>(see Program 15).</u>	Modify. The City will modify the program completely and combine it with <i>Program 1 Adequate Sites</i>. 2023 ~~This program will continue as modified in the HE Update, and pursuant to new State law, will incorporate provisions to promote ADUs that provide affordable rents to low- and moderate-income households.~~ ~~New densities and regulations are included in this HE which will accommodate the RHNA requirements.~~ ~~The updated ADU ordinance is increasing inventory. The new ADU ordinance provides additional opportunities for disadvantaged and lower-income households.~~
5. Zoning Code Amendments to Provide a Variety of Housing Types	The City has completed draft Zoning Code amendments to provide for a variety of housing types. The amendments will be considered and approved by the City Council concurrently with or soon after adoption of the 2013-2021 Housing Element. The amendments include definitions for: Single Room Occupancy Housing Employee/Farm Employee Housing Transitional and Supportive Housing	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF	Title 18 Zoning Code now includes definitions for: Employee housing Single room occupancy housing Transitional housing Supportive housing Farmworker housing was not included in the Employee housing definition, nor as a stand-alone definition because Hawaiian Gardens is situated in a densely developed urban area and is not near agricultural-production areas of the State. There was little growth in this area that could be determined by new development and without a permit-tracking process additions to existing housing are not formally counted in the City's inventory. However, the Code changes add a variety of housing types and create more opportunities for extremely low, very low-, low- and moderate-income units.	Modify. Renamed <i>Program 5</i> (now Program 4); this will be addressed in the Zoning Code Review. Will modify in updated HE. <u>Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified</u>2024
6. Maximum Density	The City will proactively encourage and facilitate the construction of housing on the vacant, underutilized, and mixed-use sites at the maximum densities permitted. In the event a development application on a specific lot is submitted to the CDD for less than the maximum density, the Director will encourage the applicant to construct housing at the maximum density. If the applicant wants to proceed at a density lower than the maximum density, then the City will identify a lot(s)/site(s) to replace the lower density with higher density housing. The higher density replacement lot/site could be accomplished through a re-zoning (R-3 to R-4), a density bonus or other means.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF	The city adheres to the state requirements for the density bonus program and has one apartment project currently proceeding through the entitlement phase using the program for reduced parking by providing two low-income units. No other projects have applied for the density bonus program. An 18-unit condominium project was approved in 2019 but was stalled due to pandemic issues. The project is currently in building plan check and when constructed will increase housing availability for above-moderate-income residents.	Modify. Renamed <i>Program 6</i> (now Program 5) <i>State Density Bonus Law Update</i>. Statutory regulations. The Zoning Code will be amended to comply with State Density Bonus Law. <u>2023-2024</u>

City of Hawaiian Gardens 2021- 2029 Housing Element
6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
7. Section 8 Rental Assistance	The Housing Authority annually receives from HUD about \$860,000 for purposes of providing rental assistance payments. These funds together with a General Fund contribution provide the financial resources for program administration and rental assistance payments.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: HUD funding and GF	Ongoing, was monitored annually (coinciding with the fiscal year). 112 active vouchers were managed by the City in 2021 which is consistent with previous years. The program has been effective, and the City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.	~~Continue~~ Modify. Program 7 (now Program 6) Section 8 Rental Assistance. <u>Will modify in updated HE. 20222023</u> ~~This program remains appropriate to the updated Housing Element and will be continued.~~
8. Nonprofit Housing Partnership	The City will continue to implement a Nonprofit Partnership Program in order to promote housing for low- and moderate-income households. The City will identify experienced nonprofit housing developers by: 1) contacting surrounding HOME participating jurisdictions to identify CHDOs (CDD housing development organizations); 2) contacting surrounding cities to identify nonprofit developers of recently constructed affordable housing developments and 3) contacting the Los Angeles Community Development Commission to identify special needs housing developers. The City will transmit a survey to the nonprofit developers to determine the kinds of affordable housing projects they believe could be implemented in the City. The nonprofits would be asked to identify the sources they intend to apply for and the assistance that could be provided by the City.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City contacted surrounding cities for input on identifying non-profit developers providing affordable housing projects and has created a list of organizations and developers to reach out to. The city has not effectively engaged any additional organizations but has recently received additional organizations to reach out too. The CDD Housing Division met with the Resident Advisory Board in 2015 and again in 2021 to obtain input on how to improve the Section 8 Program. Board members indicated that they were pleased with the current policies and goals of the Section 8 Program and did not recommend any changes. The city is changing the application parameters to be more inclusive of applicants not currently living within the city.	~~Modify~~ Continue. Program 8 (now Program 7) Nonprofit Housing Partnership. <u>Will modify in updated HE. 20242.</u> New development standards will make this program more implementable.
9. Extremely Low-Income Housing (ELI)	The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Hawaiian Gardens Housing Authority. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The City will work with the Harbor Regional Center to implement an outreach program that informs families within Hawaiian Gardens about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the Harbor Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority (PHA) Section 8 Program. The PHA also made available the guidebook, <i>California Tenants – a Guide to Residential Tenants' and Landlords' Rights and Responsibilities</i> to all its residents. Flyers are available in the City Hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library and City recreation centers. This program has been very well received and is effective in providing information, however it has not been effective in finding additional funding resources.	~~Continue~~ Modify. Program 9 (now Program 8) Extremely Low-Income Housing. <u>Will modify in updated HE. 20222023-2024</u> This program remains appropriate to the updated Housing Element with modifications.
10. Zoning Code Amendments to Remove Governmental Constraints	Definitions - of the Zoning Code will be updated to add a Licensed Group Home definition. The provisions of the California Health & Safety Code will guide the contents of the definition. Section 18.40.070A – Uses Permitted in the Residential Zones – will be updated to list the zones in which Licensed Group Homes will be permitted.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF	Title 18 Zoning Code now includes a definition for: Licensed group home Title 18 Zoning Code was amended to include Licensed group home as a permitted use in all residential zone districts except the Mobile Home Park zone district. This effectively permits group homes, but the city has not received any applications. More than half of residential properties in the city is rental property (65%), limiting the availability for group home agencies to purchase property.	Modify. Combine with Program 4, <i>Zoning Code Review</i> . <u>Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified 2022</u> This program remains appropriate to the updated Housing Element and will be continued with additional measures to remove governmental restraints.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
11. Housing Code Enforcement	The City will continue to implement – during the 2013-2021 planning period -- a Housing Code Enforcement Program. The program is implemented primarily on a complaint basis. The City staff inspects the properties and notices are given to the property owners having code violations. The latter may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This Program warns homeowners against converting a garage to a room addition without appropriate building permits.	Timeframe: Ongoing Responsibility: CDD Funding Source: GF & CDBG funding	The city's security bar removal program has been very effective. Additionally, the presale permits program ensures that homes are brought up to current code standards prior to being sold. The City's building department ensures that all projects meet the state ADA requirements for accessibility during the building permit process which includes the special needs community. Additionally, the city's Housing division has worked with the Fair Housing Network to identify complaints and open a path to their resolution. This is an ongoing program which staff feels has been effective in requiring landlords to take care of any reported issues. Over the 8-year period more than 3,300 code cases were reviewed with a greater than 90% completion rate. A new Beautification sub-program was added to work with owners of illegal ADUs to make the permitting process easier.	Continue/Modify. Program 11 (now Program 9) Code Enforcement ~~2023-2024~~ This program remains appropriate to the updated Housing Element and will be continued with additional measures to ~~remove additional governmental restraints~~ ensure compliance with AB 838 and promote a more active code enforcement program.
12. Pre-Sale Inspection	This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City will inspect the property, review pertinent City records, and issue a disclosure report that will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations. The owner or agent of the property must correct the noted violations. Upon correction, the CD Director will issue a Certificate of Correction.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF, CDBG funding	This program is ongoing, is monitored monthly and annually with reports going to the City Council The application is available by request at the counter, by email, and by a download from the City's website. This program has been very effective in making sure that homes meet city standards prior to sale. In the 8-year period from 2013 to 2021 approximately 400 presale inspection reports were completed ensuring that structures met code and health and safety standards.	Continue. Program 12 (now Program 10) Pre-Sale Inspection ~~2021-292022~~ This program remains appropriate to the updated Housing Element as it will continue to identify health and safety issues prior to sale of any property.
13. Housing Rehabilitation	This program includes grants and deferred housing rehabilitation loans to lower-income households.	Timeframe: 2013 Responsibility: CDD Funding Source: CDBG funding	This program is ongoing and is monitored annually (coinciding with the fiscal year). Since 2014, 20 units have been successfully assisted through this program. It is well-received and there is a waiting list of over 100 applicants for assistance. The program has been effective as Since 2014, 20 units have been successfully assisted. However, there have been ongoing issues with staffing for implementation and issues with selected contractors. The program was put on hold due to the pandemic so there was little done in 20/21. An RFP was put out in 2022 to select a new construction team and implementation will resume. In 2020 the City initiated a security bar removal program and completed 10 of these projects which were updated with improved security.	Modify. Combine with Program 14 (now Program 11) City Beautification. ~~2023~~ 2023-2024 This program remains appropriate to the updated Housing Element as it will continue to provide assistance for housing improvements. Additional funding sources are being investigated to address the waiting list.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
14. City Beautification	The program serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance of up to \$10,000 to residentially zoned and utilized properties, including mobile homes, containing up to two residential units for the cost of exterior improvements.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF and the Public Housing Authority.	This program is ongoing and is reviewed monthly and monitored annually (coinciding with the fiscal year). This program also includes a security bar removal program wherein residents can have their security bars on windows removed and replaced with security cameras or other security enhancements. The program is very effective. From 2013-2021 there were more than 48 rehabilitation projects that were completed. In 2020 the City initiated a security bar removal program and completed 10 of these projects. Approximately 25 mobile homes received financial grants through the Beautification Program. The City proposes to continue and expand this program. There is a very long waiting list of applicants. Additional funding sources are being investigated to increase the number of grants available per year.	Modify. This program remains appropriate and will be modified as Program 11, <i>City Beautification</i> . (It will include Housing Rehabilitation and Mobile Home Park Preservation Programs and will also include researching other grant opportunities for additional funding sources). 2023-2024
15. Fair Housing Services	The City's Fair Housing Services Program will continue to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and the Fair Housing Foundation (FHF), will continue to make available fair housing services to its residents. The FHF offers the following services: anti-discrimination, outreach and education, general housing (counsels tenants, landlords, and housing providers on their rights and responsibilities). The City will provide flyers on the Foundation's programs and services, booklets on Landlord/Tenant laws and rights, and will make available City offices for fair housing workshops.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: CDBG funding	Since 2014, the City has used CDBG funds for Code Enforcement, Single-unit Housing Rehabilitation Program, Business Assistance Program, Senior Activities Program, and Food Distribution Program. The program has met with much success and proven instrumental in assisting those who lost work or suffered during the Covid-19 crisis. It is ongoing and provides assistance to homeless, low income, seniors, and those in need. The city conducts hot meal and food distribution every week. There are several programs which are well-attended and usually have lines and waiting lists. Every Wednesday there is a drive-through food distribution event at City Hall. The food is provided through Food Finders (https://www.foodfinders.org/). It is open to all residents. Hot lunches are provided Monday through Friday to senior residents; due to Covid-19 social distancing constraints, lunch service is limited to 40 residents but will eventually be expanded to over 100. There are two application programs for those with disabilities. One provides hot meals daily and one provides a week's worth of frozen meals once a week. All programs are supported with city funds. The city's Senior Center serves the senior population within the city and offers programs and classes as well as information and staff assistance. The programs offered are well-attended and full-time staff are constantly busy assisting the senior population. The City currently works with the Los Angeles Homeless Service Authority (LAHSA). Members of the Department of Mental Health visit Hawaiian Gardens every Thursday to reach out to the homeless, to offer temporary sheltering at a regional shelter which services Hawaiian Gardens' homeless. However, most decline temporary shelter and they cannot be forced to enter a shelter. In 2020 the City adopted the Public Housing Agency 5 Year and Annual Plan. The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the PHA's Section 8 Program. The PHA also made available the guide <i>California Tenants – a Guide to Residential Tenants' and Landlords Right and Responsibilities</i> to all its residents.	Modify. Combine with Program 16, <i>Fair Housing Information</i> . Renamed to Program 12, <i>Fair Housing</i> . ~~2021-29~~ ~~2022~~



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
16. Fair Housing Information	The Housing Division of the CDD provides links to the following fair housing resources: U. S. Department of Housing and Urban Development (HUD) - Fair Housing/Equal Opportunity (HUD) - Fair Housing Foundation - Housing Rights Center - National Fair Housing Advocate - Legal Aid Foundation - A Guide to Residential Tenants' and Landlord Rights and Responsibilities The Housing Division will add the following resource to its links: - California Department of Fair Employment and Housing (https://calcivilrights.ca.gov/) To continue its efforts at disseminating fair housing information, the Housing Division of the CDD Development Department will transmit to on-site resident apartment managers the following important documents: - U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act</i> (May 17, 2004) - U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act</i> (March 5, 2008)	Timeframe: 2014 or approximately six months after Housing Element adoption Responsibility: CDD Funding Source: GF	While the City has made advances in the areas of special needs housing, including ensuring fair housing for members of the community with special needs, the City's outreach and enforcement capacities are limited. The City will therefore address these issues from a regulatory standpoint, but also strengthen partnerships with outside organizations to provide and protect housing for households with special needs. The City's Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies. The city refers fair housing complaints to the Housing Rights Center and advertises fair housing services and information through the city newsletter, on the city website, and local papers and informs all city employees of the available services for referral. Flyers are available in the city hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library, and City recreation centers. Information for persons with disabilities, including developmental disabilities, programs are featured on the city website on a rotating basis. The information is also available at City locations throughout the city such as the library, safety center, and recreation centers.	Modify. For the 2021 to 2029 HE the City will modify this program and combine it with Program 15 <i>Fair Housing Services and the combined Programs 15 and 16</i> to new Program 12, <i>Fair Housing</i>. <u>Will modify in updated HE.</u> *The City will <u>increase public outreach and education efforts and</u> continue to work with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program. 2021-29, <u>with benchmarks in 2023 and 2024.</u>
17. Preservation of "At Risk" Affordable Housing Developments	- As a resource for preservation, the CDD Development Department will implement the following technical assistance activities during the 2013-2021 time period: - Evaluation of the legal and procedural framework for preservation of at-risk units. - Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion. - Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion. - Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds. - Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations. In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program to facilitate the preservation of the affordable rental housing.	Timeframe: 2013 Responsibility: CDD Funding Source: GF, and program funding	Ongoing, is monitored annually (coinciding with the fiscal year). The City's CDD Housing Division continues to evaluate, analyze, and seek funding to preserve at risk units. The city monitors the status of any HUD notices every three months as described but has not had any notices of intent to convert units to market rate. The City's Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies. The Section 8 program continues serving City residents. Several conversion projects are ongoing, and the city is working with the applicants to continue the income and rental rate of the existing tenant to the new properties.	Modify. Rename Program 17 (<i>now 13</i>), <i>At-Risk Housing Preservation</i>. <u>Will modify in updated HE. 2021-292022</u> The city will continue to monitor and work with the available affordable housing entities and ensure that any at risk units are identified and assisted.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
18. Mobile Home Park Preservation	The City has a Mobile Home Park Zone that has been applied to two parks. Chapter 18.40.060 states the purpose of this zone: <i>The purpose of the mobile home park zone (MHP) zone is to preserve existing mobile home park sites, consistent with the city's goals of accommodating alternative housing types. Through this zoning, the City preserves affordable housing.</i>	Timeframe: 2013 Responsibility: CDD Funding Source: GF and Grant funding	Ongoing, is monitored annually (coinciding with the fiscal year). In Hawaiian Gardens, a manufactured/ factory-built house is a single-family detached dwelling unit and is treated as such. The mobile home housing program has proved successful at providing a low to moderate income housing option within the city and will continue to be supported. Mobile homes are included in the beautification program for grant funding for housing improvements. Grant funding is ongoing throughout the next cycle.	Modify. Combine with Program 11, <i>City Beautification</i>. <u>2023</u>-2024
19. General Plan Energy Conservation	• Develop an educational outreach program that provides the CDD with useful information regarding energy efficiency and conservation. • Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. • Revise the Zoning Code to include guidelines to support energy efficient residential and nonresidential design. • Revise the Zoning Code to include green building guidelines for new residential and nonresidential development.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Ongoing, is monitored annually (coinciding with the fiscal year). The City continues to review energy conservation improvements as part of the rehabilitation program. Title 18, Zoning Code, includes a section on nonresidential design. Title 15, Buildings and Construction, includes a section on small residential rooftop solar energy system. Title 6, Health and Safety, includes references to green building standards code. Title 13, Utilities, references green roofs. Title 18, Zoning Code, pending amendment for green building guidelines.	Modify. Renamed Program 19 (<i>now Program 14</i>), <i>Energy Conservation</i>. Update: incorporate information on energy conservation in Program 11, <i>City Beautification</i>. New: Program 16, <i>Consistency with the General Plan</i> 202<u>5</u>⁴



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

7 HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This section of the City of Hawaiian Gardens Housing Element addresses the State's housing element requirements for a "*statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.*"

The goals, policies, and programs identified in this Housing Element serve to support the State of California's overarching goal of providing, "decent housing and a suitable living environment for every California" (Government Code Section 65580). The programs have been reviewed, in relationship to the General Plan, updated analysis, and state housing laws, and modified accordingly.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the City throughout the 2021-2029 planning period given the limitations imposed by current, economic circumstances; social conditions; budget constraints; and available local, State, and federal funding.

7.1 HOUSING GOALS, POLICIES, AND PROGRAMS

The City's housing goals have been developed to respond to the key housing related issues facing the City. The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. The following list are the goals, with respective policies, that the City adopted for the 5th cycle Housing Element. The City will continue to apply these goals and policies for the 6th Cycle Housing Element as a guide for implementation of the City's continued, modified, and new housing programs, to provide a variety of housing opportunities for all residents. Following the Goals and Policies, list is a description of the continued, modified, and new programs.

6th Cycle Goals and Policies

Goal 1. Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Policies:

- 1A. Implement the Land Use Element and Zoning Code to achieve adequate housing sites.
- 1B. Facilitate the construction of the maximum feasible number of housing units for all income groups.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- 1C. Encourage the development of mixed-use housing opportunities in the General
- 1D. Commercial land use designation on sites with a minimum lot size of 1 acre.

Goal 2. Provide housing affordable to extremely low-, very low, low- and moderate-income households.

Policies

- 2A. Continue to implement land use regulations that facilitate meeting affordable housing needs.
- 2B. Continue to pursue the development of an affordable housing development.
- 2C. Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Hawaiian Gardens Housing Authority.

Goal 3. Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.

Policy

- 3A. Approve Zoning Code amendments as they are needed in order to comply with State law.

Goals 4, 5. 4. Achieve a housing stock free of substandard dwelling units; 5. Conserve and improve the existing stock of affordable housing.

Policies

- 4, 5A. Continue to support a Housing Code Enforcement Program to help maintain the physical condition of housing.
- 4, 5B. Continue to support a Housing Rehabilitation Program subject to funding availability.
- 4, 5C. Continue to implement the City Beautification Program subject to funding availability.

Goal 6. Attain a housing market with “fair housing choice,” – the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Policies

- 6A. Continue to promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

- 6B. Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

Goal 7. Preserve the existing supply of affordable housing that is financially assisted by City, County, and State or Federal governments.

Policies

- 7A. Monitor and protect the supply of affordable housing.
- 7B. Ensure the long-term affordability of future affordable housing developments.

Goal 8. Achieve reductions in energy consumption.

Policies

- 8A. Educate residents regarding the need for energy conservation.
- 8B. Encourage the use of passive solar design for new projects.
- 8C. Encourage the use of green building techniques and sustainable building practices.

Housing Programs – Continued, Modified, And New

Following the evaluation of the 5th Cycle Housing Element programs, the City proposes to continue many of the programs due to their community success and support. Additionally, a number of programs have been modified to be combined with similar programs, and or, include additional information. Finally, in response to community needs, analysis from this Housing Element, and statutory regulations, the City is proposing several new programs. Table 7.1 provides a list of the programs, followed by a description of each respective program.



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Table 7.1 6th Cycle Housing Element Programs

Program	Program Name	Responsible Department	Completion Date ^{Time} Frame
Continued and Modified 2013-2021 Programs – Now included as Programs in 2021-2029			
1	Adequate Sites	Community Development	<u>Each fiscal year beginning in 2023 through 2029, 2023</u>
2	Promote Lot Consolidation	Community Development	<u>Beginning in 2024 through 2029, 2024</u>
3	Affordable Housing Incentives	Community Development	<u>Each year 2021-2029, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024, 2024</u>
4	Zoning Code Review	Community Development	<u>Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified 2023-Statutory Regulations. Other amendments within 3 years of 6th Cycle Housing Element adoption</u>
5	State Density Bonus Law	Community Development	<u>2023-2024</u>
6	Section 8 Rental Assistance	Community Development	<u>Each year 2024, 2023 and ongoing through 2029, 1</u>
7	Nonprofit Housing Partnership	Community Development	<u>2024</u>
8	Extremely Low-Income Housing	Community Development	<u>Each year 2021-2029, with benchmarks in 2023 and 2024</u>
9	Code Enforcement	Community Development	<u>Each year 2021-2029, with benchmarks in 2023 and 2024, 1</u>
10	Pre-Sale Inspection	Community Development	<u>Each year 2021-2029</u>
11	City Beautification	Community Development	<u>Each year 2021-2029, with benchmarks at the end of 2023 and 2024</u>
12	Fair Housing	Community Development	<u>Each year 2021-2029, with benchmarks in 2023 and 2024</u>



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program	Program Name	Responsible Department	Completion Date/Time Frame
13	At-Risk Housing Preservation	Community Development	<u>Each year 2021-2029</u>
14	Energy Conservation	Community Development	<u>2025</u>
15	Accessory Dwelling Units	Community Development	<u>Within 6 months of 6th Cycle Housing Element adoption</u> <u>Ongoing with annual updates as needed</u>
16	Consistency with the General Plan	Community Development	<u>The time frame will coincide with the time frame established in Program 4, 2022</u>
New Programs 2021-2029			
17	Disability Access	Community Development	Each year 2021-2029
18	Emergency, Transitional, and Supportive	Community Development	Each year 2021-2029, <u>with benchmarks by the end of 2023</u>
19	Food Distribution	<u>Community Development</u> <u>Recreation and Community Services</u>	Each year 2021-2029
20	Housing Conditions Survey	Community Development	<u>2024 and 2029</u>
21	Infrastructure Availability	Community Development	<u>2024</u> <u>Each year 2021-2029</u>
22	Low Barrier Navigation Centers	Community Development	<u>2025</u>
23	Persons with Special Needs	Community Development	<u>2024, 2025</u> <u>2023, 2024, and each year 2021-2029</u>
24	Public Participation	Community Development	Each year 2021-2029, <u>with benchmarks in 2024</u>
25	Replacement Housing	Community Development	2024
26	Single Room Occupancy	Community Development	<u>2024</u>
27	<u>Increase</u> ~~Zone~~ District Densities <u>Update</u>	Community Development	<u>Within 3 years of 6th Cycle Housing Element adoption</u> <u>2024</u>
28	<u>Rezone Sites</u>	<u>Community Development</u>	<u>Within 3 years of 6th Cycle Housing Element adoption</u>
<u>2028</u>	<u>Garage Conversions</u> <u>Join the Gateway Cities Affordable Housing Trust (AHT)</u>	Community Development	2023



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Program	Program Name	Responsible Department	Completion DateTime Frame
~~3029~~	Cottage/Carriage Dwelling Units	Community Development	2024
~~3130~~	Permit Streamlining	~~Public Works~~ ~~DepartmentCommunity~~ ~~Development~~	~~20242023~~
~~3231~~	Place based mobility and strategies	~~Public Works~~ ~~DepartmentCommunity~~ ~~Development~~	~~2023-2024~~
~~33~~	~~Inclusionary Zoning Ordinance~~	~~Community~~ ~~Development~~	~~2023~~



City of Hawaiian Gardens 2021-2029 Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

7.2 PROGRAM DESCRIPTIONS

Program 1: Adequate Sites

The City will prepare an annual monitoring report for vacant and underutilized sites. This report shall identify any changes to use, potential environmental concerns, and site development that occurs in each fiscal year beginning in ~~2021/2022~~ 2023 through 2029. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Government Code §65863 states that no jurisdiction shall “reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, than projected” for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction’s need. The City will evaluate residential development proposals for consistency with statutory requirements, and the City’s General Plan goals and policies as they relate to the housing needs of the community.

Time Frame: Each fiscal year beginning in ~~2021/2022~~ 2023 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 2: Promote Lot Consolidation

The City will play an active role in facilitating lot consolidation. The City will work with the development community and property owners to develop information that will assist with consolidating lots. Lot consolidation requests will be processed ministerially. The lot consolidation procedure will be posted on the City’s website and discussed with developers during the preliminary review team process. Beginning in 2024, the City will establish development incentives including a list of potential consolidation sites, provide assistance with compliance with the state’s Subdivision Map Act requirements, fee reductions, ADA compliance, infrastructure support, allowing higher densities for larger parcels once consolidated, and flexibility in development standards. Staff will be assigned to increase developer contact.

Time Frame: Beginning in ~~2023~~ 2024 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.



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7. HOUSING GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Program 3: Affordable Housing Incentives

As part of the City's efforts to provide a variety of affordable housing throughout the community, the City shall annually prepare a list of updated incentives for developers to be distributed to developers active in the City and region, including non-profit housing partners, the Building Industry Association, and Chamber of Commerce.

This 6th Cycle Housing Element includes the following new incentives that shall be added to the incentive list in 2024:

- ~~— These incentives include amending the Zoning Code to allow residential uses in the C-2 and C-4 zone districts and establishing a new Mixed-Use zone district with minimum residential density of 30 dwelling units per acre and maximum residential density of 40 dwelling units per acre. With density bonuses, densities would increase.~~
- Additional incentives include ~~e~~Expedited processing;
- ~~f~~Fee waivers;
- ~~r~~Reduced/shared parking;
- ~~r~~Relaxation of enclosed parking requirements; and
- ~~i~~Increased heights and reduced setbacks.

The General Plan Update will include incentives for all affordable projects. ~~Mixed-use zoning will be added.~~ The City will also provide technical assistance and information to interested affordable housing developers and post (at the Planning Department and on the City website) the Housing Element Sites Inventory table that identifies residential development sites and a technical assistance memo on the use of the State's Density Bonus provisions.

Time Frame: Ongoing 2021-2029, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 4: Zoning Code Review

The City shall review the Zoning Code and complete the required amendments including the following:

- ~~Change mixed use from a use category to a zone district; and~~
- ~~Adopt an Inclusionary Zoning Ordinance;~~
- ~~Non-residential zone districts (C-2, C-4) to permit multifamily residential uses as permitted uses;~~
- Review and update definitions section of Municipal Code, for definitions that include housing related terminology including family. ~~—The definition will be changed to: Family~~



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means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit;

- Review and amend definitions for; employee/farming, ~~elimination of “granny flat” term,~~ garage conversion, accessory dwelling unit, and other terminology pursuant to statutory regulations;
- Eliminate the term “granny flat”;
- Review and amend requirements for Single Room Occupancy units to be approved ministerially with permissive development standards by the end of 2024;
- Review and amend development standards for ADUs (including garage conversions) to provide incentives to promote the development ADUs for very low-, low-, and moderate-income households by the end of 2023;
- Review and amend parking standards and entitlement process for residential care facilities with seven or more persons;
- Review and amend parking standards for all uses;
- Amend the maximum height requirement in the R-4 zone to 4 stories or 45 feet, whichever is less by the end of 2024;
- Increase the maximum densities permitted for residential and commercial zones specified in Program 27 by the end of 2024;
- Continue to review and amend- development standards ~~including setbacks to promote development of higher density housing in the City, including affordable housing projects within residential zones, and in non-residential zones (in accordance with AB 2011).~~
- Review and amend ; guidelines to support energy efficient residential and nonresidential design and; green building guidelines for new residential and nonresidential development; ~~open space requirements;~~
- Review, and preservation of the mobile home park zone.

Time Frame: Any required statutory regulation amendments shall be completed in 2023. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified above.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 5: State Density Bonus Law Update

The City shall review the City's density bonus standards and amend the Zoning Code as necessary to comply with State Density Bonus Law. The City will implement the State's density bonus laws.



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Time Frame: Any required amendments shall be completed in 2023 - 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 6: Section 8 Rental Assistance

The City Housing Authority will continue to provide rental assistance to City residents through the Section 8 Rental Assistance Program. The City will work with landlords of existing apartment buildings by the end of 2023 and future apartment buildings during the initial lease-up process to promote participation in the Section 8 Housing Program.

Time Frame: 2023 and ongoing ~~2021- through~~ 2029.

Responsibility: Community Development Department, Housing.

Funding: HUD funding and City General Fund.

Program 7: Non-Profit Housing Partnership.

The City will continue to implement a Non-profit Partnership Program in order to promote housing for low- and ~~moderate-income households~~ extremely low-income households and supportive housing. The Community Development Director will develop an action plan with the City's nonprofit partners to develop housing for extremely low-income households by the end of 2024. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

~~The City will maintain a list of non-profit housing developers and continue to communicate with non-profit housing developers to identify affordable housing sites in the City as well as expedited permit processing, density bonuses, incentives, and funding.~~

Time Frame: 2024 ~~Ongoing 2021-2029~~.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.

Program 8: Extremely Low-Income Housing

The City will work with the Harbor Regional Center to create and implement an outreach program that informs families within Hawaiian Gardens on housing, funding, and services available for extremely low-income households, including persons with disabilities. The City is



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required to meet with the Harbor Regional Center to create an outreach program by the end of 2023, and implement the outreach program by the end of 2024. The outreach program would continue until 2029. Once the outreach program is implemented, the outreach program will be evaluated each year and amended as necessary to ensure its continued success. The outreach program could include a community-wide event sponsored by the City where materials about housing, funding, and services available for extremely low-income households would be distributed.

Information will also be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to extremely low-income households.

Time Frame: ~~Ongoing 2021-2029~~ 2023-2024, and each year after 2024 until 2029.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.

Program 9: Code Enforcement

The City will continue to implement the Code Enforcement Program ,with modifications to address the requirements of AB 838 and ensure a more proactive code enforcement program during the planning period. The program is implemented primarily on a complaint basis, and also includes Pre-Sale Inspections. City staff will inspect the properties prior to sale and provide notices to property owners having code violations.

In accordance with AB 838, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City will also create a code enforcement progress program by the end of 2023 and will be implemented by June 2024. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.

Violations may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This program will also ~~continue~~ to



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educate homeowners ~~against on the requirements and process to legally converting and allowing the conversion of a~~ garages to an attached or detached room addition ADU; promote and encourage the security bar removal program; work with homeowners of illegal accessory dwelling units to make permitting and code compliance easier; and provide information on accessibility compliance.

Time Frame: Ongoing 2021-2029, with benchmarks in 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 10: Pre-Sale Inspection

This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City inspects the property and pertinent City records and issues a disclosure report that: will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations.

The owner or agent of the property must correct the noted violations. Upon correction of the violations, the Community Development Director issues a Certificate of Correction.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department, Code Enforcement.

Funding: City General Fund.

Program 11: City Beautification

The City's housing rehabilitation program is called the City Beautification program and serves to assist all income households in the elimination of blight, address building code and zoning violations, remove security bars from windows, enhance the City of Hawaiian Gardens neighborhoods, and bring properties into compliance with the Municipal Code. The program offers grants to residents that range from \$3,000 to \$25,000. The grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. ~~The program currently provides financial assistance of up to \$10,000 to residentially zoned and utilized properties, containing up to two residential units for the cost of exterior improvements.~~ Condominiums and mobile homes may participate in the program. ~~Two grants are awarded totaling \$25,000 each for homes in severe condition.~~ The contractor must be in good standing with the California State Contractor License Board to perform construction



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work as identified by the City. The contractor is responsible for obtaining all applicable City building permits, zoning clearances, and following health and safety regulations.

The program shall be expanded to provide additional information for the following: grants to improve energy efficiency and conservation by the end of 2024. Additionally, the City shall continue to research other grant opportunities and additional funding sources throughout the planning period to be able provide more grants to lower-income households by the end of 2024. The City shall also create additional income requirements to prioritize the distribution of grants to lower-income residents who are currently on the waitlist by the end of 2023.

Time Frame: Ongoing 2021-2029 with benchmarks at the end of 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund, Public Housing Authority and CDBG funding.

Program 12: Fair Housing

The City's Fair Housing Services Program will continue to promote fair housing through its participation in the federally funded Housing Choice Voucher/ Section 8 Program. The City will also continue to work with the Housing Rights Center and Stay Housed LA to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program.

To City will increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, the City is required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions.

The City will also meet with other cities in the County who have implemented policies that address fair housing issues, such as eviction diversion, moratorium on major renovation related evictions, and rent control or rental caps, by the end of 2023. Based on outreach and meetings with other cities, the City will create feasible policies to address fair housing issues by the end of 2024.

Time Frame: 2023, 2024 and oOngoing 2021-2029.

Responsibility: Community Development Department.



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Funding: City General Fund.

Program 13: At-Risk Housing Preservation

The City will continue to monitor and work with the available affordable housing entities and ensure that any at-risk units are identified and assisted. Specifically, the City will implement the following technical assistance activities during the 2021-2029 planning period:

- Evaluation of the legal and procedural framework for preservation of at-risk units.
- Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion.
- Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion.
- Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds.
- Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations each year.
- In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program before the contract is terminated to facilitate the preservation of the affordable rental housing.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 14: Energy Conservation

The City will develop an educational outreach program that provides the community with useful information regarding energy efficiency and conservation. The City will consider the following: expanding the residential rehabilitation program to include improvements that promote energy conservation, revising the Zoning Code (also included in Program 4, *Zoning Code Review*) to include guidelines to support energy efficient residential and nonresidential design, and to include green building guidelines for new residential and nonresidential development.

Time Frame: 2025.

Responsibility: Community Development Department, Building/Planning.



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Funding: City General Fund.

Program 15: Accessory Dwelling Units

The City ~~will update~~ the Accessory Dwelling Unit (ADU) requirements within the Zoning Code, and ~~update-adopted the~~ Ordinance No. 2022-607, to comply with State statutory requirements (see Chapter 18.90.080 of the City's Zoning Code). The City will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law and promote the development of ADUs. ~~The City will review preparing an ordinance with regulations and standards allowing two detached ADU's per premises, if at least one of the ADU's is deed restricted for affordable to very low, low, or moderate income households. The City will further review development standards and make amendments as necessary to provide incentives and to promote the development of attached or detached accessory dwelling units for very low-, low-, and moderate income households. Review could include exploring and pursuing available state funding, fee reductions, pre-approved plans, and homeowner/applicant assistance tools. As discussed in Program 28, below, the City will join the Gateway Cities Affordable Housing Trust, which will make available additional financing options for the construction of ADUs that provide housing for lower income households.~~

Time Frame: Ongoing, with annual updates as needed.

Responsibility: Community Development Department, Planning.

Funding: City General Fund.

Program 16: Consistency with the General Plan

The City shall conduct a comprehensive review as part of its General Plan implementation to achieve consistency with other General Plan elements, policies, programs, and community goals to reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. Similarly, as the Zoning Code is amended to increase densities ~~and add a new mixed-use zone~~, the General Plan will be reviewed for any required amendments to maintain consistency.

Time Frame: The time frame will coincide with the time frame established in Program 4. ~~Ongoing 2021-2029.~~

Responsibility: Community Development Department, Planning.

Funding: City General Fund.



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Program 17: Disability Access

The City currently requires new development to comply with State disability access standards and the 2022 Los Angeles County Building Code. The City shall continue to enforce the American with Disabilities Act (ADA). Additionally, the City Zoning Code includes reasonable accommodations procedures. The City will continue to monitor requests and make findings and update the code as necessary to provide reasonable accommodations.

Time Frame: Ongoing 2021-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 18: Emergency, Transitional, and Supportive Housing

The City will continue to monitor the inventory of sites appropriate to accommodate transitional housing and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. Additionally, the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers.

The City's Public Safety Department will partner with the Los Angeles Homeless Service Authority (LAHSA), who visits the City weekly, to reach out to the homeless and offer temporary sheltering at a regional shelter which serves the City's homeless.

The City will work towards providing short-term (e.g., shelters) and long-term (e.g., rental housing) housing in the City and/or surrounding cities to serve the local homeless population. The City will do this through the following three actions:

- (1) Create a program to provide incentives to property owners to waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.
- (2) Meet with nearby cities (e.g., Redondo Beach, Hawthorne) who have invested in creative design solutions (e.g., tiny homes) to provide short-term and long-term housing.
- (3) Collaborate with neighboring cities (e.g., Lakewood, Cypress, and Long Beach) to provide more short-term and long-term housing to serve the local homeless population.

The above three actions shall occur no later than December 31, 2023.

Additionally, the City will work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide formerly homeless people in short-term and long-term housing with essential supportive services (e.g., medical, addiction, senior, veteran, mental health).



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The City will continue to initiate ~~rezoning and~~ code changes related to parking requirements in order to comply with AB 2339 (Weiner). The City will continue to identify residential and mixed-use zones as well as Downtown Commercial and Light Industrial zones where emergency shelters will be permitted ministerially (not just any zone). The City will draft objective standards and analyze each of the standards that it adopts from the statutory list as a potential constraint on housing for all income levels. The definition of “emergency shelter” will be revised to include “other interim interventions” beyond those enumerated in the statute. Only certain types of sites count (vacancy, proximity to services are factors) and, throughout the cycle, the City must maintain sufficient sites in its inventory to meet its shelter needs (the statute now provides a method of calculating default shelter capacity for sites).

The City will work to obtain grant funds to provide beds for homeless individuals. The City will work on creating partnerships with other cities and non-profit organizations to find beds for the homeless.

Time Frame: Ongoing 2021-2029, with benchmarks by the end of 2023.

Responsibility: Community Development Department, Planning, Housing.

Funding: City General Fund.

Program 19: Food Distribution

The City will continue to provide the City’s food distribution program on a weekly basis. The City will also refer residents to the Hawaiian Gardens Food Bank and St. Peter Chanel Catholic Church who also provide food distribution. The City shall assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.) with food distribution services.

Time Frame: Ongoing 2021-2029.

Responsibility: Recreation and Community Services Department.

Funding: City General Fund.

Program 20: Housing Conditions Survey

The City shall complete a Housing Conditions Survey to identify the number of units in need of rehabilitation and replacement by the end of 2024. The City shall work with residents and landlords to facilitate rehabilitation and replacement efforts to improve housing conditions in the City. The City shall refer residents and landlords to funding sources available to assist with repairs. The City shall complete a subsequent Housing Conditions Survey by June 2029 to maintain an accurate record of housing conditions in the City during the planning period.



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Time Frame: The ~~s~~Survey shall be completed ~~in 2024-2026~~by the end of 2024 and a subsequent survey shall be completed between January 2029 and June 2029.

Responsibility: Community Development Department, Planning/Housing.

Funding: City General Fund.

Program 21: Infrastructure Availability

The City shall continue to work with the Golden State Water Company to identify and coordinate water services and with Los Angeles County to coordinate sewer services. The City will review new development to determine levels of infrastructure needed to ensure appropriate levels of water, sewer, circulation, storm drainage, and other utilities' are available and have capacity.

Time Frame: Ongoing 202~~1~~2-2029.

Responsibility: Community Development and Public Works Departments.

Funding: City General Fund.

Program 22: Low Barrier Navigation Centers

The City shall review the City's non-residential zones and amend the permitted uses sections of the appropriate zone districts to include low barrier navigation centers, in compliance with statutory requirements. Low barrier navigation centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including the commercial zones.

Time Frame: 2025.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 23: Persons with Special Needs

The City shall seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with special needs. The City shall create and implement a ~~provide~~ regulatory incentive programs that specifies incentives, such as expedited permit processing and fee waivers and deferrals, ~~to-for~~ projects targeted for persons with special needs including physical and developmental disabilities, seniors, large families, female-headed households, farmworkers, and the homeless by the end of 2024.

The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with special needs and provide information on the incentive program. The City shall continue working with the ~~Housing Rights Center~~ Harbor



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Regional Center in-to create and implementing ~~the an~~ outreach program by the end of 2023 to informing families within the City of housing and services available for persons with special needs.

Information will be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to persons with special needs.

Time Frame: Ongoing 2021-2029, with benchmarks in 2023 and 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 24: Public Participation

The City encourages community participation in all City programs. Residents have a number of opportunities to access information and keep updated on community events and public hearings, accessing informational brochures, and learning of City activities including: the City's website, City newsletter, postings at City Hall, Library, Safety Center, Senior Center, social media, and Recreation Centers. The City also advertises hearings, as well as other City programs, in the local newspaper (Los Cerritos Community Newspaper).and in the City newsletter.

Information is provided in English and Spanish, and in Korean when applicable. A Spanish interpreter is also available during public hearings to facilitate communication between individuals who only speak Spanish. Brochures at City Hall are available in both English and Spanish. Spanish-speaking employees also facilitate the dissemination of information regarding City programs. The City shall utilize the local newspaper (Los Cerritos Community News) to post notices and utilize the City's website to encourage residents to attend City Council and Planning Commission meetings.

The City shall also participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. The City shall distribute a progress survey at the event, which shall include questions related to fair housing issues (e.g., affordability, access to resources, environmental hazards, and range of housing types). The first progress survey shall occur in the year 2024. The results of the progress survey shall be used to evaluate the effectiveness of Programs identified to affirmatively further fair housing. This will allow the City to get more input into its programs and tailor them to meet the needs expressed by residents.

In accordance with Assembly Bill 1483, the City will post the current schedule of fees and exactions on the City's website in 2022.

Time Frame: Ongoing 2021-2029, with benchmarks in 2024.

Responsibility: Community Development Department.



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Funding: City General Fund.

Program 25: Replacement Housing

Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915 (c)(3). This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. The City shall prepare a Replacement Unit program, and amend the Zoning Code as required, in compliance with statutory requirements.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 26: Single Room Occupancy

The City will review and amend the Zoning Code to ~~include allow Single Room Occupancy units ministerially with permissive development standards within residential zones, and non-residential zones (in accordance with AB 2011) by the end of 2024.~~ consideration of single room occupancy units in conjunction with a multifamily project and a mixed-use with a residential component project, in nonresidential zone districts.

Time Frame: 2024~~3~~.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 27: Zone District Densities Update

To ~~promote the development of a range of housing types, address a shortfall and un-accommodated need for housing units,~~ the City will eliminate the Single-Family Estates (R1 10,000 square foot lot minimum) zone district and replace it with the R-1 Single Family Residential zone district ~~and add a Mixed Use zone district.~~ Further, the City will adopt new density standards to increase allowable minimum and maximum densities for residential and nonresidential zone districts, ~~including a new mixed-use zone district.~~ Additionally, the City will revise development standards (e.g., setbacks, parking standards) within residential zones and commercial zones to encourage the development of maximum densities within these zones.



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Table 7.24 shows the respective density increases to be adopted:

Table 7.24 Proposed Residential Densities

Zoning	Current Density	Proposed Minimum Density	Proposed Maximum Density
R-1 Single Family Residential	7.2 units/acre	7.2 units/acre	10 units/acre
R-2 Medium Density Residential	17.4 units/acre	17.4 units/acre	23 units/acre
R-3 Intermediate Residential	18.9 units/acre	18.9 units/acre	25 units/acre
R-4 High Density Residential	23.5 units/acre	23.5 units/acre	30.4 units/acre
C-2 Downtown Commercial (~~New Mixed Use~~)	Residential ~~not~~ <u>Allowed via AB 2011</u>	~~N/A~~ 30 units/acre	430 units/acre
C-4 General Commercial	Residential ~~not~~ <u>Allowed via AB 2011</u>	30 units/acre	40 units/acre
~~Mixed Use (new)~~	~~N/A~~	~~30 units/acre~~	~~40 units/acre~~
~~Industrial Mixed Use (new)~~	~~N/A~~	~~30 units/acre~~	~~40 units/acre~~

For all zone districts, densities could be increased with a density bonus.

Time Frame: ~~2024~~2023.

Responsibility: Community Development Department.

Funding: City General Fund.

~~Program 28: Rezone Sites~~

~~The City shall rezone the sites identified in the sites inventory, as needed to accommodate the RHNA requirements.~~

~~Time Frame: By October 15, 2023. Responsibility: Community Development Department.~~

~~Funding: City General Fund.~~

~~Program 29~~28: Garage Conversions – See Program 15 Join the Gateway Cities Affordable Housing Trust (GCAHT)

The City will join the Gateway Cities Affordable Housing Trust (GCAHT) to work collaboratively with neighboring cities to address regional issues of affordability, substandard housing stock, and homelessness. The GCAHT will provide funding sources that can be towards affordable housing projects in the City and permanent supportive housing developments to support unhoused people in the City.



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Time Frame: 2023.

Responsibility: Community Development Department.

Funding: City General Fund.

Program ~~3029~~: Cottage/Carriage Dwelling Units

The City will review and amend the Zoning Code to include Cottage/Carriage Dwelling Units. The City will establish a Cottage/Carriage Dwelling Unit ordinance including but not limited to the following: permitted use in residential zones, processed ministerially, design review administrative process, four to eight units per parcel, number of units determined by floor area ratio rather than density (units/acre), common open space, one-two story units, parking one space per unit (if located outside a 0.5-mile radius of a major transit station), parking allowed in set aside area not necessarily at each unit (carriage unit above parking space), and reduced setbacks.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program ~~3130~~: Permit Streamlining

The City will continue to operate expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). The City will also develop written procedures for SB 35 by the end of 2023. The City will also advertise the expedited permit process on the City's website and circulate a notice with the Building Industry Association and Chamber of Commerce.

Time Frame: 2023.

Responsibility: Community Development Department.

Funding: City General Fund.

Program ~~3231~~: Place-Based Mobility and Strategies Program

The City will complete a bike lane study to develop a citywide Master Plan and determine the locations of future bike lanes. The City was awarded a grant of \$370,000 in order to complete this study.

Time Frame: 2023 – 2024.



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Responsibility: Public Works Department.

Funding: Caltrans – 2023 Active Transportation Program.

Program 33: Inclusionary Zoning Ordinance

~~The City will initiate an Inclusionary Zoning Ordinance which will assist the City in the creation of affordable housing units for residents of the City of Hawaiian Gardens. The purpose of this ordinance to encourage developers to include affordable housing units as part of their project as well as create a fund that the City can use to close funding gaps on future affordable housing developments.~~

7.2 PROPOSED QUANTIFIED OBJECTIVES FOR 2021-2029

Local jurisdictions are required under section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

The quantified objectives are provided in Table 7.32 for the new construction (new units), rehabilitation (existing units), and conservation/preservation (at-risk units) of affordable and special needs housing units and or households, as a result of implementation of the actions set forth in the Goals, Policies, and Programs sections of this Housing Element.

Table 7.23 Proposed Quantified Objectives for 2021-2029

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low/ Very-low	156	8	8
Moderate	67	8	8
Above-Moderate	209	8	8
TOTALS	432	24	24

Source: City of Hawaiian Gardens Community Development Department



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<u>Income Group</u>	<u>Total RHNA</u>	<u>Units Approved Since 6/30/21</u>	<u>ADUs With Approved Building Permits Since 6/30/21</u>	<u>Projected Accessory Dwelling Units</u>	<u>Units on Vacant and Non-Vacant Sites (Table 5.2)</u>	<u>Total Capacity</u>	<u>Surplus RHNA</u>	<u>Surplus RHNA Percent</u>
<u>Extremely Low</u>	<u>61</u>	<u>0</u>	<u>0</u>	<u>18</u>	<u>52</u>	<u>70</u>	<u>9</u>	<u>15%</u>
<u>Very Low</u>								
<u>Low</u>	<u>44</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>52</u>	<u>87</u>	<u>43</u>	<u>98%</u>
<u>Moderate</u>	<u>46</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>63</u>	<u>65</u>	<u>19</u>	<u>41%</u>
<u>Above Moderate</u>	<u>180</u>	<u>29</u>	<u>8</u>	<u>23</u>	<u>147</u>	<u>207</u>	<u>27</u>	<u>15%</u>
<u>Total</u>	<u>331</u>	<u>29</u>	<u>8</u>	<u>78</u>	<u>315</u>	<u>410</u>	<u>79</u>	<u>23%</u>

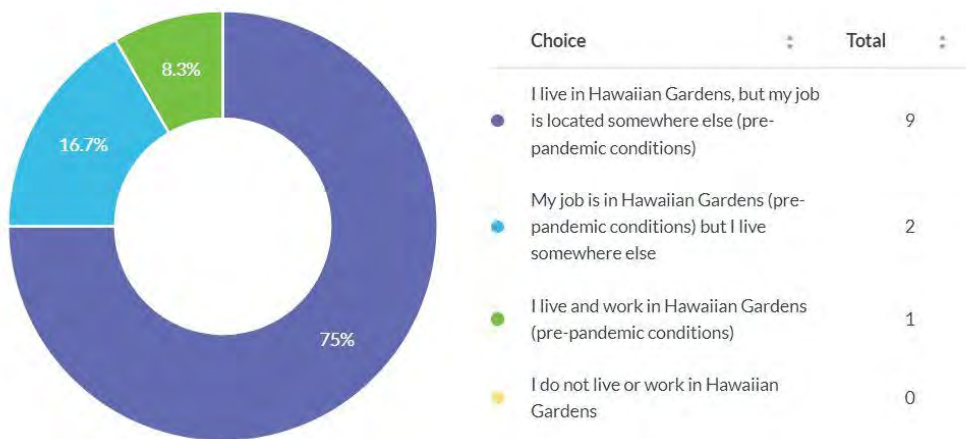
Appendix A Community Survey & Results

The City of Hawaiian Gardens encourages and solicits, the participation of the community and other local agencies in identifying the successes, challenges, problem areas, deficiencies, and or housing constraints, restrictions, and other areas of concern in the City. The survey will help to pinpoint some community areas of concern and can potentially lead to the formulation of housing policy goals and objectives for the City of Hawaiian Gardens.

In this summary I will be outlining the results of both the English as well as the Spanish versions of the questions:

1. Do you live and/or work in the City of Hawaiian Gardens?

a.

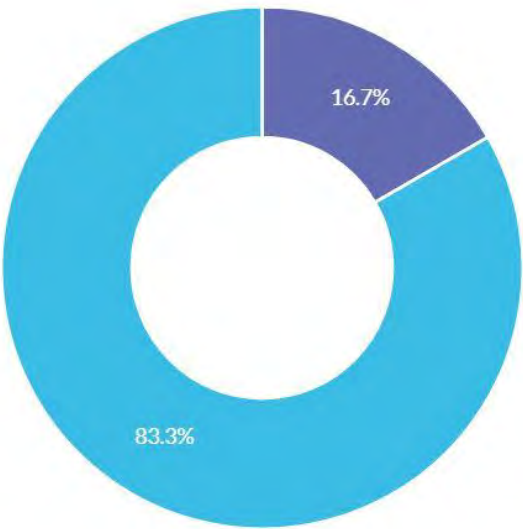


b. The results of this question in both the English and Spanish survey indicate that over 75% of the participants in this survey live in Hawaiian Gardens but their job is located

Appendix A
Community Survey & Results

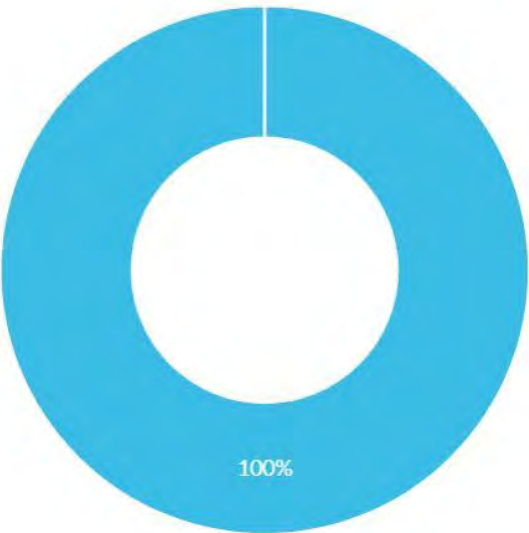
somewhere else while in looking at the English survey an interesting result to note is the next 16 percent actually work in Hawaiian Gardens but live somewhere else.

2. Do you own a business in the City of Hawaiian Gardens?



Choice	Total
Yes	2
No	10

a.

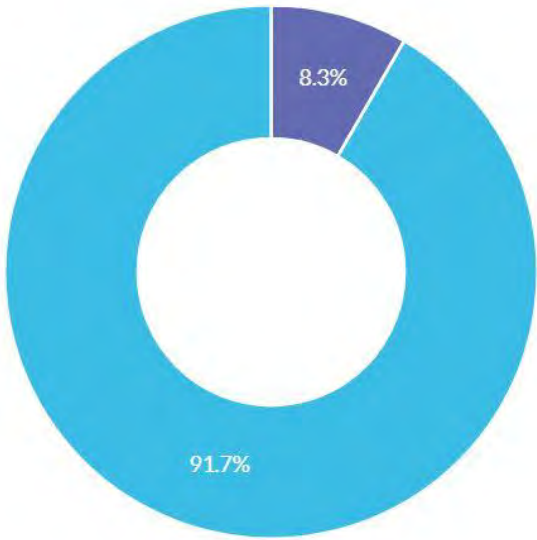


Choice	Total
Si	0
No	1

b. In looking at the result of this question it seems the majority (83% for English and 100% for the Spanish Survey) of participants do not own a business in the city of Hawaiian Gardens.

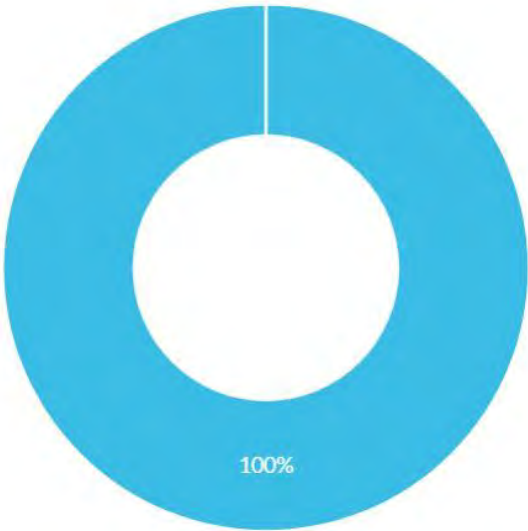
3. Are you a member of a community civic organization?

Appendix A
Community Survey & Results



Choice	Total
Yes	1
No	11

a.



Choice	Total
Si	0
No	1

- b. In taking a look at the results of both the English and Spanish surveys most participants are not a member of a community civic organization (at 92% for English and 100% for Spanish)
4. If yes to question #4, please describe the nature of your organization.

Appendix A Community Survey & Results

Answers

Planning commission

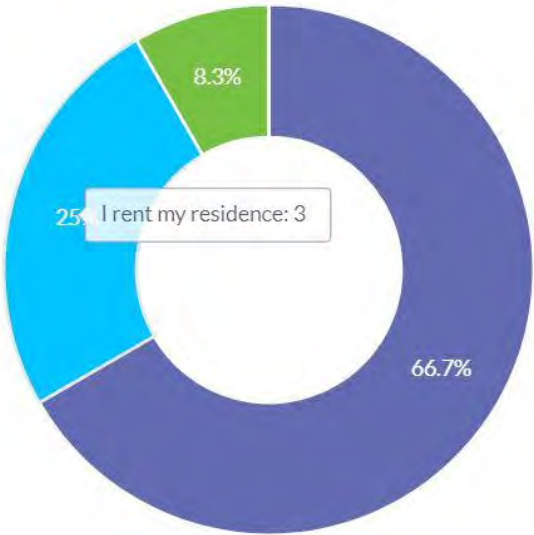
- a.
5. What is your organization's size?

Answers

5 Commisioners 2 staff 1 attorney

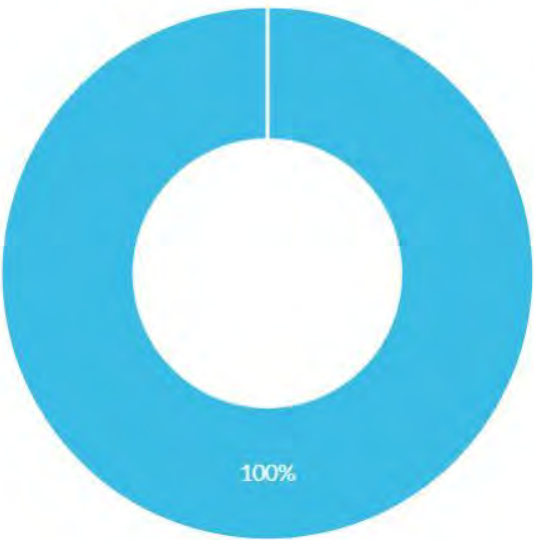
- a.
6. Do you currently own or rent your residence?

Appendix A
Community Survey & Results



Choice	Total
I own my residence	8
I rent my residence	3
I live with another household (neither own or rent)	1
I am currently without permanent shelter	0

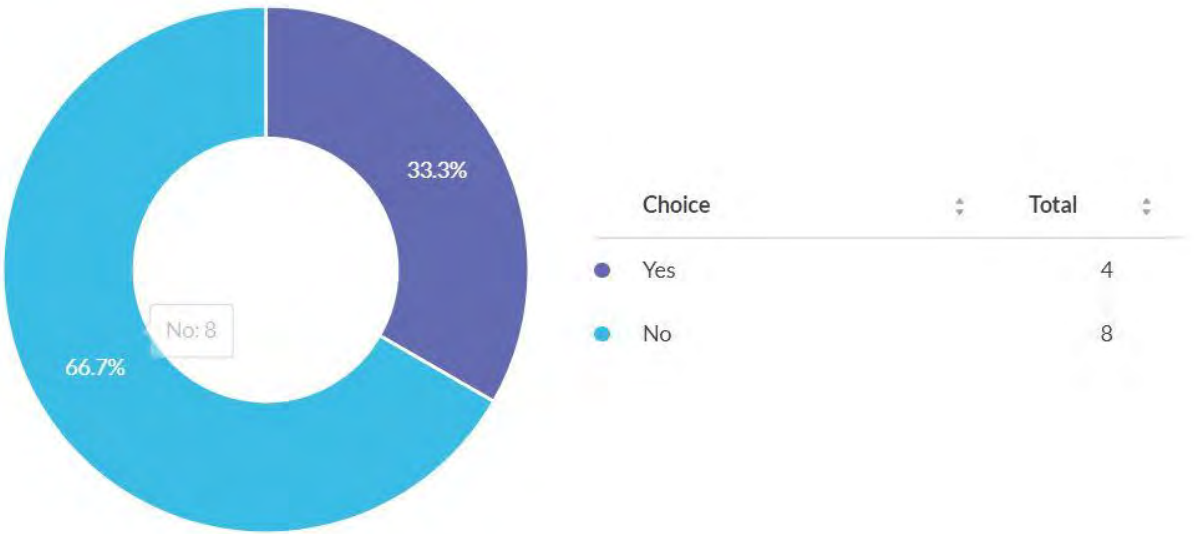
a.



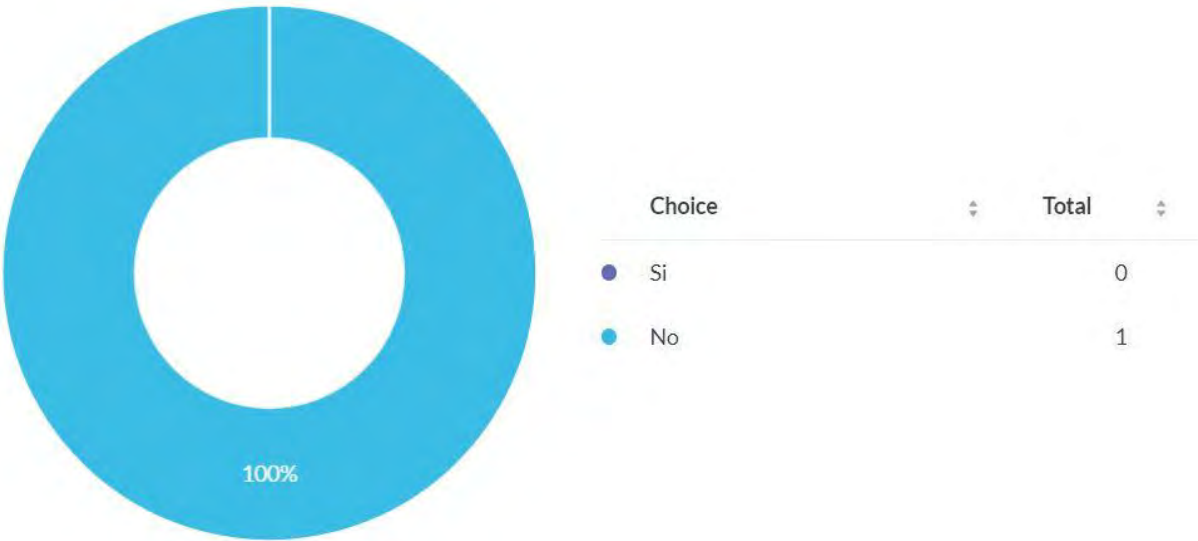
Choice	Total
Soy dueño de mi residencia	0
Yo alquilo mi residencia	1
Vivo en otro hogar (ni como dueño ni de inquilino)	0
Actualmente vivo sin un albergue permanente	0

- b. In taking a closer look at these results it seems in the English survey that most of the participants (67%) own their residence where in the Spanish survey the results show the participant rents their residence in the city of Hawaiian Gardens.
7. Do you think that the range of housing options currently available in Hawaiian Gardens meets the needs of the community?

Appendix A
Community Survey & Results

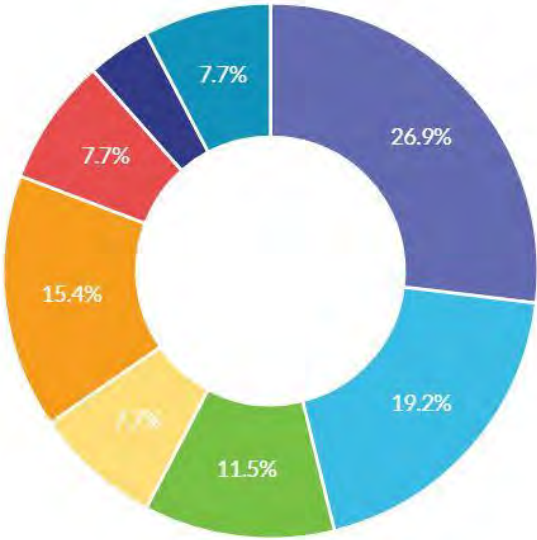


a.



- b. The results of the question in both the English and Spanish survey suggest that the majority of the participants believe that the range of housing options available in Hawaiian Gardens do not meet the needs of the community.
8. In your opinion, what type(s) of additional housing are most needed in the City of Hawaiian Gardens? (Select all that apply)

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Choice	Total
Single-Family (Detached)	7
Duplex/Attached Housing	5
Condominiums (multi-family ownership homes)	3
Apartments (multi-family rental homes)	2
Senior Housing	4
Accessory Dwelling Unit, Granny Flat, Guest House	2
Permanent supportive housing (for the homeless, transitional housing, etc.)	1
Housing for people with disabilities	2

a.



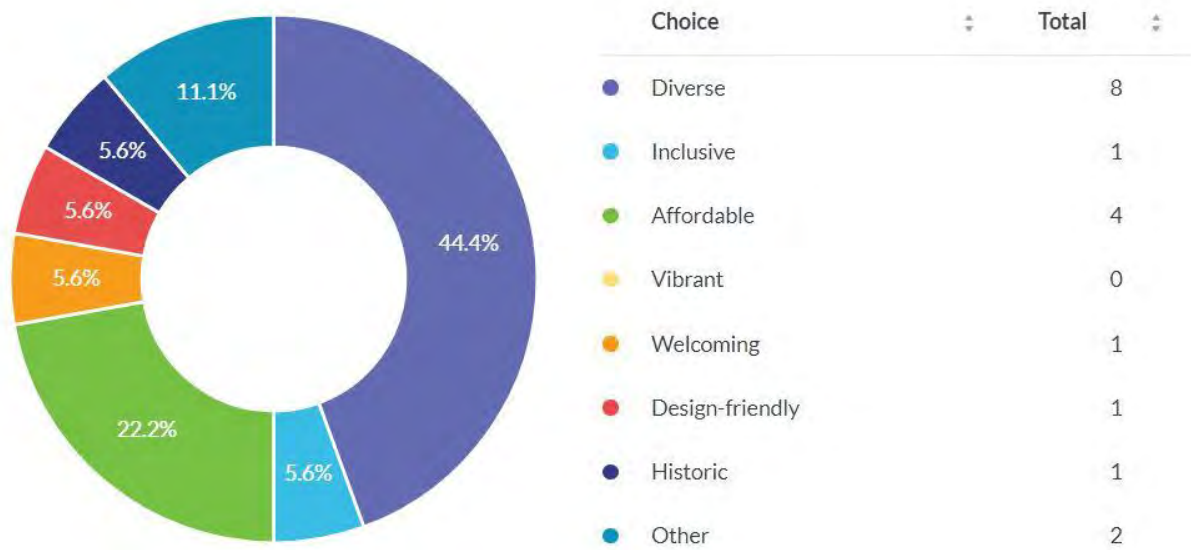
Choice	Total
Vivienda unifamiliar (separada)	0
Dúplex/Vivienda adosada	0
Condominios (multifamiliar, hogares de dueños)	1
Apartamentos (multifamiliar, hogares de alquiler)	0
Vivienda para la tercera edad	0
Unidad accesoria, casita de abuelos, casa de invitados	0
Vivienda de apoyo y permanente (para las personas sin hogar, vivienda de transición)	0
Vivienda para personas con discapacidades	0

b. In looking at the results in regards to both English and Spanish surveys when it comes to the type of housing that is most needed in the city of Hawaiian Gardens the participants

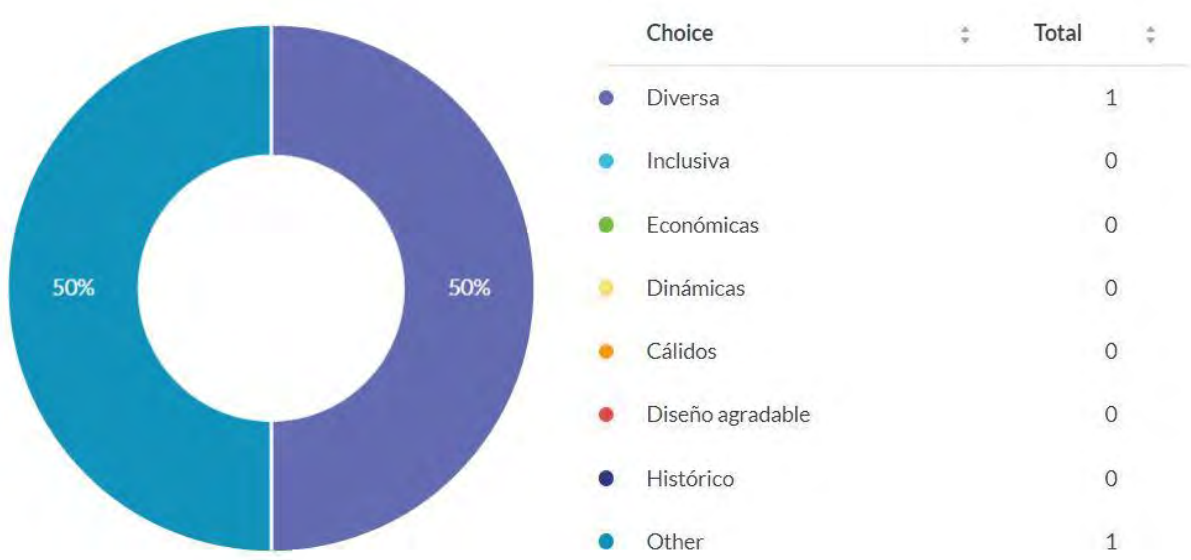
Appendix A
Community Survey & Results

are equally split between the different types of housing with the most focusing on Single family housing, Duplex/attached housing and Senior Housing.

9. Describe the housing stock in the City of Hawaiian Gardens (Select all that apply):



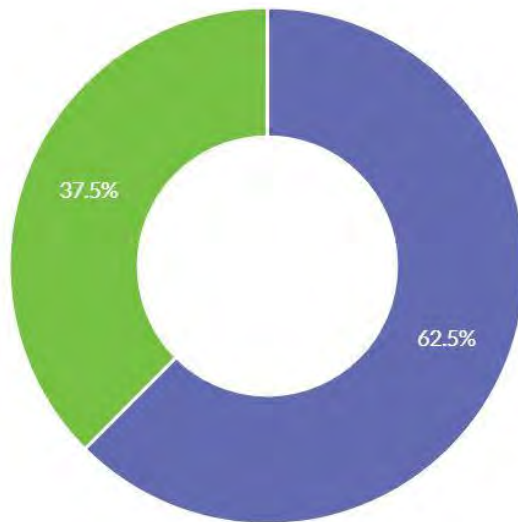
a.



b. In looking at the results, 44% of the English survey participants picked diverse, and coming in second at 22% was affordable where the Spanish survey was split between diverse and other.

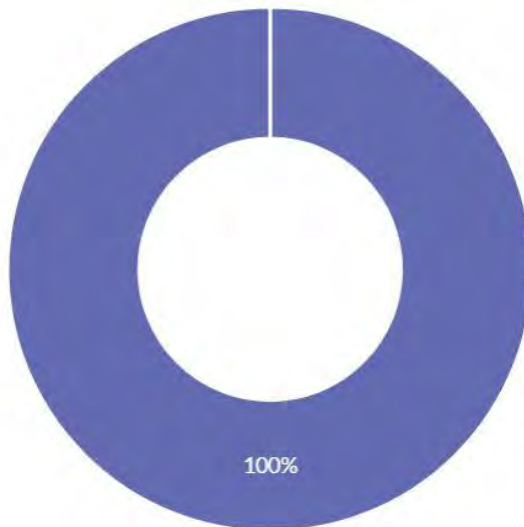
Appendix A Community Survey & Results

10. How important are the following housing priorities to you and your household? Provide more housing for all income levels.



Choice	Rating	Total
1 - Very Important	10	10
2 - Somewhat Important	0	0
3 - Not Important	6	2
4 - Don't know	0	0

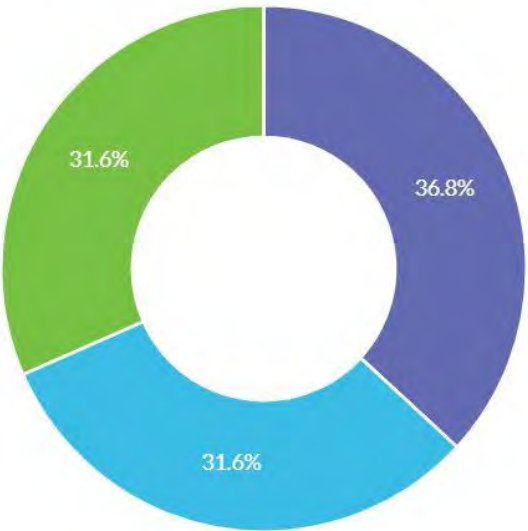
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

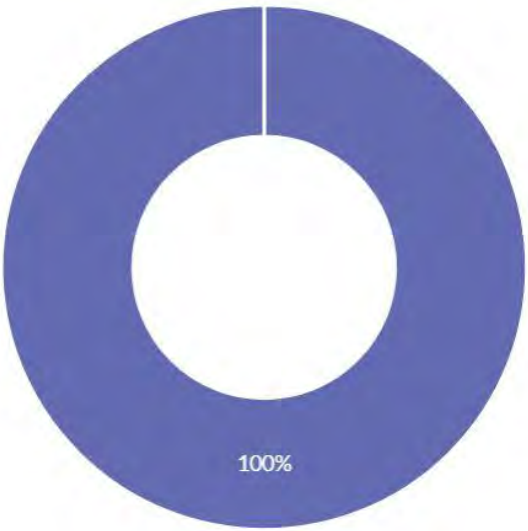
11. How important are the following housing priorities to you and your household? Promote housing affordable to working families.

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Choice	Rating	Total
1 - Very Important	7	7
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	0	0

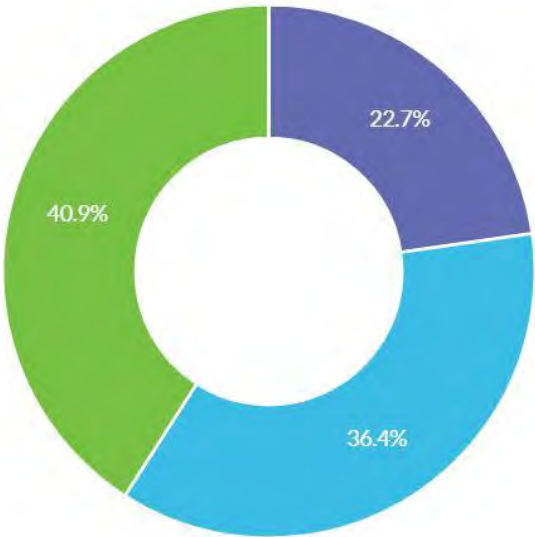
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

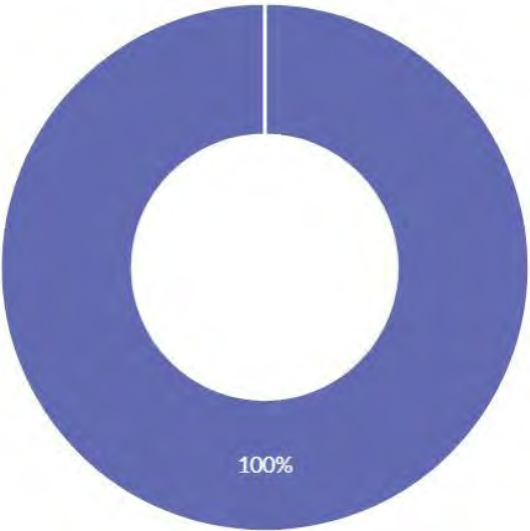
12. How important are the following housing priorities to you and your household? Build more Single-Family Housing.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	8	4
3 - Not Important	9	3
4 - Don't know	0	0

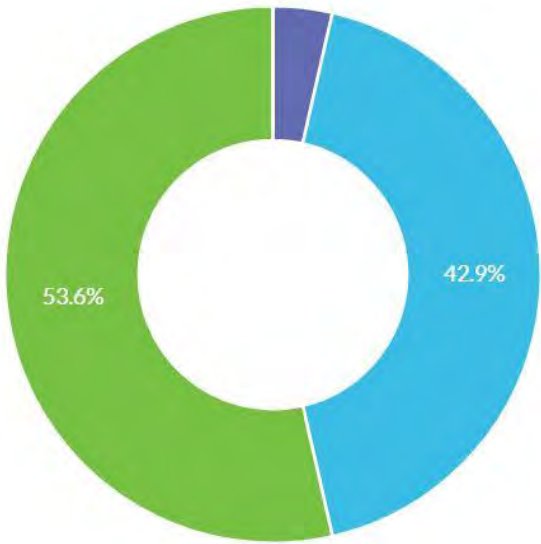
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

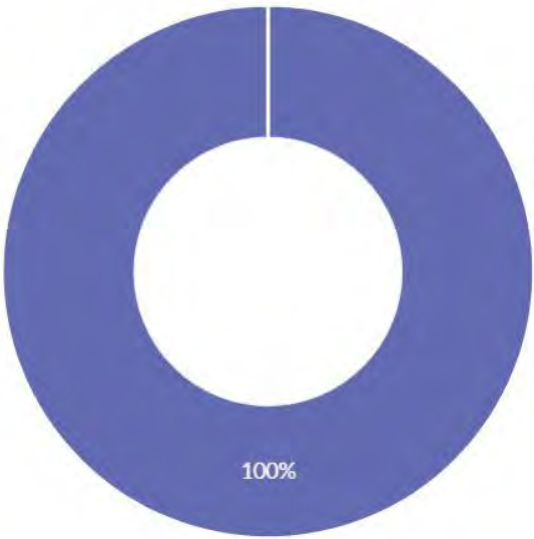
13. How important are the following housing priorities to you and your household? Build more Multi-family housing (apartments, condos, etc.)

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Choice	Rating	Total
1 - Very Important	1	1
2 - Somewhat Important	12	6
3 - Not Important	15	5
4 - Don't know	0	0

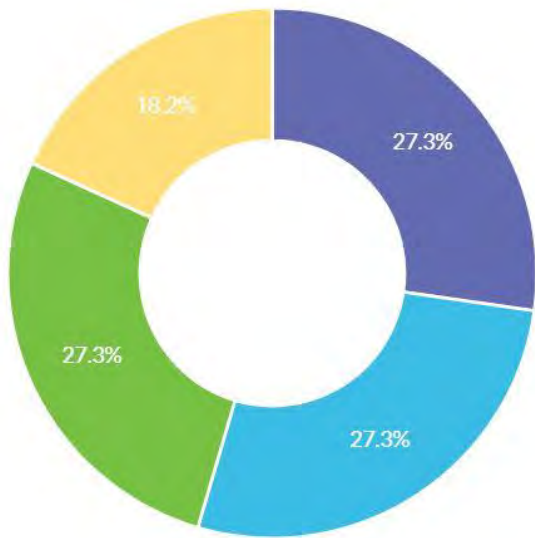
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

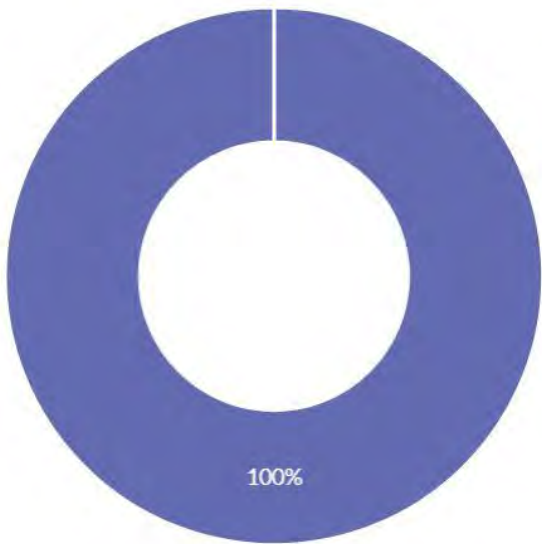
14. How important are the following housing priorities to you and your household? Rehabilitate existing housing.

Appendix A
Community Survey & Results



Choice	Rating	Total
1 - Very Important	6	6
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	4	1

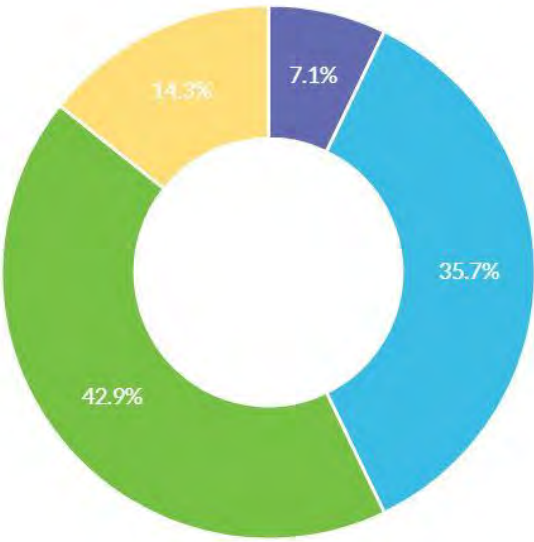
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

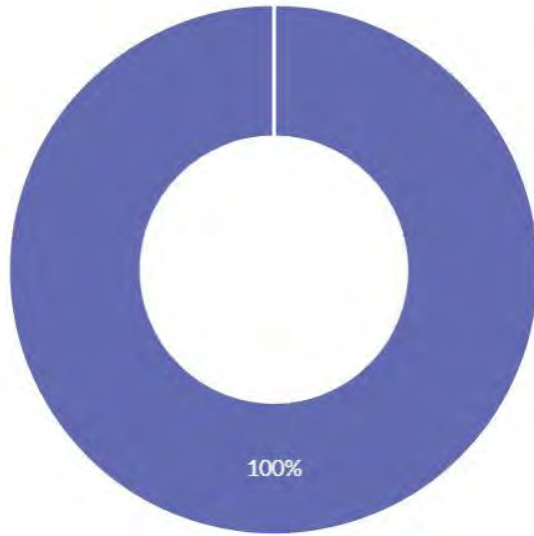
15. How important are the following housing priorities to you and your household? Create mixed-use (commercial/retail/office and residential projects to bring different land uses closer together).

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Choice	Rating	Total
1 - Very Important	2	2
2 - Somewhat Important	10	5
3 - Not Important	12	4
4 - Don't know	4	1

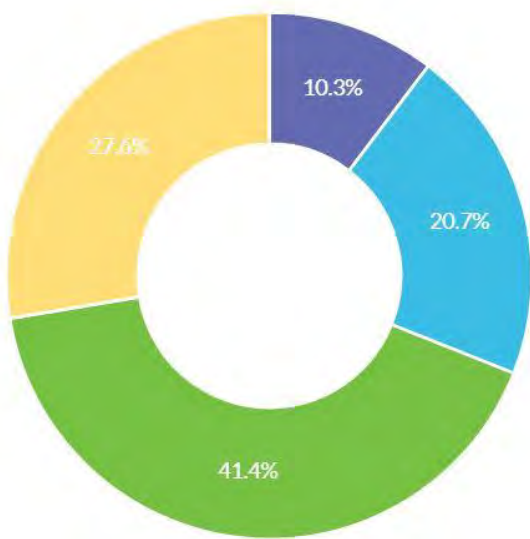
a.



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

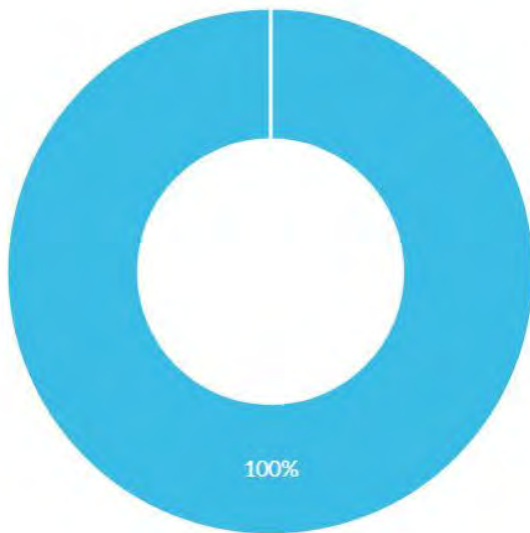
16. How important are the following housing priorities to you and your household? Provide more housing for the disabled.

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Community Survey & Results



Choice	Rating	Total
1 - Very Important	3	3
2 - Somewhat Important	6	3
3 - Not Important	12	4
4 - Don't know	8	2

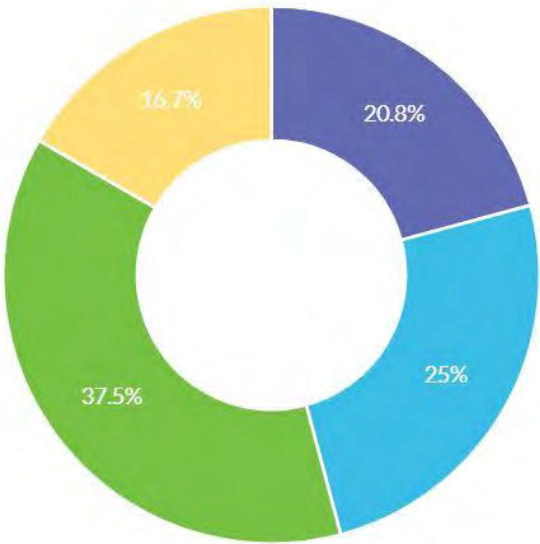
a.



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0

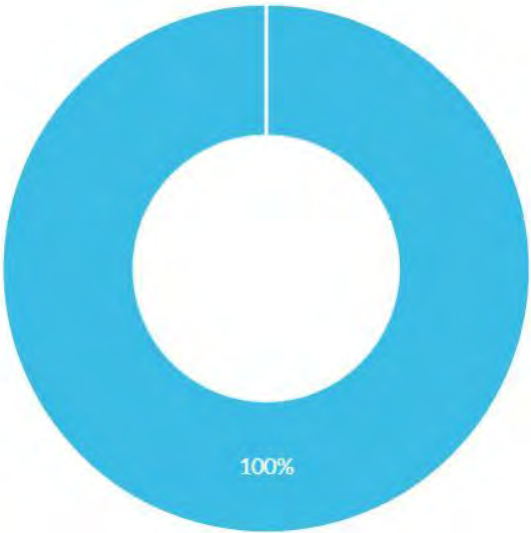
17. How important are the following housing priorities to you and your household? How do you feel about Fair Housing?

Appendix A
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Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	6	3
3 - Not Important	9	3
4 - Don't know	4	1

a.



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0

18. In a built-out community like Hawaiian Gardens, what strategies should the City apply or pursue to ensure affordable fair housing for its residents?

Appendix A Community Survey & Results

Housing should focus on sustainable, innovative housing that fits the needs and affordability of single income working class citizens, students, young families and the elderly. Pod living is one of many examples of new trends in housing, especially near colleges or large warehouses like Amazon. The city needs to build with less waste of material and space, less traditional construction and more building designed to take advantage of California sun and ocean! Be a leader in SoCal like Compton.

Good question. Locating resources for resident who might suffer from financial difficulties.

Community block grants

I dont know

Protect religious institutions from discrimination in zoning/land use decisions. Follow ADA and Rehab Act. Provide access to fair housing info (i.e. city website, at planning counter, mail postcard to residences). Educate the public about ADA policy and their rights to request for needed accommodations. Train city staff (at front desk) on fair housing laws and limited English proficiency obligations. Front desk staff are the first people interacting with community in terms of complaints

If they are renting provided renters contract

Building town homes that can be more affordable for all people and making sure it's the City of Hawaiian Gardens residents that needs home that get those opportunities

none

None. There are too many renters as it is. Promote home ownership. For home owners who are renting their house, impose a limit of how many people can live in a single family house. 1 bedroom = 3 people 2 bedroom = 4 people 3 bedroom = 6 people. Require garages for cars. Parking permits for residents only.

- a.
- b. In studying the responses from this question of the English survey the most frequent answer given were affordability and promoting home ownership in regards to the number one strategies the city should apply or pursue to ensure affordable fair housing for its residents.

19. In your opinion, what is the most pressing housing need(s) for the City of Hawaiian Gardens right now?

Appendix A Community Survey & Results

Answers

Affordability is no doubt the most pressing housing need for all of Southern California cities. We are in a prime location for minimalistic, zero waste building which I'm sure would enable the city to receive grants for meeting or exceeding Federal guidelines for energy consumption, sustainability, and less to no impact on our depleting natural resources like water and trees.

Helping residents find available affordable resources to modify or build an ADU.

Unsuitable housing with many overcrowded properties and lack of parking that inhibit the lack of fresh air as well as less noise and trash.

single parent household housing along with childcare facilities

Homeless, affordable and low income housing

We need to focus on rehabilitating the current houses. No need to build more. Clean the city up and make people abide by the city code.

Affordable single families homes so youth that want to stay in the City can actually afford to stay and contribute to their city to make it better rather than pushing them away

less city gov. regulating and policing simply to produce revenue. The city should have to justify any feeling of need for expansion. Also you should include the option, "None of the above" to every survey question, avoiding the participant being forced to reply with an answer they do not agree with. Otherwise voiding the survey questions for being prejudice and its results inconclusive. o

There are too many renters. Non-resident homeowners who let obscene amount of people rent their single family homes.

a.

Answers

Hogares multifamiliares

Appendix A

Community Survey & Results

- b. In studying the results, the most frequently suggested response in stating what the most pressing housing needs is for the City of Hawaiian Gardens is affordable housing.

In conclusion, the 6th Cycle Housing Element Update Survey completed for the city of Hawaiian Gardens allowed us to infer from this small sample size of participants that of the majority of the people who live in the city they own their residence, but do not own their own business. In looking at both surveys most of the participants are not a member of a community civic organization. But the majority of both survey's participants agreed that the current range of housing options in the city of Hawaiian Gardens do not meet the needs of the community and all types of housing are needed to provide even more diverse, and affordable options for all residents. As seen in the graphs above for questions 11-17 the majority of the participants for both surveys thought the housing priorities mentioned were either very important or they did know not know (specifically question 14 – 17) if it was to their households. The strategies to pursue fair housing or even deciding on the most pressing needs for the city were all over the place but mainly focused around affordable housing, and promoting home ownership to reduce the number of renters as there are too many of them within the city. Overall, in total there were 13 participants who took part in both surveys over a one-month period. This survey should be extended to the same time period as the last ones conducted and marketed more to be able to collect a larger sample size of participants to have better data that can be extrapolated to the whole city of Hawaiian Gardens.

Appendix B

Housing Needs Assessment Survey Results:

Number of Participants: 91

Outreach efforts were made through the City's social media platforms in both Spanish and English. In addition, outreach efforts occurred at the communitywide Hawaiian Gardens Carnival held April 21-23, 2023 at the Furgeson Elementary School field.

Q1: How long have you lived in Hawaiian Gardens?

<u>ANSWER CHOICES:</u>	<u>RESPONSE PERCENTAGE:</u>
Less than 5 years	7%
5-10 years	8%
11-20 years	11%
Over 20 years	57%
I do not live in the City	18%

Q2: What is your age range?

<u>ANSWER CHOICES:</u>	<u>RESPONSE PERCENTAGE:</u>
Under 18	1%
18-25	9%
26-35	29%
36-45	28%
46-59	21%
60 and above	16%

Q3: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being "very important", how important is the following concern to you? "Providing housing affordable to extremely low-, very low-, low- and moderate-income households".

1 not important- 4%

2-11%

3-5%

4-22%

5 very important-64%

Q4: In your opinion, what types of housing would you like to see more of in Hawaiian Gardens?

Answer Choices:

- a. Repurposing commercial sites for residential uses – 11%
- b. Repurposing commercial sites for mixed use; a combination of residential and retail uses – 22%
- c. Single family residential units – 63%
- d. Condominiums – 15%
- e. Apartments – 14%

Q5: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Providing affordable housing to accommodate individuals of all income levels”.

1 not important- 1%

2- 4%

3- 7%

4- 13%

5 very important- 73%

Q6: If multi-family housing is developed in the City, how many bedrooms are needed per unit?

Answer Choices:

- a. One bedroom – 4%
- b. Two bedrooms – 37%
- c. Three bedrooms – 68%
- d. Four or more bedrooms – 24%

Q7: If more multi-family housing is built in the City, what amenities would you like to see?

Answer Choices:

- a. Open space for throwing a ball, sitting, or meeting with neighbors and friends - 82%
- b. Playground for kids – 64%
- c. Barbeque and picnic tables – 41%
- d. Community garden – 0%
- e. Community meeting space – 14%
- f. Community gym – 46%
- g. Area for dogs – 46%
- h. Other – 20%

Q8: Which of these items would you consider the highest priority when it comes to the location of new housing development?

Answer Choices:

- a. Access to public transportation – 44%
- b. Proximity to shopping, churches, schools – 75%
- c. Proximity to freeway – 20%
- d. Proximity to Civic Center and Library – 24%

Q9: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Providing housing for residents with special needs such as housing for seniors, large families, veterans, or persons with disabilities”.

1 not important- 1%

2- 2%

3- 13%

4- 27%

5 very important- 77%

Q10: On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Establishing shelters and transitional housing for the homeless, including programs that help individuals move out and/or find permanent housing”.

1 not important- 7%

2- 12%

3- 24%

4- 28%

5 very important- 25%

Q11: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Attaining a housing market with “fair housing choice”, meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income, or other arbitrary factor to have available to them the same housing choices”.

1 not important- 4%

2- 4%

3- 19%

4- 39%

5 very important- 57%

Q12: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Achieving a housing stock free of substandard dwelling units”

1 not important- 6%

2- 4%

3- 16%

4- 37%

5 very important- 57%

Q13: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Achieving reductions in energy consumption”

1 not important- 3%

2- 4%

3- 24%

4- 34%

5 very important- 51%

Q14: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Preserving the existing supply of affordable housing that is financially assisted by the City, County, State, or Federal governments”

1 not important- 4%

2- 4%

3- 27%

4- 37%

5 very important- 59%

Q15: There are existing housing goals adopted in the current housing element. On a scale of 1 to 5 with 5 being “very important”, how important is the following concern to you? “Removing existing government constraints to the maintenance, preservation, improvement, and development of housing”

1 not important- 3%

2- 4%

3- 14%

4- 37%

5 very important- 65%

Q16: What do you like about living in the City of Hawaiian Gardens?

Answer Choices:

- a. Small town community – 66%
- b. Proximity to freeway -44%
- c. Close to job – 34%
- d. Schools -43%
- e. Family and friends live here – 49%
- f. Other – 17%

Q17: We want your feedback! What improvements would you like to see in the City of Hawaiian Gardens?

- That they build more houses in the empty spaces that exist in the city
- Housing for low income multi families and assistance for the homeless or those living in an RV/campers. It's become a problem having homelessness and instead of trying to chase them away maybe provide them with a clean space to bathe or use the bathroom while providing them their home own space to sleep or a small homeless community we'll be able to help them.

- More free space and more single family homes. I like how many businesses are coming in.
- Walkability, safety and homelessness reduction. Thriving commercial buildings/offices.
- I would like to see a new basketball court at lee ware park the old one it's almost done.
- A better response to complaints regarding "noise" ordinance violations. Community Safety has to patrol beyond 6pm especially on Friday through Sunday evenings and be deputized to issue citations. House parties should have a city issued permit for DJs and live bands.
- Better traffic flow
- Affordable single family housing.
- I would like to see a cleaner city in all aspects.
- Everyone knows everyone and try to help each other. Need more housing available.
- Affordable housing.
- Affordable housing for all especially seniors.
- More affordable housing.
- Great city and people. More events for children.
- Better crosswalks because people-drivers do not stop for you to go across the street.
- More support in resources. Bigger community pool.
- More police.
- Removal of gangs.
- More public parks.
- More parking for cars.

- Affordable housing for single people.
- People putting junk in their yard. Parking cars that don't work in the yard.
- Less trash in yards. Parking cars in yard that don't run.
- Rent control.
- More police present.
- Better public service.
- More community events.
- Clean city.
- (More) mental health services.
- Outdoor gym.
- More police and cleaner homes.
- Cleaner streets.
- Low income housing!
- Safety.
- Reduction of unhoused people. Reduced racial tensions and increased diversity.
- Parking.
- Cleaner streets.
- Low income housing!
- Safety.
- Reduction of unhoused people. Reduced racial tensions and increased diversity.
- Parking.

Results: 5/17/2023