

DRAFT

CITY OF HAWAIIAN GARDENS 6TH CYCLE HOUSING ELEMENT UPDATE



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EXECUTIVE SUMMARY

This Housing Element is divided into eight (8) Sections:

- (1) Introduction
- (2) Housing Needs Analysis
- (3) Regional Housing Needs Assessment and Special Needs
- (4) Land Inventory
- (5) Resources and Constraints
- (6) Evaluation of Previous Housing Element
- (7) Housing Goals, Policies, Programs, and Quantified Objectives
- (8) Affirmatively Furthering Fair Housing

The 6th Cycle Housing Element

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
- An analysis on Affirmatively Furthering Fair Housing

Also, 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.



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This Housing Element must address:

- (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.

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 'at-risk' of conversion due to the impending expiration of assistance. Key findings of this chapter include:

- City's population growth patterns
- City' employment growth patterns
- City's household characteristics
- City housing characteristics

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.

4. 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 five residential zoning districts, two commercial zoning districts, one industrial zoning district, a public facilities district which consists of civic, fire station, park, hospital, elementary school, junior high school, and church.



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5. 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.

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.

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

This chapter of the Housing Element lists updated housing goals, policies, and implementing programs 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.

The following goal areas have been defined in the Housing Element:

Goals

- ***Housing Element Goal 1:*** The City of Hawaiian Gardens will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.
- ***Housing Element Goal 2:*** The City of Hawaiian Gardens will promote affordable housing and shelter for all economic segments of the community.
- ***Housing Element Goal 3:*** The City of Hawaiian Gardens will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.
- ***Housing Element Goal 4:*** The City of Hawaiian Gardens will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.
- ***Housing Element Goal 5:*** The City of Hawaiian Gardens will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.



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- ***Housing Element Goal 6:*** The City of Hawaiian Gardens will identify and address significant discrepancies in housing needs and in access to housing opportunities.
- ***Housing Element Goal 7:*** The City of Hawaiian Gardens will identify and replace segregated living patterns with truly integrated and balanced living patterns
- ***Housing Element Goal 8:*** The City of Hawaiian Gardens will identify and transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.
- ***Housing Element Goal 9:*** The City of Hawaiian Gardens will foster and maintain compliance with civil rights and fair housing laws.

For each goal, a series of policies are defined, with implementing programs for each policy, as appropriate.

8. AFFIRMATIVELY FURTHERING FAIR HOUSING

This section will address the following:

- 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
- Fostering and maintaining compliance with civil rights and fair housing laws



1 INTRODUCTION

1.1 WHAT IS A HOUSING ELEMENT?

The Housing Element is one 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, which 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) and 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, along with the City of Lakewood to the north, and the Orange County City of Cypress to the east. Hawaiian Gardens is regionally accessible from Interstate 605 (San Gabriel River Freeway), which is located to the immediate west of the city. Also, the Carson Street off ramp is located at the western entrance to the city.

The city is also regionally accessible from the Interstate 405 (Long Beach Freeway) located to the south, and Highway 91 to the north. Hawaiian Gardens is amongst the gateway cities of the southeast area of 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.

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 southwest



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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 Residentially zoned uses. To the northeast quadrant are pockets of Single-family residential estates (10,000 sq. ft.) Single-Family Residential, and General Commercial land uses.

The city's current population is reported at 13,953 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. According to census records, Hawaiian Gardens is currently declining at a rate of -0.73% annually and its population 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 23.90%. The median rental cost is about \$1,403 per month, and median house value \$363,500. Hawaiian Gardens is the 338th largest city in California, and the 243rd largest city in the United States.

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 RHNA units through addressing zoning and density in residential and mixed-use zones

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 specific on the content of the Housing Element and makes it clear that the provision of 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 given "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; and
- 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.



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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

The Open Space Element is the plan for long-range development and preservation of open space land. 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.

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



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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 published an updated 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 the compilation of 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 State Department Housing and Urban Development (HUD), the State Department of Housing and Community Development (HCD), the State 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 *regional housing needs assessment* (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

The Corona Virus Pandemic (Covid-19)

This 6th Cycle Housing Element is the first Housing Element to be prepared during a worldwide pandemic. 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.

Impact of Covid-19 on Regional and Local Services

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. For example, Los Angeles County reported more than 1.43 million cases of covid-19 and over 25,530 deaths. In comparison, San Bernardino County reported 5,439 deaths, Orange County reported 5,312 deaths, Riverside County reported 4,826 deaths, and San Diego County reported 3,942 deaths. The combined number of deaths



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in these counties did not equal the deaths in Los Angeles County alone. By contrast, Santa Barbara County reported only 494 deaths, and Sonoma County reported 368 deaths.

As a result of government and health regulations regarding vaccination, social distancing, and masking, government offices and other adjunct services were closed or operated at reduced staff. The net effect of these health regulations made gathering information from city staff and members of the community (as required by the California Housing Element Law) difficult and challenging. Interacting with city staff to obtain information has also been difficult due to the city's restricted public access and limited hours. As of the writing of this Housing Element, the Hawaiian Gardens city hall is still not fully open to the public.

Nevertheless, the City of Hawaiian Gardens has been able to proceed with community outreach efforts through community surveys prepared in the English, Spanish, and Korean languages, to measure the effectiveness of the city's housing policies, the position of the community of the city's current housing market, the effectiveness of the 5th Cycle Housing Element, and a barometer for the 6th Cycle Housing Element policies, goals, and objectives.

Community Outreach

The Housing Element was prepared with public outreach and participation to the extent permissible under the restrictions of covid-19. To ensure the broadest community involvement, particularly among low-income and special needs groups, the city used several strategies, including:

- On August 25, 2021, the city conducted 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.
- A Community Outreach survey prepared in the English, Spanish, and Korean languages and made available over a period of 30 days, between August 29, 2021, and September 15, 2021, was distributed and broadcast over several media in the city. The city allocated a dedicated website specifically for the Housing Element Update, to reach all members of the community.
- On October 19, 2021, a focused stakeholder interview consisting of 6 members of the Hawaiian Gardens community was conducted via zoom. The participants included one planning commissioner and city resident, three city employees, and two land developers.
- Information on the Housing Element update was also made available online, and at all City facilities, including City Hall, Senior Center, and the Parks and Recreation department.

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 monthly community newsletter.



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Community Input

Through the published survey using SurveyPlanet, and the Stakeholders focused interviews, the city was able to collect responses to the questions on the survey and responses to interview questions regarding the Draft Housing Element. Comments, suggestions, and responses included:

- 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 City's current rents are too high
- The City's beautification program eliminated security bars of residential properties and improved the general outlook of the city.

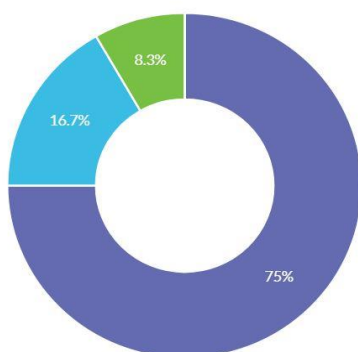


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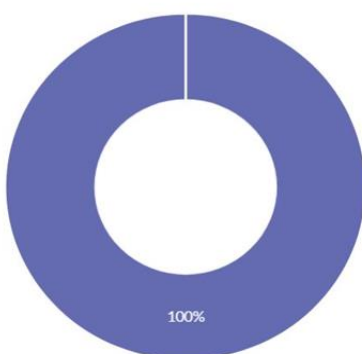
The following are some responses to the Surveys

1. *Do you live and/or work in the City of Hawaiian Gardens?*

75% of the participants in this survey live in Hawaiian Gardens but their jobs are located somewhere else, while only 8.3 percent live and work in in the city of Hawaiian Gardens.



Choice	Total
I live in Hawaiian Gardens, but my job is located somewhere else (pre-pandemic conditions)	9
My job is in Hawaiian Gardens (pre-pandemic conditions) but I live somewhere else	2
I live and work in Hawaiian Gardens (pre-pandemic conditions)	1
I do not live or work in Hawaiian Gardens	0



Choice	Total
Vivo en Hawaiian Gardens y trabajo en otro lugar (condiciones antes de la pandemia)	1
Mi trabajo está en Hawaiian Gardens (condiciones antes de la pandemia) pero vivo en otro lugar	0
Yo vivo y trabajo en Hawaiian Gardens (condiciones antes de la pandemia)	0
No vivo ni trabajo en Hawaiian Gardens	0

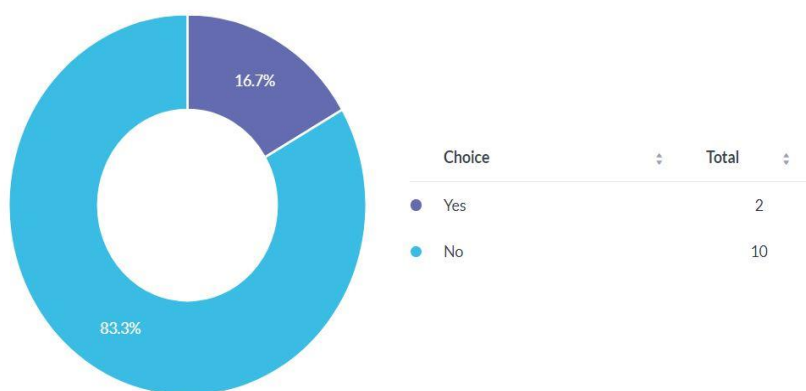


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2.

Do you own a business in the City of Hawaiian Gardens?

The majority (83% for English and 100% for the Spanish respondents) of participants do not own a business in the city of Hawaiian Gardens.



3. *Are you a member of a community civic organization?*

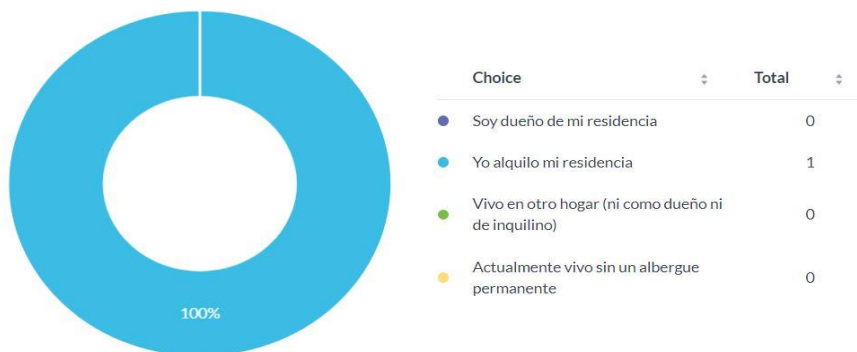
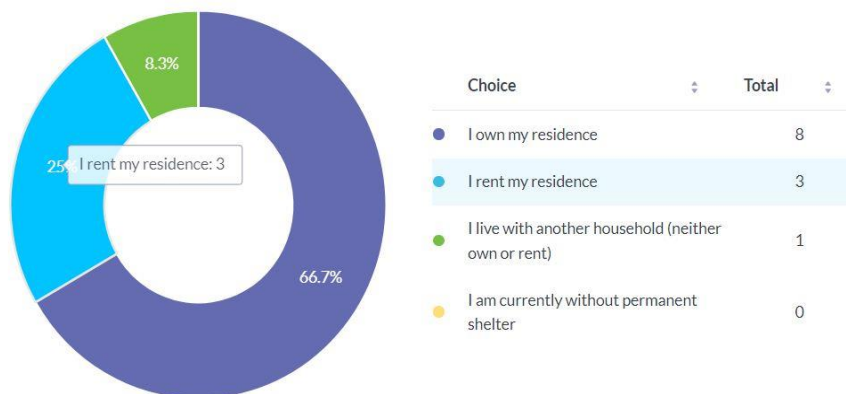
The results of both the English and Spanish surveys indicate that most participants are not members of a community civic organization (at 92% for English and 100% for Spanish).



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4. *Do you currently own or rent your residence?*

In the English survey, a majority of the participants (67%) own their residences while in the Spanish survey most respondents rent their residence in the city of Hawaiian Gardens.

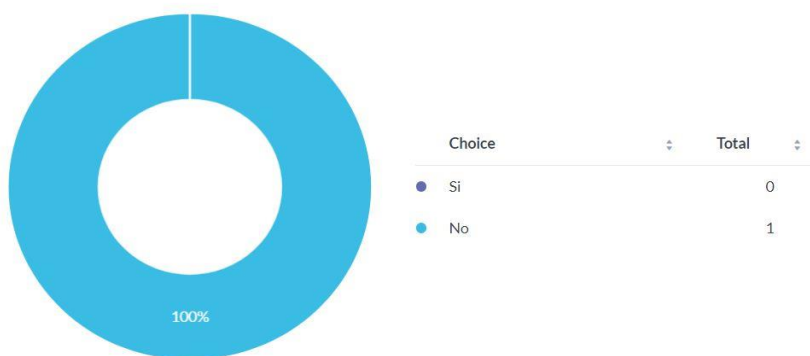
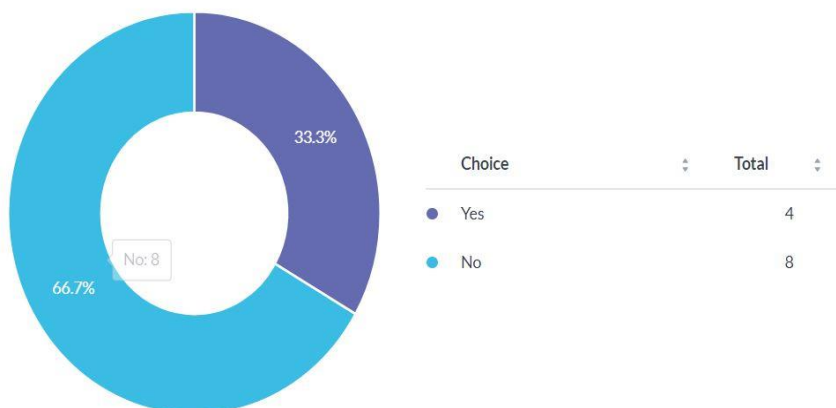




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5. *Do you think that the range of housing options currently available in Hawaiian Gardens meets the needs of the community?*

In both the English and Spanish surveys, most of the participants believe that the range of housing options available in Hawaiian Gardens do not meet the needs of the community.

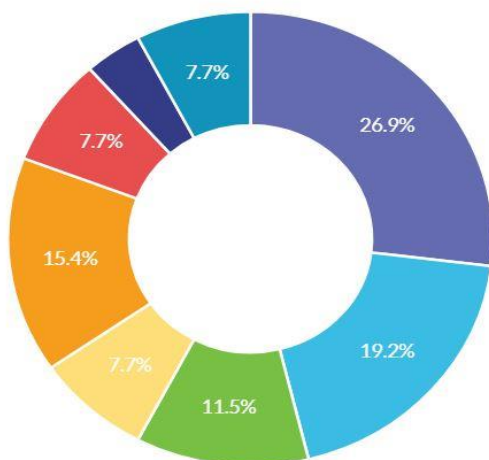




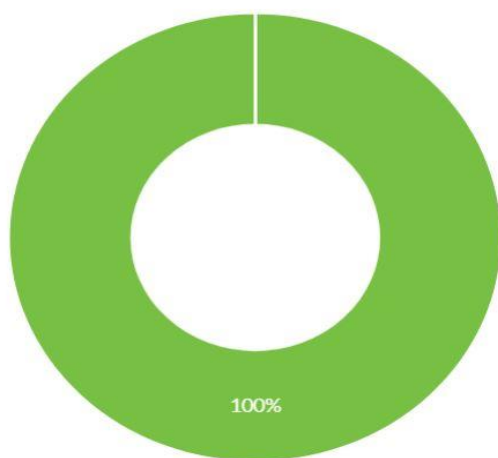
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6. *In your opinion, what type(s) of additional housing are most needed in the City of Hawaiian Gardens? (Select all that apply)*

In both the English and Spanish surveys, the participants are equally split between the different types of housing needed in the city, with the most focusing on single family housing, duplexes/attached housing and senior housing.



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



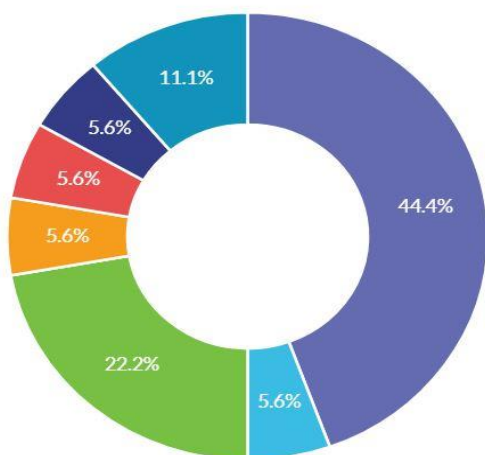
Choice	Total
Vivienda unifamiliar (separada)	0
Dúplex/Vivienda adosada	0
Condominios (multifamiliar, hogares de dueños)	1
Apartamentos (multifamiliar, hogares de alquiler)	0
Vivienda para la tercera edad	0
Unidad accesoria, casita de abuelos, casa de invitados	0
Vivienda de apoyo y permanente (para las personas sin hogar, vivienda de transición)	0
Vivienda para personas con discapacidades	0



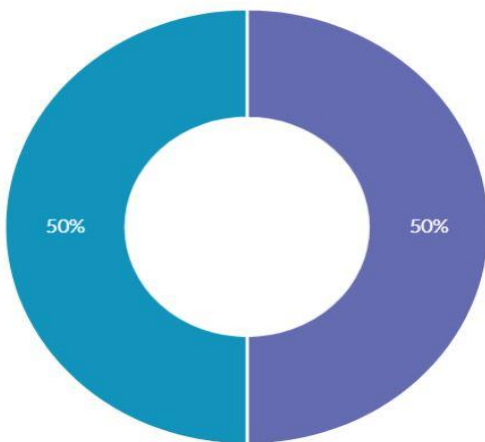
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7. Describe the current housing stock in the City of Hawaiian Gardens (Select all that apply):

44% of the English survey respondents picked diverse, and 22% picked affordable; in the Spanish responses, the choices were split between diverse and other.



Choice	Total
Diverse	8
Inclusive	1
Affordable	4
Vibrant	0
Welcoming	1
Design-friendly	1
Historic	1
Other	2



Choice	Total
Diversa	1
Inclusiva	0
Económicas	0
Dinámicas	0
Cálidos	0
Diseño agradable	0
Histórico	0
Other	1

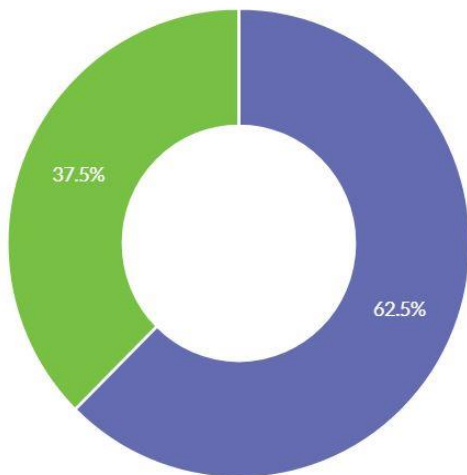


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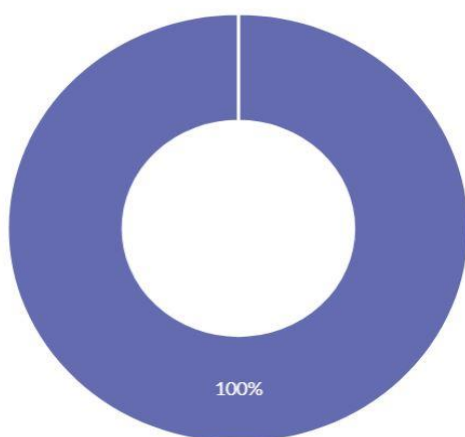
8. *How important are the following housing priorities to you and your household?*

Provide more housing for all income levels.

Both respondents in the English (10) and Spanish (1) language unanimously agree that providing housing for all income levels in very important.



Choice	Rating	Total
1 - Very Important	10	10
2 - Somewhat Important	0	0
3 - Not Important	6	2
4 - Don't know	0	0



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

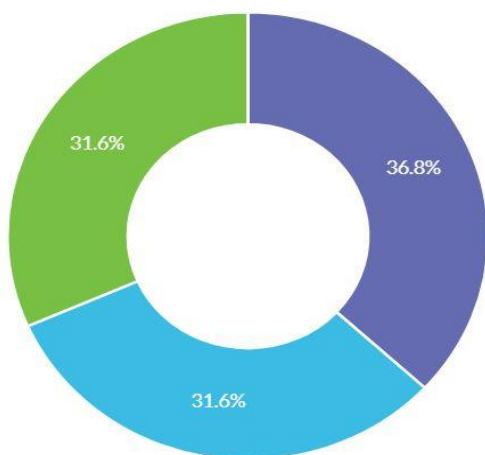


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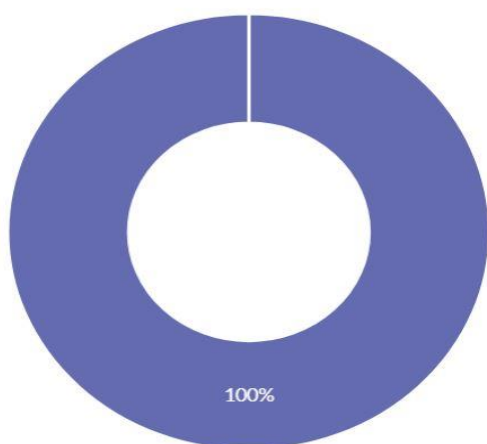
9. *How important are the following housing priorities to you and your household?*

Promote housing affordable to working families.

58% of the English language respondents view promoting housing affordable to working families as very important. 25% consider it to be somewhat important, while 16% consider it to be not important. Among the Spanish language respondents, the lone respondent considers promoting housing affordable to working families to the very important.



Choice	Rating	Total
1 - Very Important	7	7
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	0	0



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

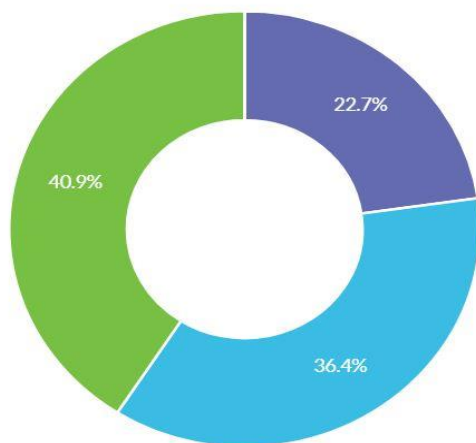


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

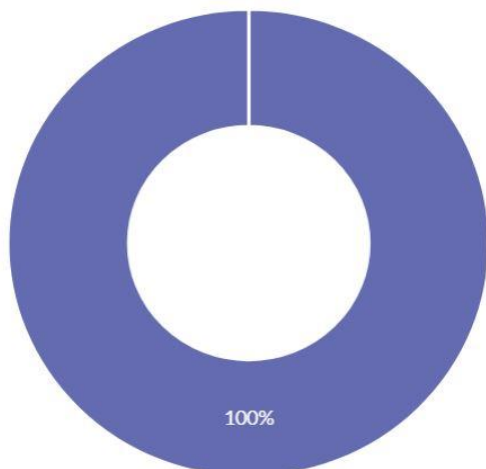
10. How important are the following housing priorities to you and your household?

Build more Single-Family Housing.

On the subject of building more single-family housing, 41% of the English language respondents consider the subject to be very important, 33% consider it to be somewhat important, and 25% consider it to be not important. In the Spanish language survey, the lone respondent (100%) considers the subject to be very important.



Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	8	4
3 - Not Important	9	3
4 - Don't know	0	0



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

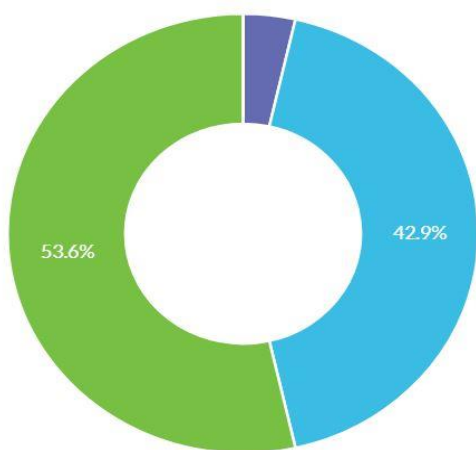


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

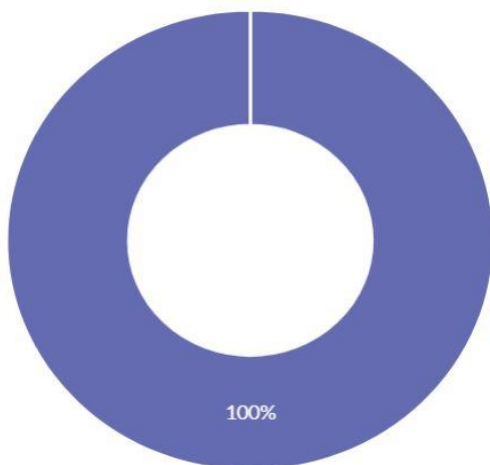
11. How important are the following housing priorities to you and your household?

Build more multi-family housing (apartments, condos, etc.)

On the issue of building more multi-family housing, 53.6% of the English language respondents consider the issue to be not important, while 42.9% consider the issue to be somewhat important. In the Spanish language survey, the lone respondent (100%) considers the issue to be very important.



Choice	Rating	Total
1 - Very Important	1	1
2 - Somewhat Important	12	6
3 - Not Important	15	5
4 - Don't know	0	0



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

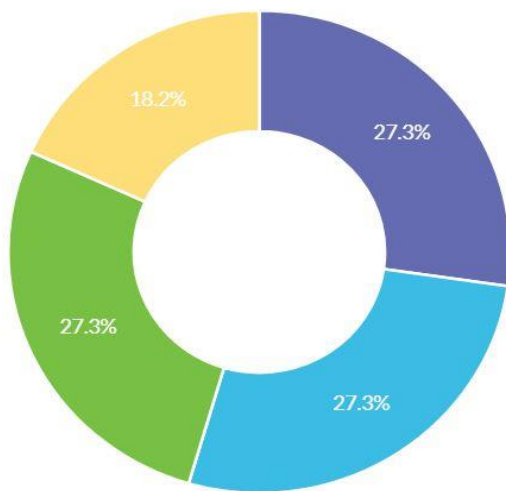


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

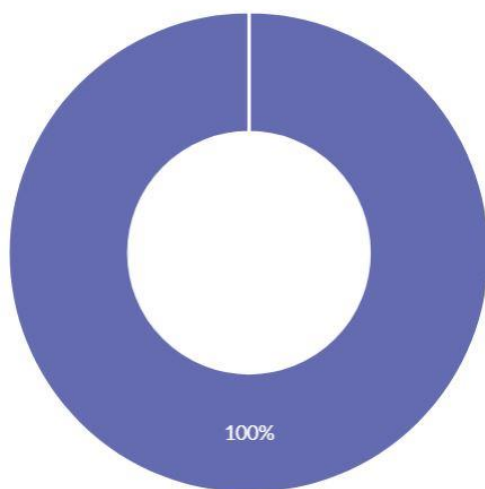
12. *How important are the following housing priorities to you and your household?*

Rehabilitate existing housing.

On this question, in the English survey, the responses were tied (27.3%) between very important, somewhat important, and not important. In the Spanish survey, the lone response (100%) considers the issue to be very important.



Choice	Rating	Total
1 - Very Important	6	6
2 - Somewhat Important	6	3
3 - Not Important	6	2
4 - Don't know	4	1



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

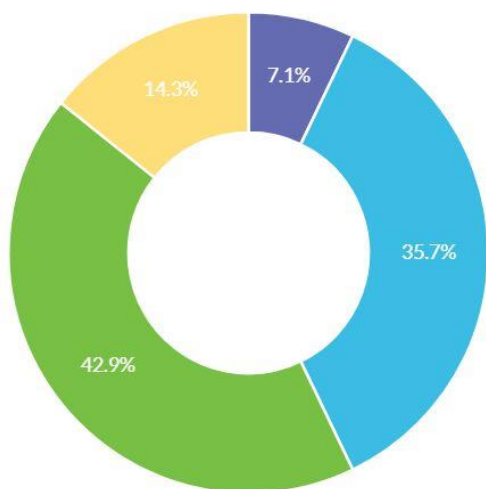


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

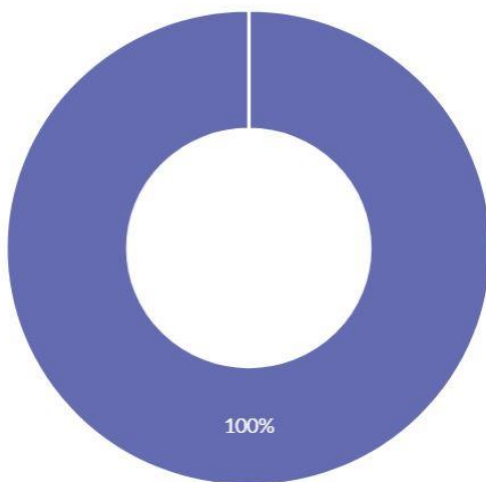
13. *How important are the following housing priorities to you and your household?*

Create mixed-use (commercial/retail/office and residential projects to bring different land uses closer together).

On this issue, 42.9% of the English language respondents consider the creation of mixed-use projects very important. 35.7% consider it to be somewhat important. In the Spanish language survey, the lone respondent (100%) considers the subject matter to be very important.



Choice	Rating	Total
1 - Very Important	2	2
2 - Somewhat Important	10	5
3 - Not Important	12	4
4 - Don't know	4	1



Choice	Rating	Total
1 - Muy importante	1	1
2 - Algo importante	0	0
3 - No importante	0	0
4 - No lo sé	0	0

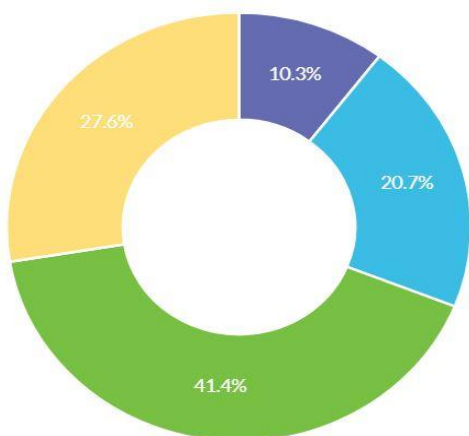


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

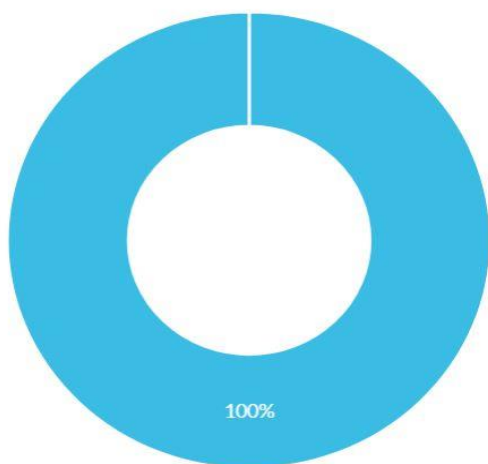
14. *How important are the following housing priorities to you and your household?*

Provide more housing for the disabled.

On this question, 41.1% of the English language respondents agree that providing more housing for the disabled is not important. 27.6% of the respondents don't know, and 20.7% of the respondents consider the issue to be somewhat important. In the Spanish language survey, the lone respondent (100%) considers the issue to be somewhat important.



Choice	Rating	Total
1 - Very Important	3	3
2 - Somewhat Important	6	3
3 - Not Important	12	4
4 - Don't know	8	2



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0

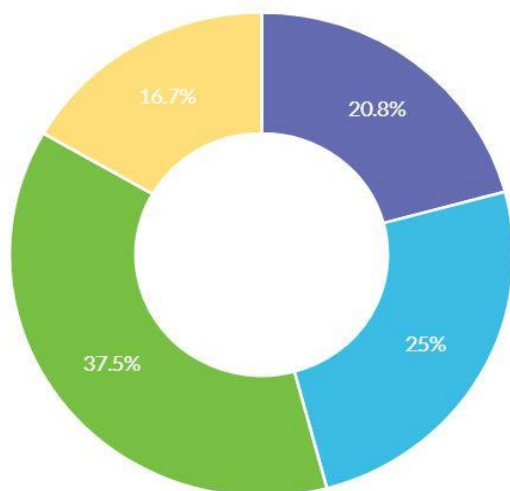


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

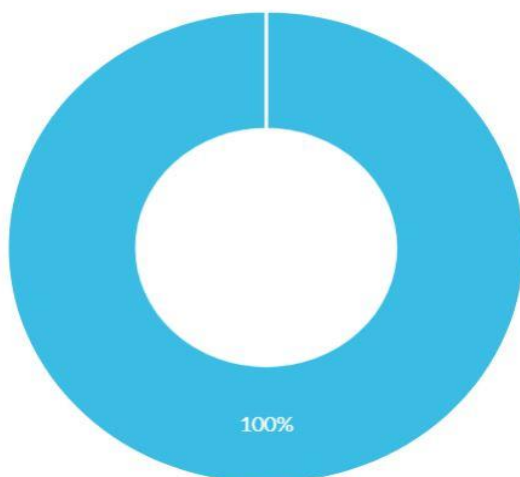
15. *How important are the following housing priorities to you and your household?*

How do you feel about Fair Housing?

On this question, 37.5% of the English language respondents consider fair housing not important. 25% consider it somewhat important, and 20.8% very important. 16.7% responded with “don’t know”. In the Spanish language survey, the lone respondent (100%) considers the issue of fair housing somewhat important.



Choice	Rating	Total
1 - Very Important	5	5
2 - Somewhat Important	6	3
3 - Not Important	9	3
4 - Don't know	4	1



Choice	Rating	Total
1 - Muy importante	0	0
2 - Algo importante	2	1
3 - No importante	0	0
4 - No lo sé	0	0



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

16. *In a built-out community like Hawaiian Gardens, what strategies should the city apply or pursue to ensure affordable fair housing for its residents?*

In the English survey the most frequent answer given were affordability and promoting home ownership as the number one strategy the city should apply or pursue to ensure affordable fair housing for its residents.

17. *In your opinion, what is the most pressing housing need(s) for the City of Hawaiian Gardens right now?*

The most frequently suggested responses are affordable housing, parking, and overall availability of housing to the community.

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 participants agreed that the current range of housing options in the city 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.

Overall, in total there were 13 participants who took part in both surveys over a one-month period.

1.7 REVIEWS BY STATE HCD

State law requires the submittal of every updated Housing Element to California's Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum Housing Element requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are required to be submitted twice to the HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction (final form). 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 the HCD have been made aware of this development. The second review requires a 90-day review by the HCD and takes place after the adoption of the Housing Element by the local jurisdiction. It is after the second review that written findings regarding compliance are submitted by the HCD to the local government.



2 Housing Needs Analysis

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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.

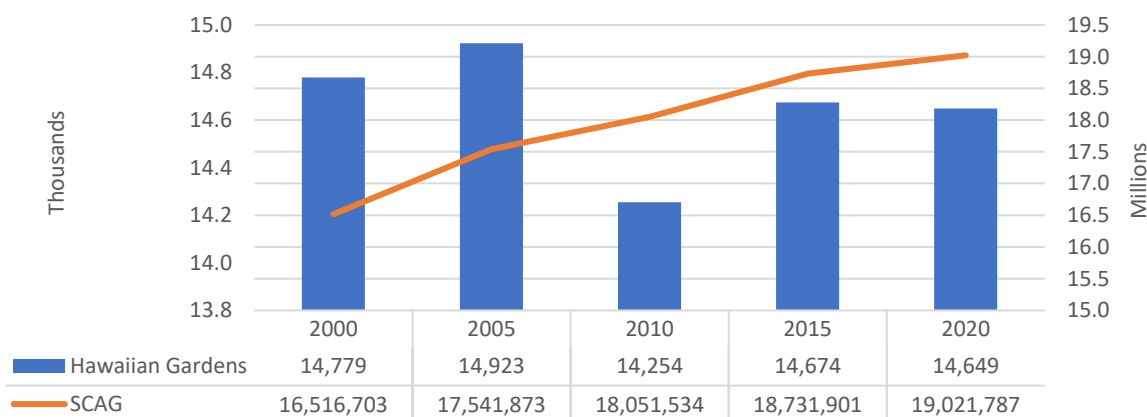
POPULATION TRENDS

According to the 2020 United States Census, Hawaiian Gardens has a 2020 total population of 13,953 persons, which is a 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 \$363,500.

Chart 2.1 (Population, Housing, and Households) describes the population trend in Hawaiian Gardens from 2000 to 2020. 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 2010 there was a slight reduction in population that may be attributed to out-migration, cost of living, and a declining economy.

Chart 2.1 – Population, Employment, and Households



CA DOF E-5 Population and Housing Unit Estimates



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

The City of Hawaiian Gardens had a projected 2020 total population of 14,649 including 16 living in group quarters according to the California Department of Finance. However, the city's actual population was reported at 13,953 persons. The chart above describes the population trend in Hawaiian Gardens from 2000 to 2020. Over this period Hawaiian Gardens had an annual growth rate of 0% compared to 0.7% for the region.

Ethnicity

Hawaiian Gardens is a majority Hispanic/Latino community with Hispanics/Latinos comprising 80.1% of the city's residents. 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 13,953 residents, 42.8% are foreign born, and 91.7% speak a language other than English at home.

Education

According to the 2020 US Census numbers, the percentage of persons residing in Hawaiian Gardens with a high school education or higher is 57.26%, with high school graduates taking the highest percentage (22.7%) and people with graduate degrees occupying only 3.14% of the population. The percentage of bachelor's degree holders is 7.31%. 42.74 percent of Hawaiian Gardens' residents have less than a high school education.

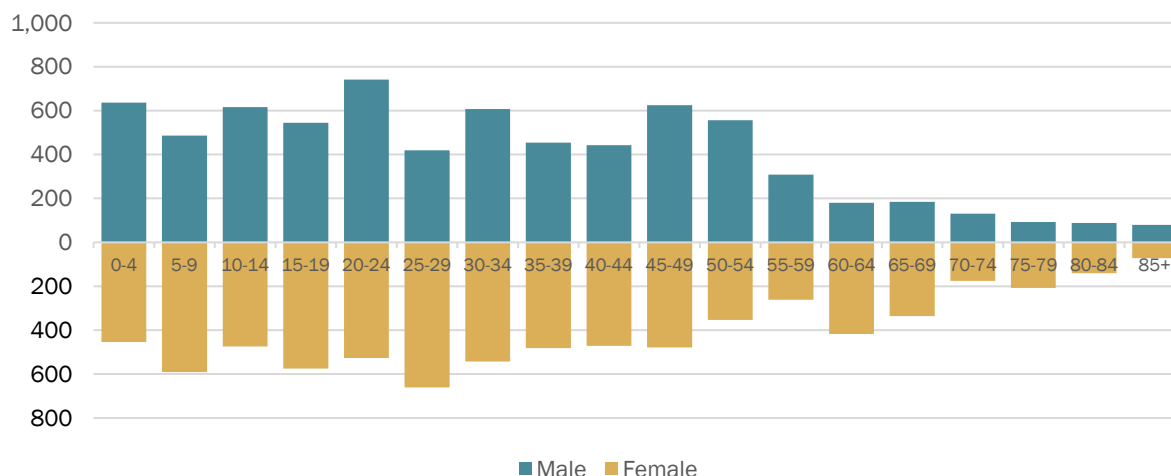
Household Size and Housing Stock

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.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.2 Households by Household Size



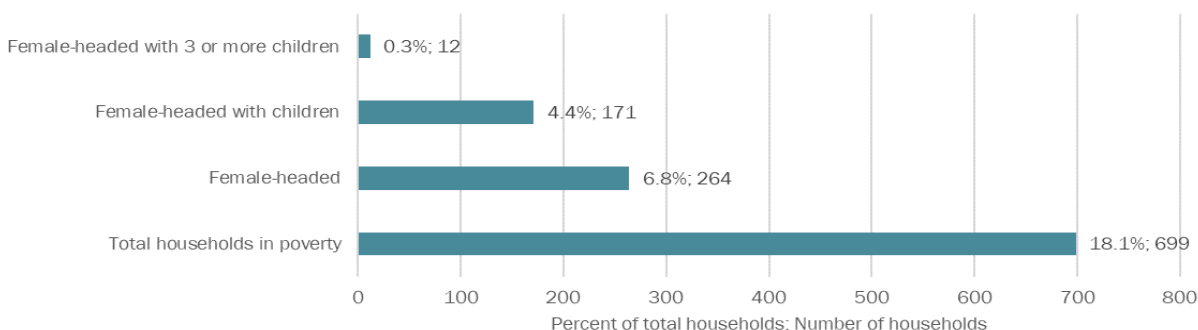
American Community Survey 2014-2018 5-year estimates

According to Chart 2, Households by Household size, 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%.

Specialized Housing Needs

Statute requires analysis of specialized housing needs, including female-headed households, to ensure allocation of adequate childcare or job training services. 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.

Chart 2.3 - Female Headed Households





CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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.

Table 2.1- Elderly Households by Income and Tenure

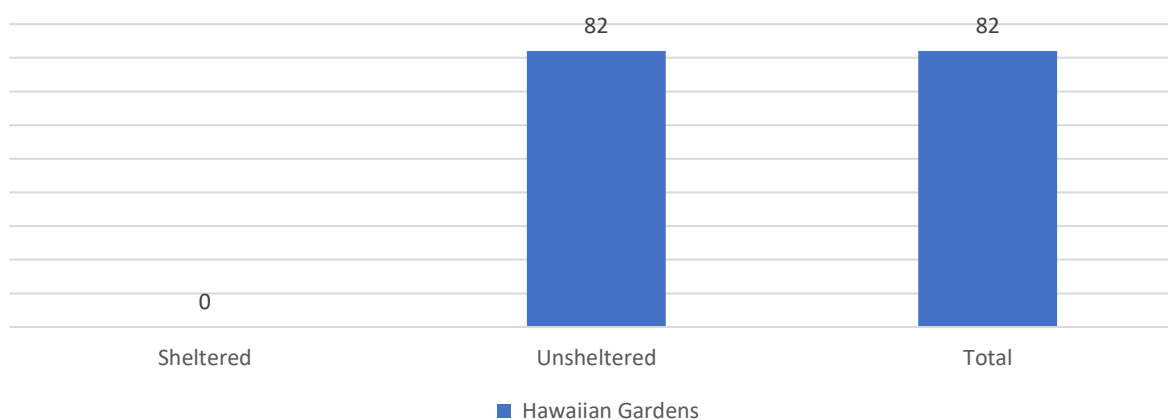
Elderly Households by Income and Tenure					
		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	155	280	435	58.2%
	30-50% HAMFI	100	85	185	24.7%
	50-80% HAMFI	40	10	50	6.7%
	80-100% HAMFI	19	0	19	2.5%
	> 100% HAMFI	19	40	59	7.9%
TOTAL		333	415	748	

Vertical (Value) Axis Major Gridlines

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

Statute 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' 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).

Chart 2.4- People Experiencing Homelessness



Los Angeles county homelessness point-in-time counts processed by SCAG.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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 10.4% of the City's total population, 7.2% of the City's population were under 5 years of age, and 27.1% were between 5 years and 18 years. Working age adults between the ages of 20 and 64 totaled 6,200 persons which represented 55.3%. The age grouping of the city's population according to the 2020 Census are indicated below in Table 2.2.

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%

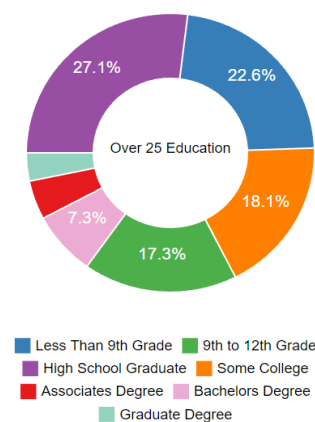
Source: U.S. Census Bureau (2020)

The median age for the City of Hawaiian Gardens is 28.4 years of age which is significantly less than the national average of 37.2 years of age.

EDUCATIONAL ATTAINMENT

Chart 2.5 - 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%



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.



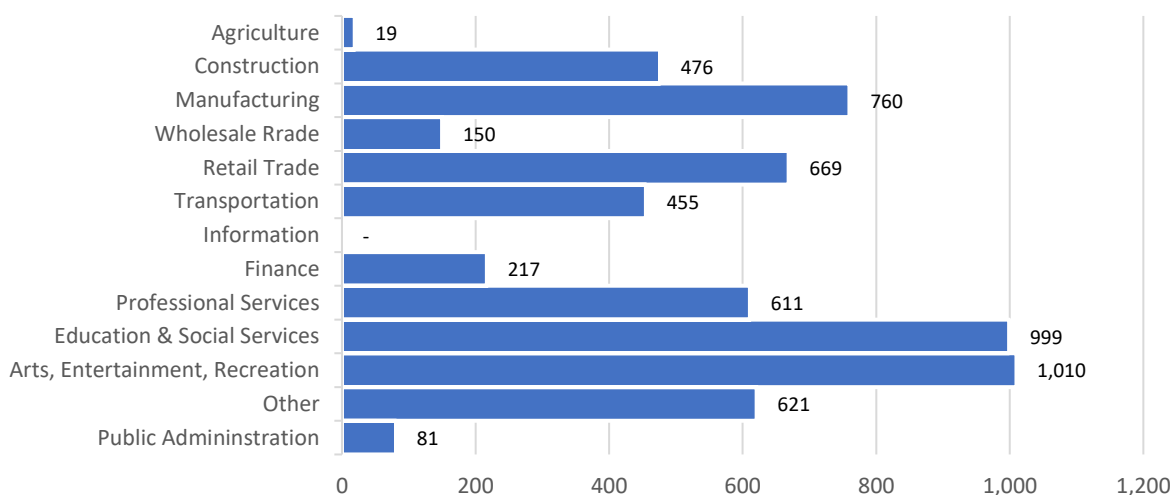
2.2 EMPLOYMENT CHARACTERISTICS

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 above (Chart 2.6) 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).

Chart 2.6 - Employment by Industry

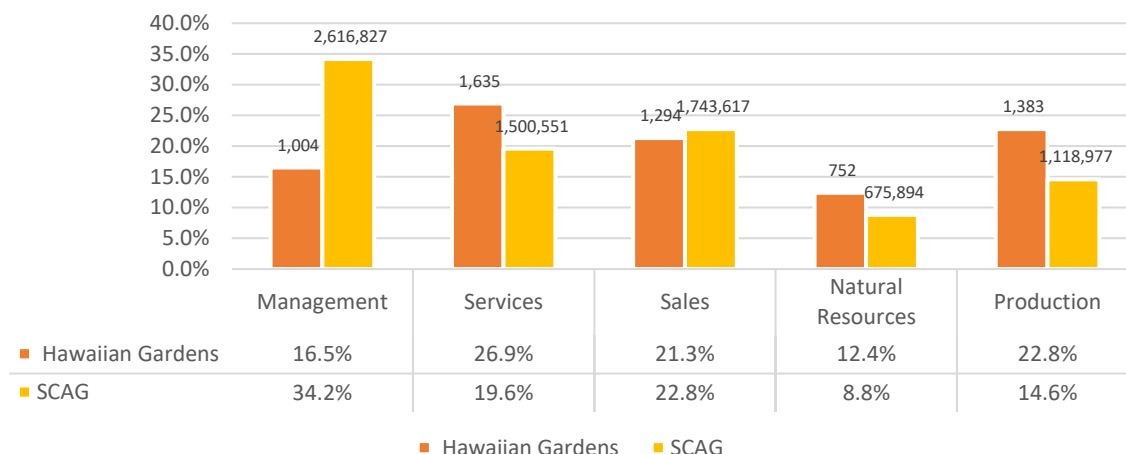


American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.7 - Employment by Occupation



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

In addition to understanding the industries in which the residents of Hawaiian Gardens work, it is also possible to analyze the types of jobs they hold. 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) in Hawaiian Gardens.

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 2.3 - 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
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.



2.3 HOUSEHOLD CHARACTERITICS

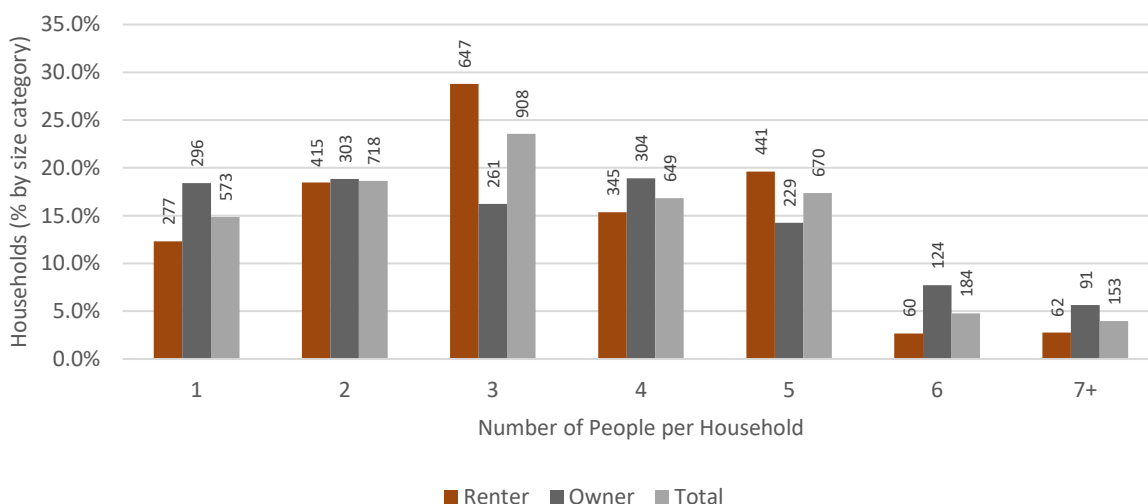
Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs. Household characteristics provide an overview of the key socioeconomic characteristics that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

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. Household characteristics are important indicators of the type of size of housing needed in a community.

*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.”

Chart 2.8 – Households by Household Size



American Community Survey 2014-2018 5-year estimates

Chart 2.8 (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%)

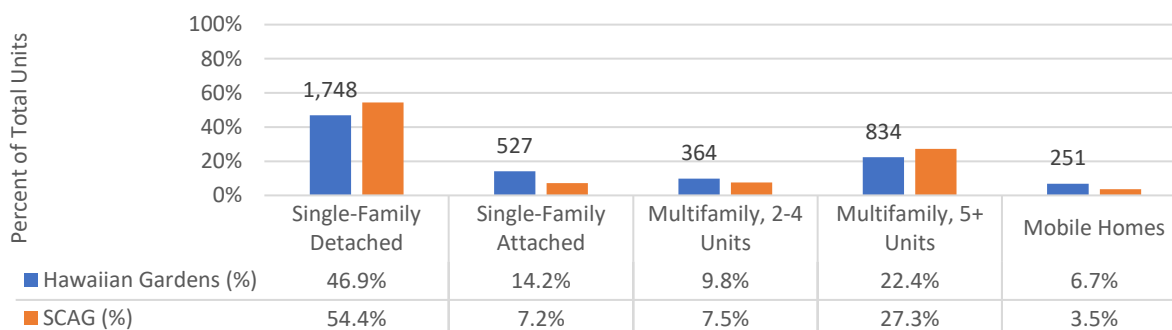


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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.

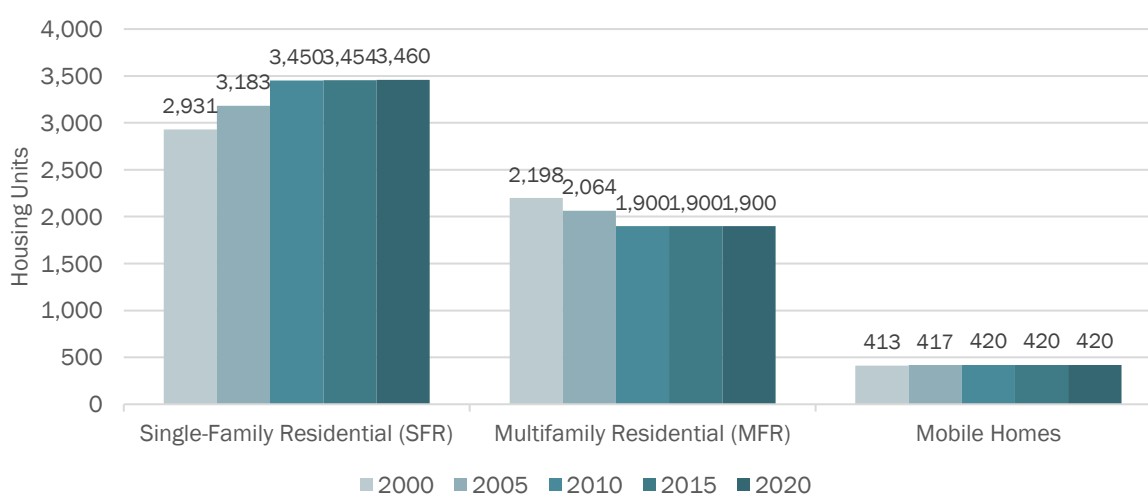
Chart 2.9 - Housing Types



CA DOF E-5 Population and Housing Unit Estimate

Chart 2.9 provides detailed information on the housing stock 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

Chart 2.10 - Housing Trend



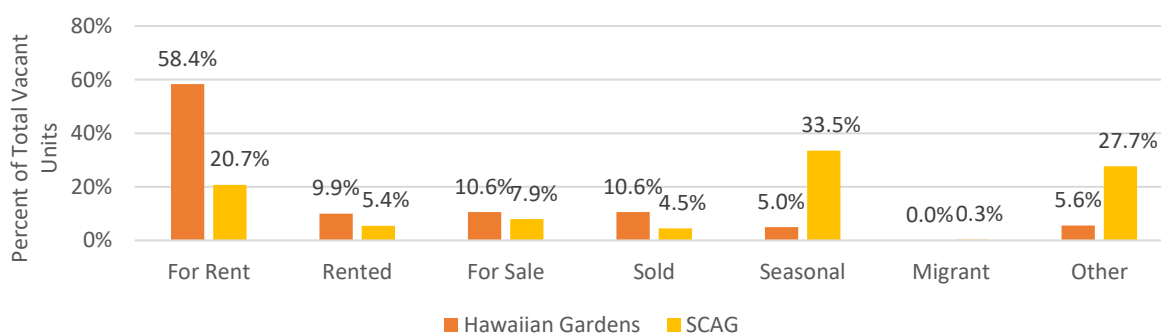
CA DOF E-5 Population and Housing Unit Estimates



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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 units than multi-family residential 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. However, the actual units built or permitted in the city did not meet the projected numbers. Actual data on the number of units built and the type of units for which building permits were issued and the number of units constructed is provided below (Table 2.4).

Chart 2.11 - Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

58.4% of the housing units in the City of Hawaiian Gardens are rental units, compared to the regional percentage of 20.7%. There are only 5% seasonal housing in the city compared to 33.5% seasonal housing in the SCAG region. There are not many migrant housing units in the city or the region.

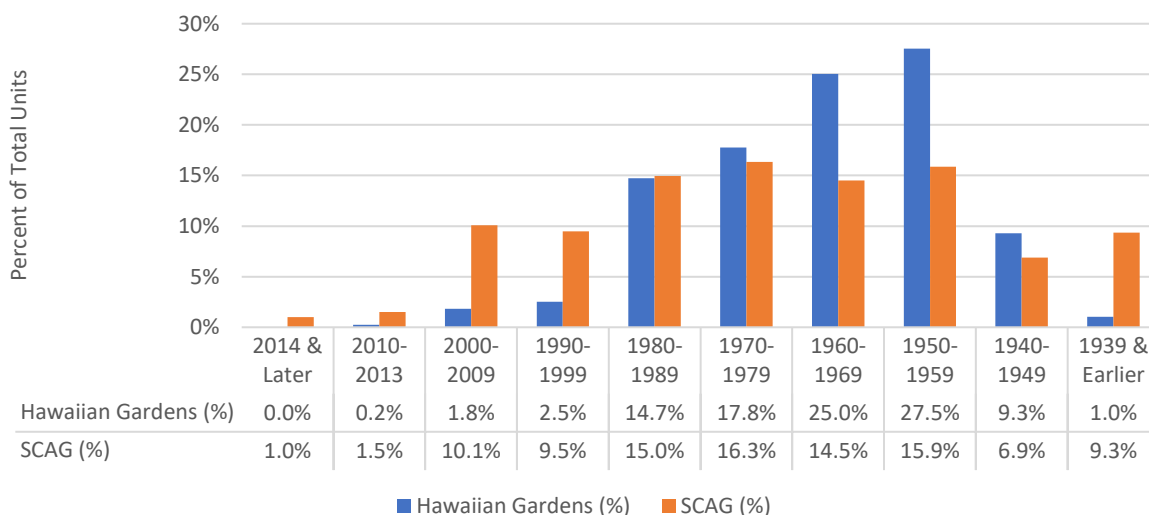
HOUSING AGE, CONDITION & OVERCROWDING

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 the quality of life of city residents. A city with an older housing stock will have to budget more for preservation assistance, home repair costs, and energy requirements.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.12 - Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

Chart 2.12 (Housing Units by Year Structure Built) 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. A record provided by the city indicates that between 2013 and 2021, a net 28 housing units were built.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The period where the highest share of Hawaiian Gardens' housing units was built is 1950-1959, while in the SCAG region more units were built during 1970-1979 than any other period. This indicates that the housing units in the city are older than housing units in the region, and may, therefore require more rehabilitation and upkeep based on age.

Table 2.4, provided by the City of Hawaiian Gardens' Community Development Department shows a breakdown of construction in the city between 2015 and 2021. Of the net units built, 3 were demolitions, 5 were rebuilds, 24 were new units, and 6 were Accessory Dwelling Units.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Table 2.4 – Units Constructed Between 2015 and 2021

Address	Demo	Rebuild	New Unit	ADU/JADU	Net	Permit Issued -
12240 224th Street			1		1	
22409 Violeta			1		1	
22408 Elaine	1	1			0	
21306 Norwalk Blvd.				1	1	×
21931 Violeta				1	1	×
12126 215th		1			0	
21826 Clarkdale			1		1	×
22222 Joliet			1		1	
21827 Hawaiian			2		2	
12302 221st	1	1			0	
22408 Elaine	1	1			0	
12323 223rd		1			0	
22415 Seine (vacant)			1		1	
12302 221st (vacant)			1		1	
22417 Elaine (vacant)			1		1	
21915 Devlin (vacant)			2		2	
21737 Verne			1		1	
22217 Arline (from duplex to single family)			1		-1	
21715 Juan (vacant)			1		1	
21717 Seine				1	1	
12362 211th (vacant)			1		1	
12017 Civic Center			1		1	
22330 Arline (vacant)			1		1	×
21926 Hawaiian Ave (1 single family + 1 adu)			1	1	2	×
22406 Clarkdale (vacant)			1		1	
12321 221st (vacant)			1		1	
12135 221st (vacant)			1		1	
12711 Elaine (vacant)			1		1	
21715 Elaine			1		1	
22112 Ibex			1		1	×
12062 223rd				1	1	×
22013 Arline				1	1	×
TOTAL	3		24	6	28	

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.

Housing Rehabilitation Program

The Housing Rehabilitation Program is one way to help the city maintain its current housing stock, which is a goal of the Housing Element. This program includes grants and deferred housing rehabilitation loans. The grants range from \$5,000 to \$20,000. Deferred loans can be up to \$50,000. Eligible families 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 \$67,450 to be eligible for the financial assistance.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Eligible improvements and repairs include, but are not limited to; roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and kitchen remodels and energy conservation improvements and bedroom additions to relieve overcrowded conditions.

The Housing Rehabilitation staff assists interested families as follows:

- Completion of the application form
- Perform an on-site inspection of the property
- Help the family obtain bids from qualified contractors
- Monitor the construction process

This program has been funded by CDBG funds. Subject to funding availability, the program will be implemented throughout the 2021-2029 planning period.

City Beautification Program

The city's City Beautification 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, containing up to two residential units for the cost of exterior improvements. This program has been funded by the General Fund. Subject to funding availability, the program will be implemented throughout the 2021-2029 planning period.

Housing Code Enforcement Program

This program continues an existing program that was included in the 2008 – 2014 Housing Element and the 2015 – 2021 Housing Element. The city will continue to implement this program during the 2021 – 2029 planning period based on staff availability.

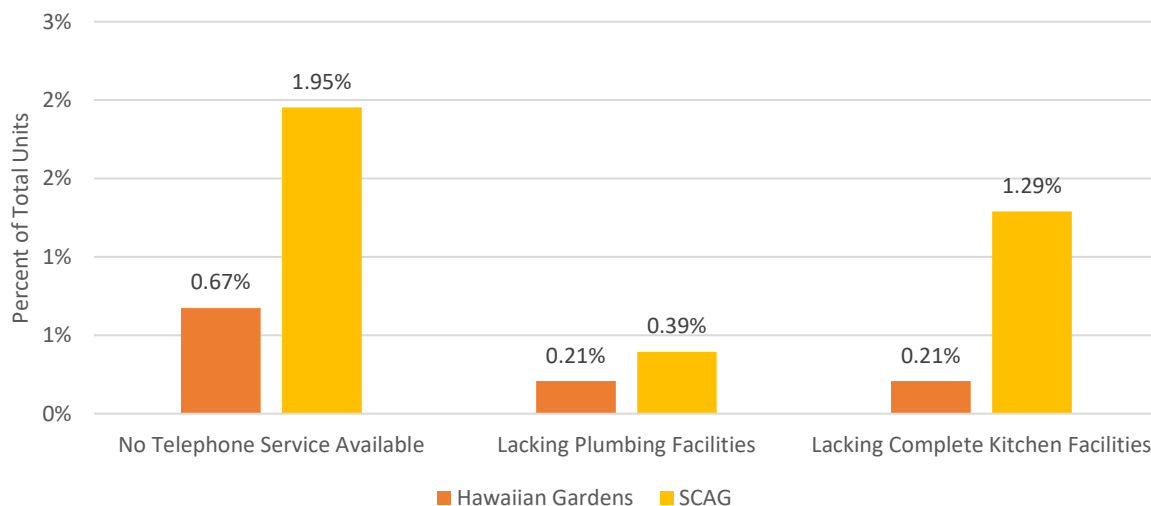
The program is implemented primarily on a complaint basis. The city staff inspects the reported properties and notices are given to the property owners having code violations. The latter may include violations of the fire, building, and zoning codes, the State Vehicle Code, and the State and County Public Health Codes. This Program also warns homeowners against illegally converting a garage to a dwelling unit. Converting a garage to a dwelling unit is not illegal if appropriate permits are issued.

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 predominately low- and moderate-income census tracts of the City of Hawaiian Gardens.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

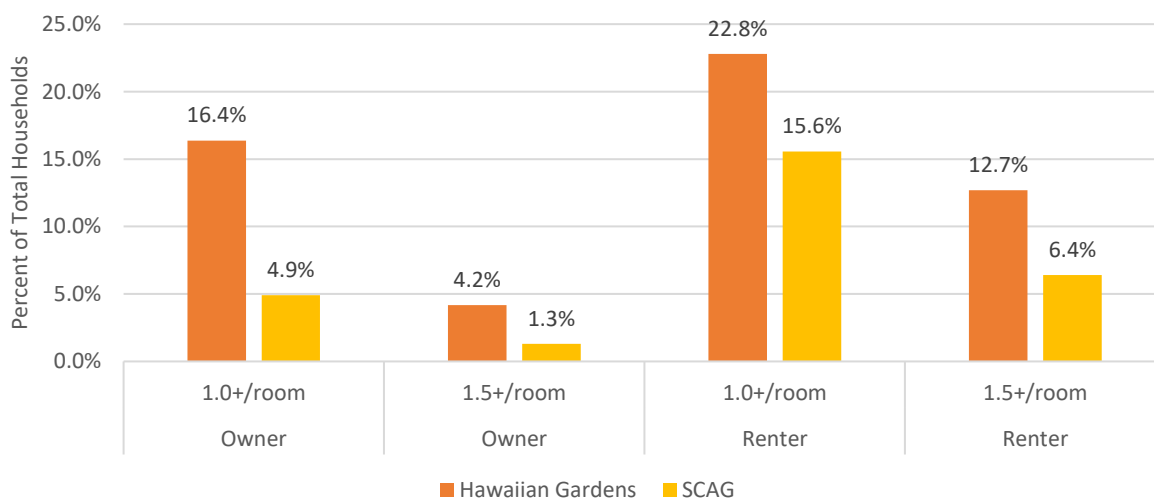
Chart 2.13 - Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Hawaiian Gardens, 26 units lack telephone service, 8 units lack plumbing facilities, and 8 units lack complete kitchen facilities.

Chart 2.14 - Overcrowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

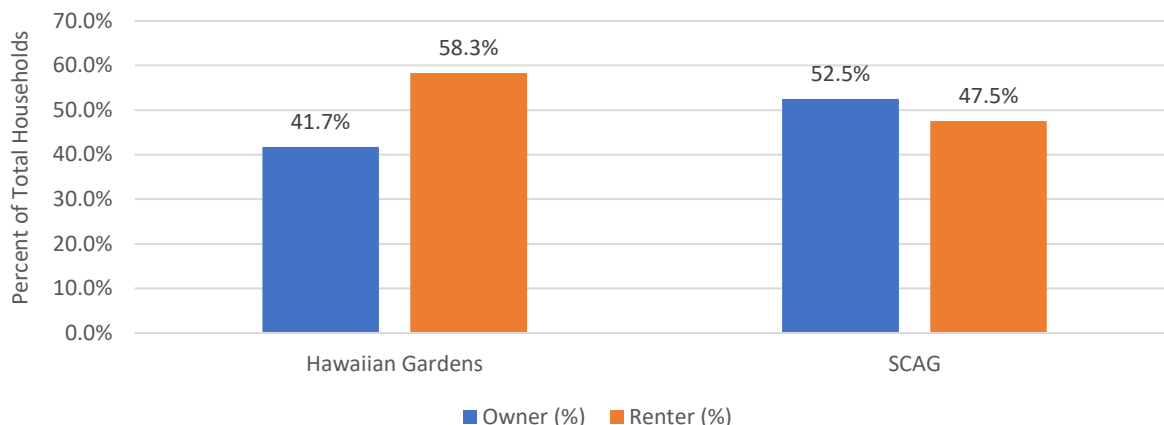
According to the ACS Survey and Chart 2.14, in Hawaiian Gardens, 263 owner-occupied and 512 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 67 owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

HOUSING TENURE, OCCUPANCY AND VACANCY

Chart 2.15 – Housing Tenure



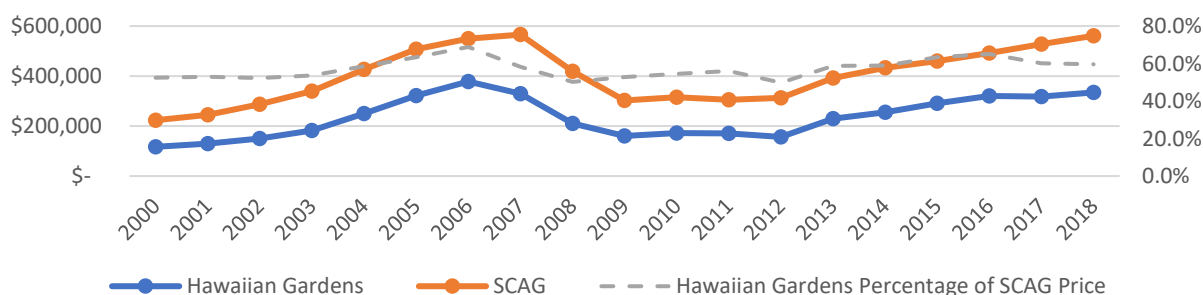
American Community Survey 2014-2018 5-year estimates.

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 share of renters in Hawaiian Gardens is higher than in the SCAG region overall.

2.5 HOUSING COSTS AND AFFORDABILITY

The department of Housing and Urban Development defines affordable housing as housing for which the owner or tenants pays less than 30 percent 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.

Chart 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.



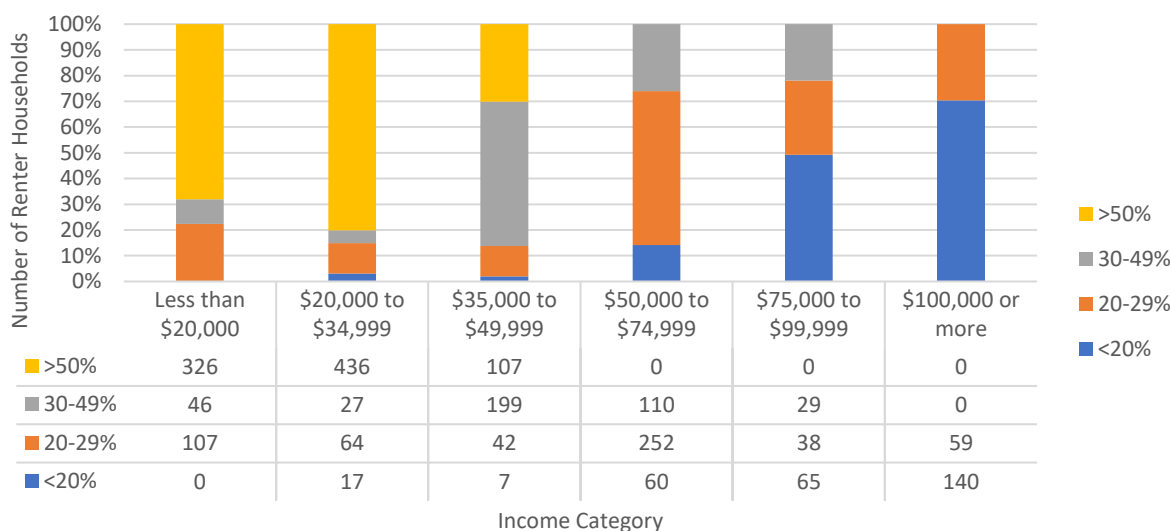
CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Between 2000 and 2018, median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. 2018 median home sales prices in Hawaiian Gardens were \$334,250 and the highest experienced since 2000 was \$378,000 in 2006. 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.

HOUSING COSTS AND AFFORDABILITY

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 fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Chart 2.17 – Housing Cost by Income



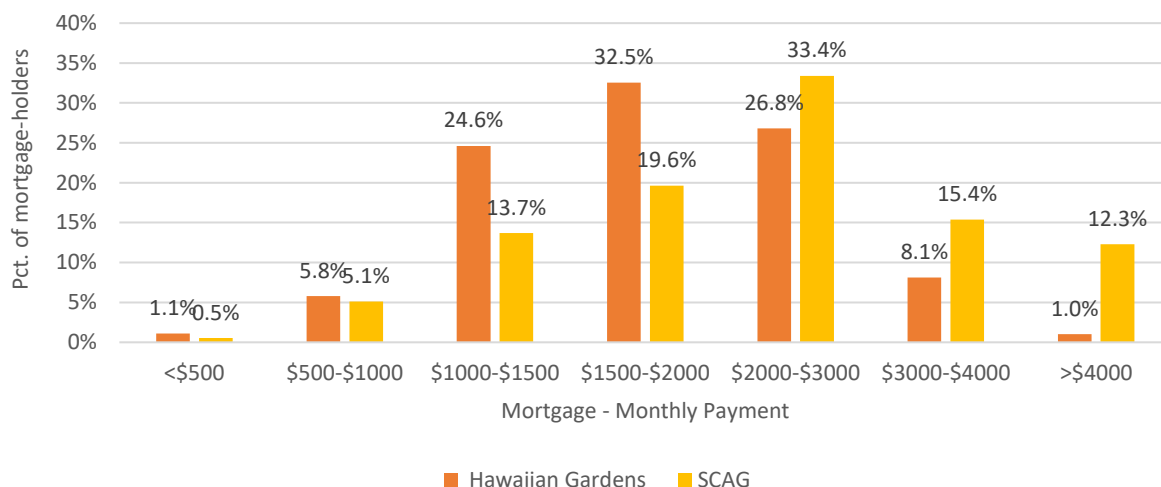
American Community Survey 2014-2018 5-year estimates.

While the previous Chart 2.17 breaks down cost burden by area-relative income, the ACS also allows for the analysis of Hawaiian Gardens' 2,131 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 under 20% of their income on housing.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

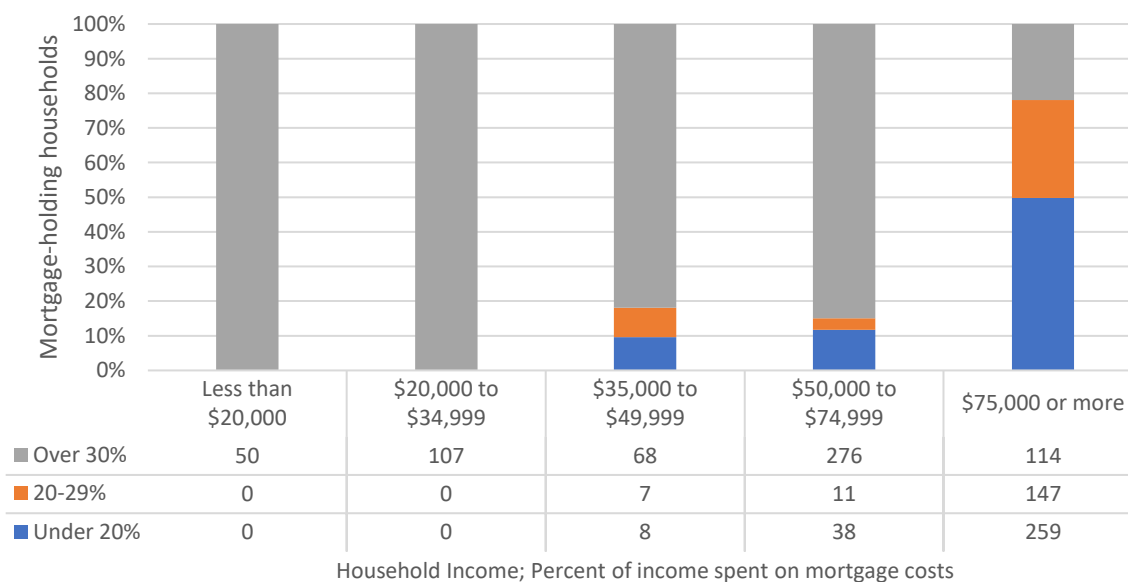
Chart 2.18 – Monthly Owner Cost for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

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.

Chart 2.19 – Percent of Income Spent on Mortgage Costs





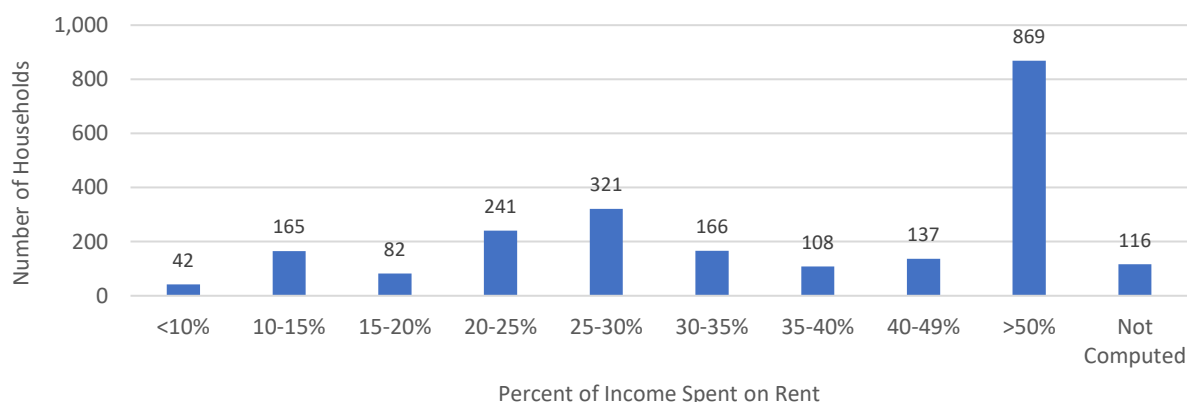
CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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).

2.6 RENT VS. OWN

RENTER

Chart 2.20 - Spending on Rent by Renter

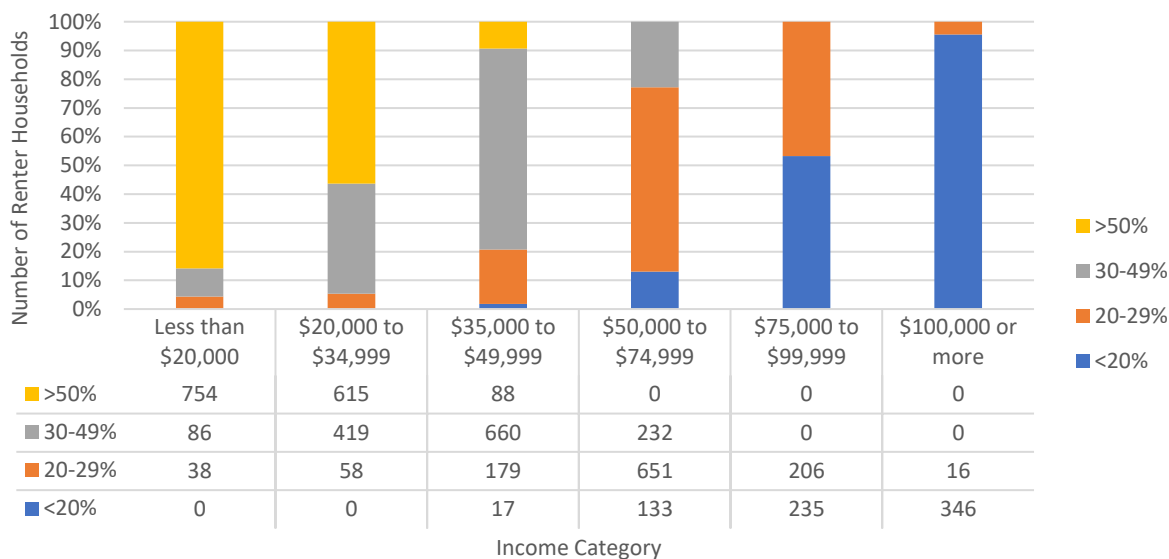


Across Hawaiian Gardens's 2,247 renter households, 1,280 (57%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.21 – Spending on rent By Income



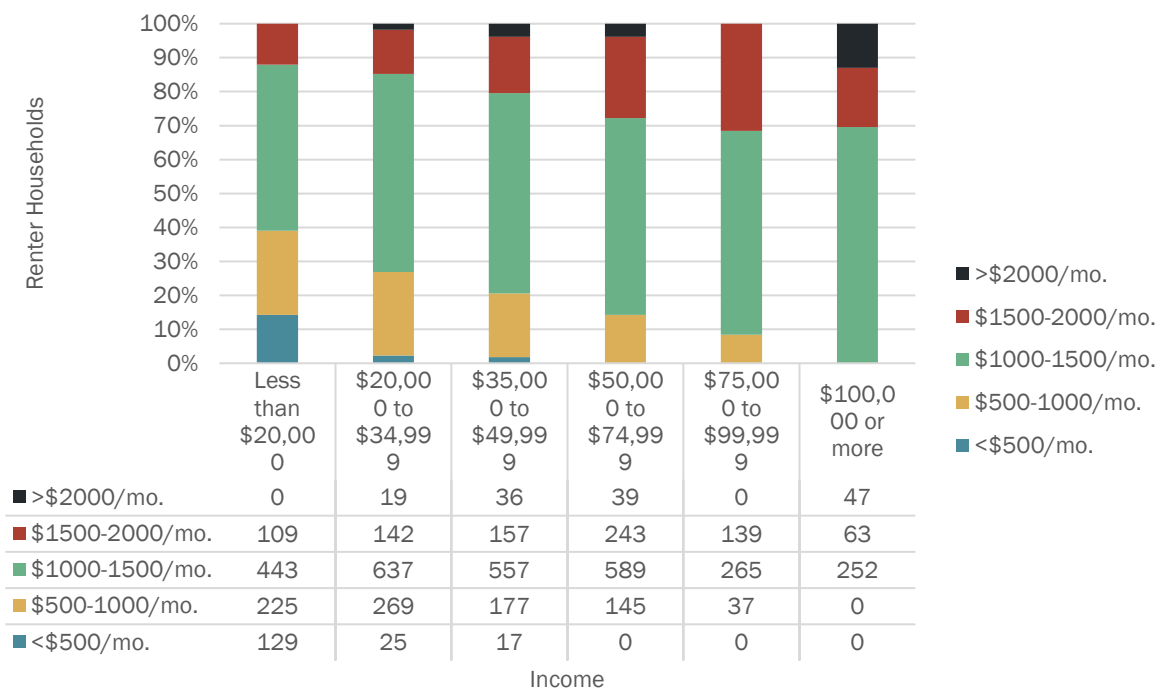
American Community Survey 2014-2018 5-year estimates.

While Chart 2.21 breaks down cost burden by area-relative income, the ACS also allows for the analysis of Hawaiian Gardens's 2,247 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 income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

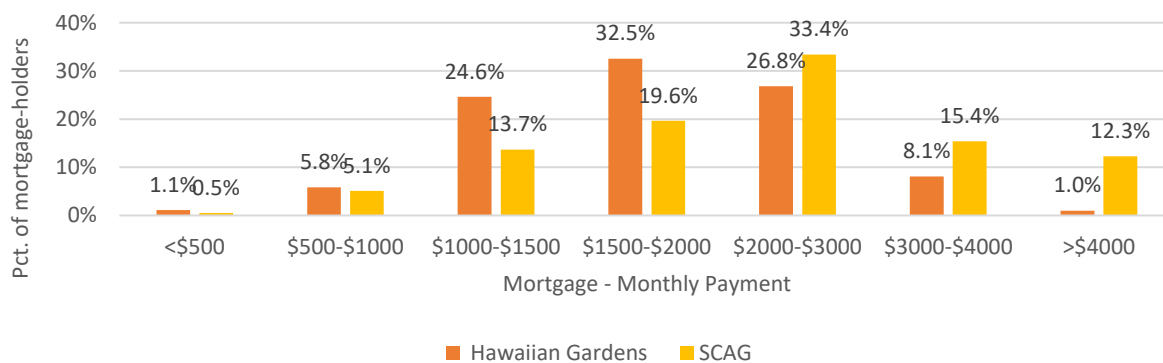
Chart 2.22 - Household Income by Cash Rent



American Community Survey 2014-2018 5-year estimates.

OWNER

Chart 2.23 - Monthly Owner Costs for Mortgage Holders

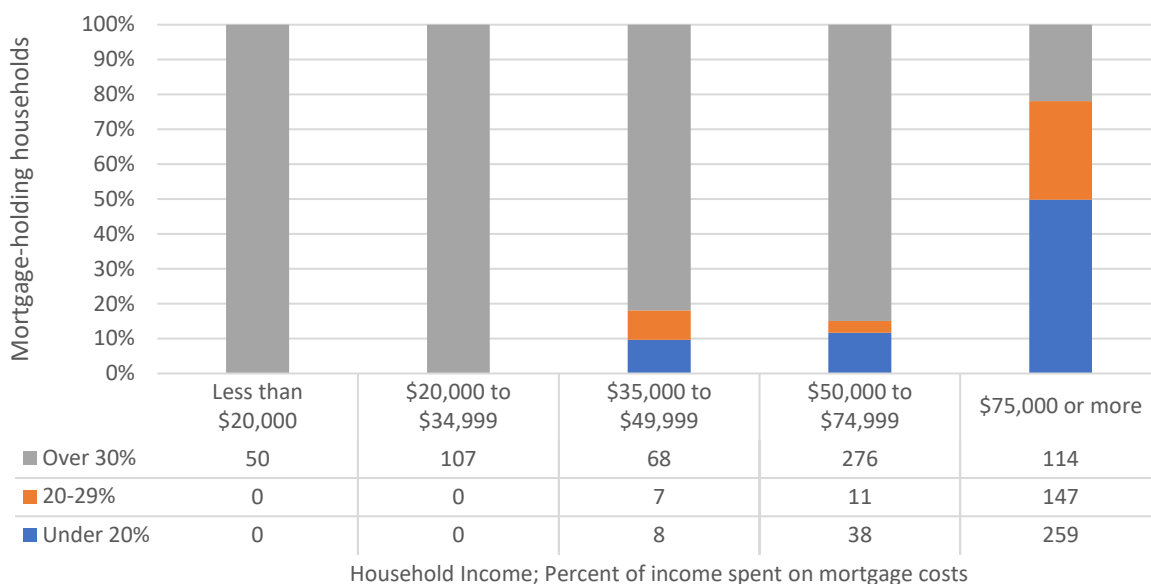


American Community Survey 2014-2018 5-year estimates



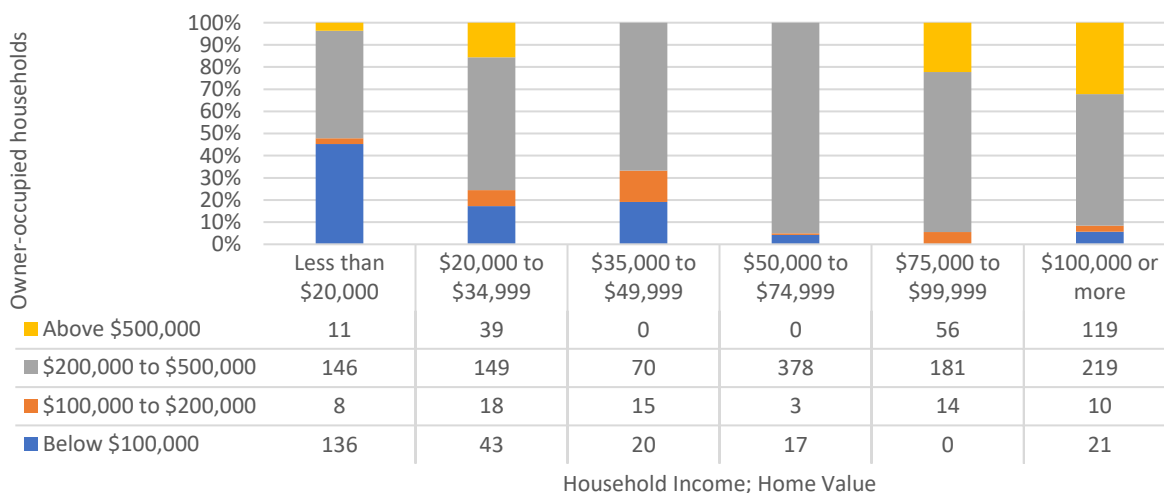
CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.24 - Cost for Mortgage Holders by Income



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 over 30% (615 households).

Chart 2.25 - Household Income by Home Value





CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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).

2.7 HOUSING NEEDS ASSESSMENT

Table 2.5- Final 6th Cycle Regional Housing Needs Allocation

Final 6th Cycle Regional Housing Needs Allocation for Hawaiian Gardens:

	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.

The Southern California Association of Governments (SCAG) has identified a total of 331 housing units for Hawaiian Gardens' Regional Housing Needs Assessment. The 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.

EXTREMELY LOW-INCOME HOUSEHOLDS

An extremely low-income household is defined as a household with income less than 30 percent of area median income. The area median household income in Hawaiian Gardens is \$49,383. For extremely low-income households, this results in an income of \$14,814 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 insurance (SSI) or disability insurance 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.

Housing the extremely low-income population (below 30% of area median income) can be especially challenging. 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).



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

EXISTING NEEDS

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. The city's Housing Authority currently manages 112 active Housing Choice Vouchers. As of June 21, 2021, the monthly cost per voucher for standard vouchers is \$88,505.00 or \$855.00 per standard voucher. The Ported-Out vouchers cost \$1,677.00 per voucher, or \$20,122.00 per month.

The Housing Authority's voucher program has an annual turnover rate of 4% having 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. 97% of households participating in the Section 8 Program were very low income (VLI) and 84% were extremely low income (ELI). 24% of households had wages as a major source of income. 11% of households in the program had welfare (TANF, General Assistance or Public Assistance) as their primary source of income, and 64% of households had other income (Social Security, Disability, or pension) as their major source of income.

85% of all voucher households were headed by minorities with 15% of all heads of households being Black and -1% being Hispanic. Of all households participating in the city's Housing Choice Voucher Program, 21% included at least one person with a disability. 21% of the households with a head of household 61 years or less were headed by a person with a disability. 54% of the households headed by someone 62 or older were headed by a person with a disability.

22% of voucher holders reside in a home with zero or 1 bedroom, 61% with 2 bedrooms and 17% with 3 or more bedrooms. 23% of voucher recipients are considered over housed, meaning they occupy a rental unit larger than their family size required.

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 the four apartment communities, namely:

<u>Apartment Community</u>	<u>Year Built</u>	<u>Number of Housing Units</u>
+		
Hawaiian Terrace Apartments	1990	101
Cypress Gardens Villas	1971	102
Hawaiian Gardens	1971	264
Cypress Villas	1973	22

The city's existing housing stock includes 248 individually owned mobile home units in two park locations. The two parks are within the jurisdiction of the California Department of Housing and Community Development, which enforces the "Mobile Home Park Act". The mobile home park act, pursuant to Section 18400.1(a) requires the HCD to complete an inspection of the exterior portions of all individual manufactured homes and mobile homes in each park inspected.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

PROJECTED NEEDS

To calculate the projected housing needs, the city assumed 50% of its very low-income regional housing needs are extremely low-income households. As a result, 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 could be suffering mental or other disabilities and special needs. To address the range of needs, the city can employ a detailed housing strategy including promoting a variety of housing types.

Extremely-Low Income Household Needs

Based in information received from the American Community Survey (ACS, Table 2.6, 389 white, non-Hispanic households, 245 black, non-Hispanic households, 643 Asian and other, non-Hispanic households and 2,550 Hispanic households live below 30% of the HUD Area Median Family Income (HAMFI). The largest demographic with the share below 30% of HAMFI is black, with 40.8%.

Table 2.6 – 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%

Accessory Dwelling Unit (ADU)

The city's current Accessory Dwelling Unit (ADU) requirements are found in Chapter 18.90, Supplemental Regulations, and Section 18.90.080.

The purpose of the ADU is to allow for the creation, through a ministerial process, of Accessory Dwelling Units in accordance with California Government Code section 65852.2. 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.

Since the passing of the ordinance in 2019, the city has approved 23 ADUs, and six (6) have been issued building permits and there are more in process. To further address the housing needs of extremely low-income households, it is recommended that the city identify and meet with nonprofit builders who



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

specialize in building housing for extremely low-income households and supportive housing. 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, the Community Development Director will develop an action plan with its nonprofit partners to develop housing for extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

Density Bonuses – Section 18.090.070

Density bonuses are mandated in part by the State’s Density bonus law (California Government Code Section 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 Section 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.

Granny Units – Section 18.90.090

The Granny Units regulations are designed to provide special standards for the addition of a dwelling unit intended solely for the occupancy of one or two persons aged 62 years or older, in conjunction with a single-family residence and pursuant to the State’s Planning and Zoning Law. Granny units may provide housing for the elderly and low-income earners. Through granny units, the city could also increase its housing stock and provide housing for a population that may be easily neglected.

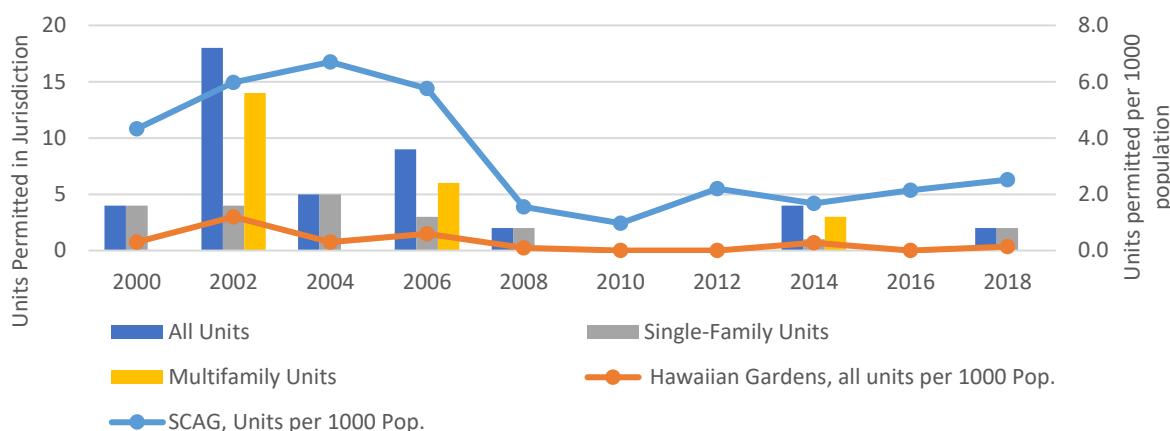


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Housing Units Permitted

ACU's Chart 2.27 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.

Chart 2.26 – Housing Units Permitted – SCAG and City



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.

2.8 OVERCROWDING AND OVERPAYMENT

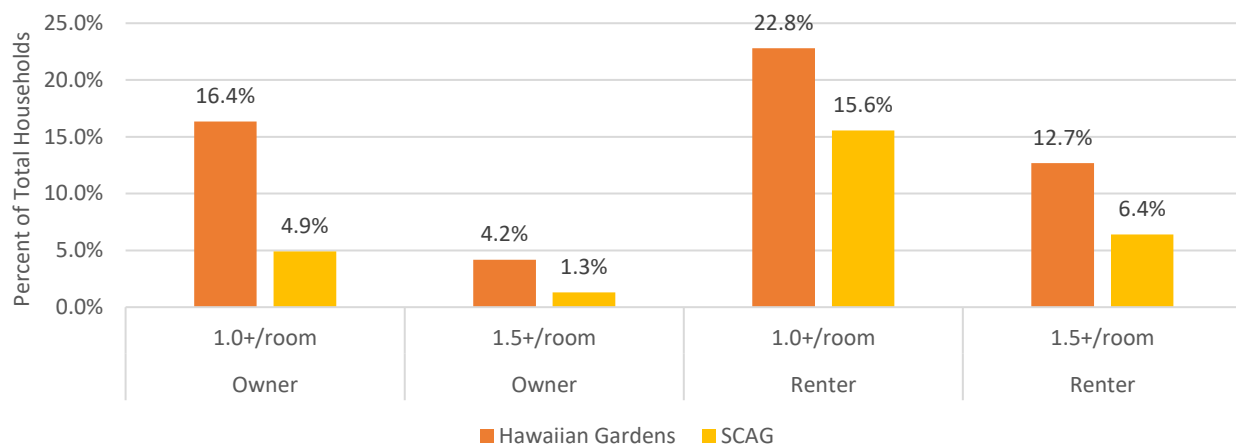
Overcrowding

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 reside 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.



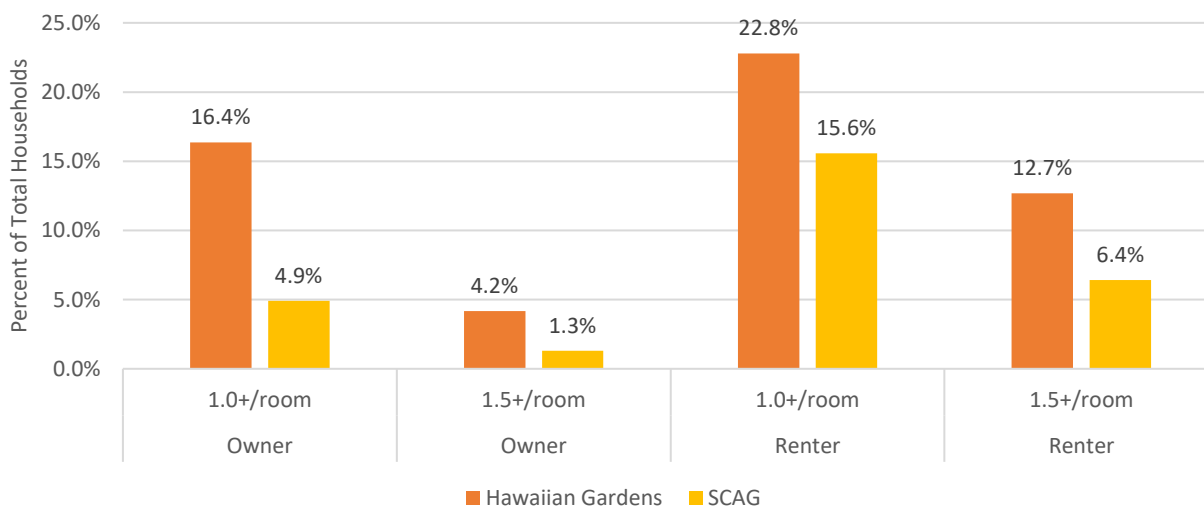
CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Chart 2.27 – Housing Units Permitted – Owner and Renter



In Hawaiian Gardens, there are about 775 crowded households. Of this total, about 80% are crowded, and 20% are “severely crowded”. In Hawaiian Gardens, 263 owner-occupied and 512 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 67 owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Chart 2.28- Crowding by Extent and Tenure



American Community Survey 2014 – 2018 5-year estimates.



Housing Cost Burden

Housing cost burden is mostly measured as the percentage of gross income spent on housing, with 30% as usual threshold for 'cost burden' and 50% 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 2.7 – Cost Burden by Income

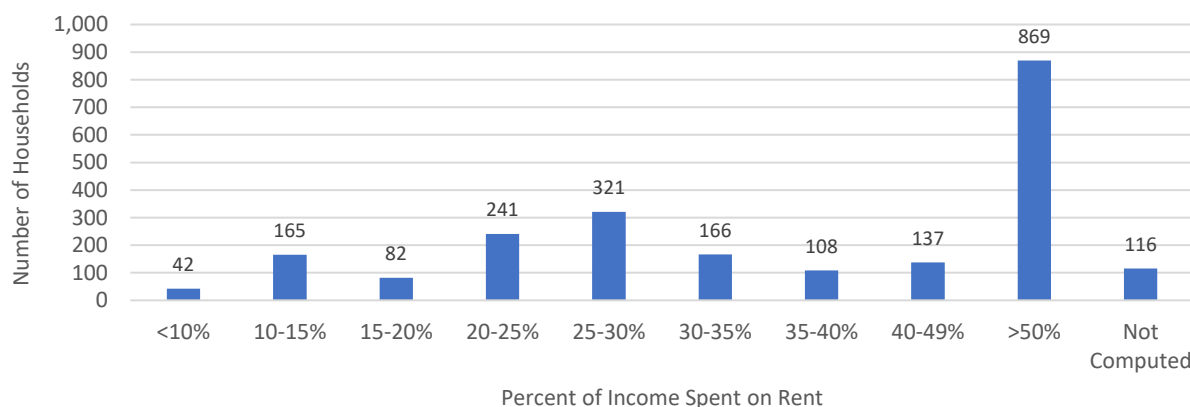
Households by Share of Income Spent on Housing Cost			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	345	183	754
30-50% HAMFI	275	224	310
50-80% HAMFI	490	350	75
80-100% HAMFI	180	33	0
> 100% HAMFI	504	30	0
Total Households	1,794	820	1,139

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

Overpayment

A household is 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.

Chart 2.29 – Spending on Rent



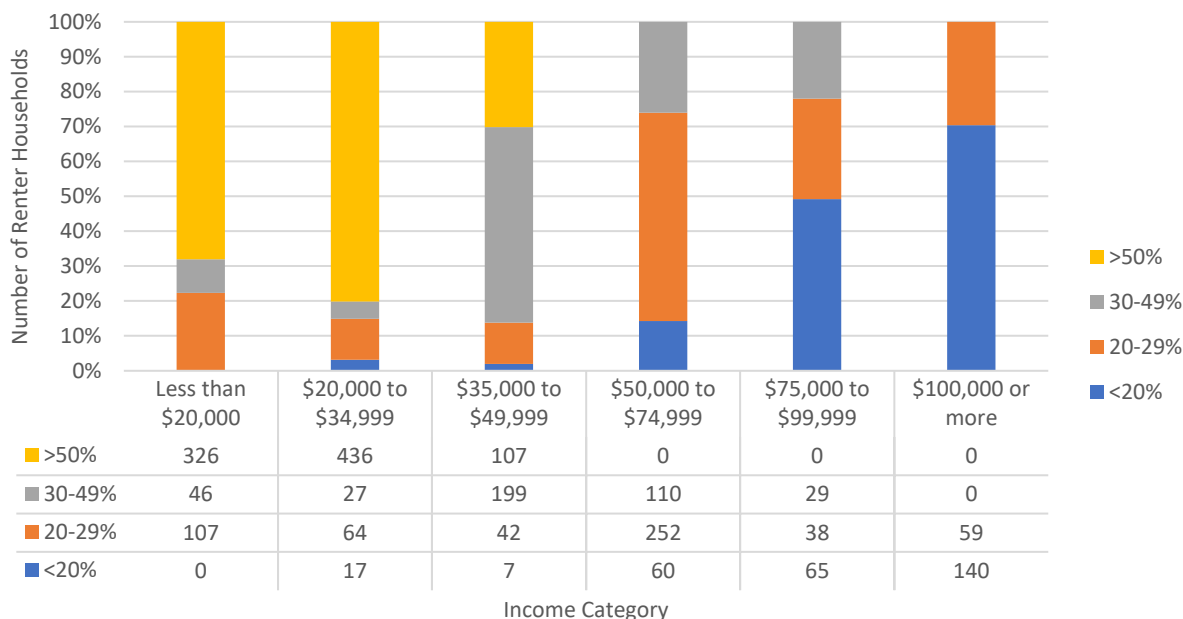
Across Hawaiian Gardens' 2,247 renter households, 1,280 (57%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Chart 2.30 – Spending on Rent by Income

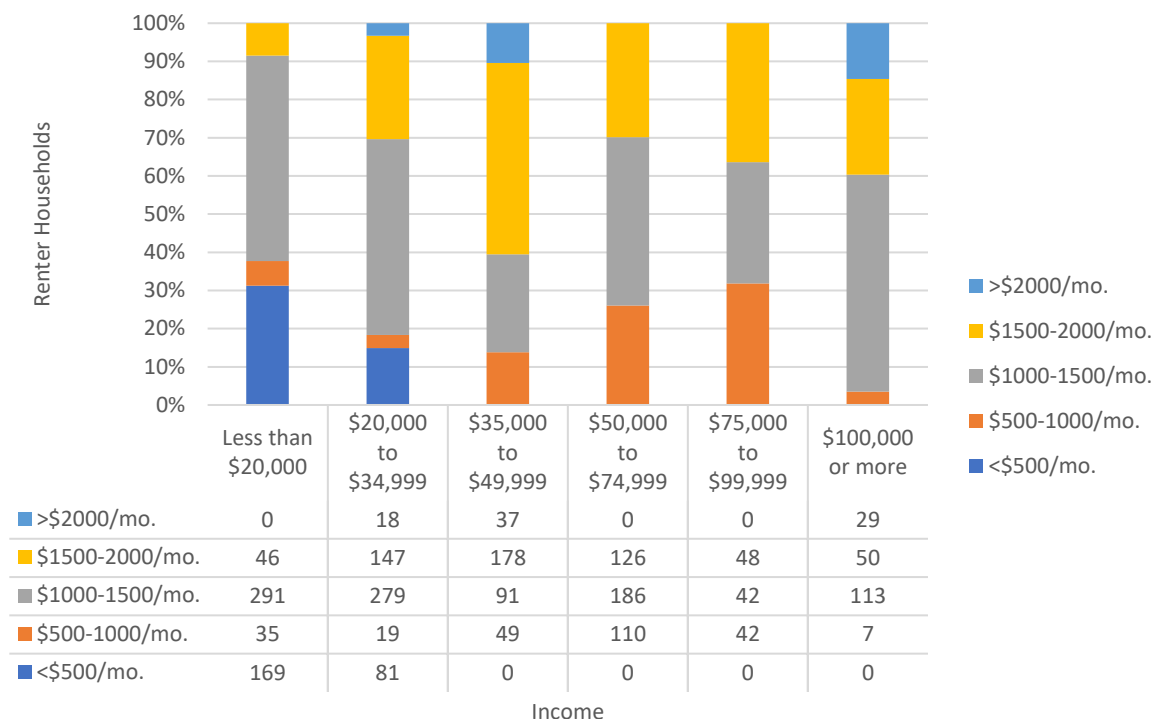


American Community Survey 2014-2018 5-year estimates.

While chart 2.30 breaks down cost burden by area-relative income, Chart 2.31 shows the city's spending on rent by income bracket (dollar amounts). 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.



Chart 2.31 – Household Income per Cash Rent



Hawaiian Gardens’ renter households' cash rent paid can be broken down by household incomes. The general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <\$500/month (11.4% of Hawaiian Gardens renters) to >\$2000/month (3.8% of Hawaiian Gardens renters). The most common rent category in Hawaiian Gardens is \$1000-1500/month with 45.7% of renters.

To address overpayment, the City of Hawaiian Gardens can pursue a variety of programs to expand affordability. With a strong prevalence of overpayment/overcrowding with large family renter households, the city will focus its new construction on multi-family units.

2.9 “AT-RISK” HOUSING

“Assisted Housing Units” are defined as units with rents subsidized by federal, State, or local governmental programs. 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 subsidies, 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 a total of 241 units at-risk of conversion in Hawaiian Gardens.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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 2.8– 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 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	241	100%
TOTAL		241	100%

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.

CONVERSION RISK

State law requires Housing Elements provide an inventory of all assisted housing units if the expiration date of their financing program is within the next ten years of the housing element planning period. These housing units are deemed to be “at-risk” of being converted to market rate units. Additionally, HCD recommends jurisdictions assess the overall potential conversion risk of all assisted housing units. However, there is no “official” or prescribed methodology to conduct the analysis. Jurisdictions, therefore, are free to decide how to conduct the analysis by choosing a method most appropriate to their jurisdiction.

There are three general cases that can result in the conversion of public 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 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.



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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 identified by the Community Development Department as participating 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 "at risk" category. The Hawaiian Gardens Apartments participates in the Section 8 program.

QUALIFIED ENTITIES

The California Department of Housing and Community Development (HCD) keeps a current list of all the qualified entities across the State. A "qualified entity" is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects.

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 list for (Los Angeles County) are listed below in Table 2.9:



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Table 2.9 Organizations

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/>

2.10 OPPORTUNITY FOR ENERGY CONSERVATION

Under State law, the Housing Element must 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.

GREENHOUSE GAS EMISSIONS

Gases that trap heat in the atmosphere are known as Greenhouse Gases (GHG). GHG are emitted by both natural processes and human activities. GHG emissions that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion by humans have elevated the concentration of GHG in the atmosphere to above natural levels. Scientific evidence indicates a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe.

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the harm associated with climate change



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

are serious and well recognized, that the EPA must regulate GHG as pollutants, and unless the agency determines that GHG do not contribute to climate change, it must promulgate regulations for GHG emissions from new motor vehicles. To date, 12 states, including California, have set State GHG emission targets. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. The environmental impact report (EIR) includes an evaluation of the existing greenhouse gas emissions within the planning area, those anticipated local greenhouse gas emissions anticipated at build-out under the implementation of the General Plan's land use policy, and those estimated greenhouse gas emissions for 1990.

UTILITY COSTS

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.

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased over 100 percent above the price of inflation. More recently, today's crude oil price (October 2021) is \$83.31 per barrel. In September 2021, the per barrel crude oil price was \$74.49. Over the last 12 months (October 2020 - October 2021), the price of crude oil has risen by 107.29%. It is therefore prudent for city government like Hawaiian Gardens to find ways and means to reduce energy consumption to reduce energy costs.

ENERGY CONSERVATION STRATEGIES

The following are some steps the city can take to be a champion in 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.
- Make information and utility company contacts available to all applicants for building permits.
- Utilize the Development Review Process to encourage the use of low-polluting building materials in new construction.



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- Utilize the Development Review Process to assure that the exposure of sensitive receptors to toxic and hazardous pollutants, as well as dust and odors is minimized or, where feasible, eliminated
- Revise its California Environmental Quality Act (CEQA) Guidelines to ensure uniform assessment of air quality impacts of projects and will incorporate the SCAQMD significance thresholds in these Guidelines or into EIR's and negative declarations prepared pursuant to these Guidelines.

CITYWIDE STRATEGIES

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 in unison to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. Especially for housing development, the issue of energy conservation is addressed at two levels: for new construction and rehabilitation of existing structures.



3 Regional Housing Needs Assessment and Special Needs

List of Charts, Tables, and Maps

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3.1 REGIONAL HOUSING NEEDS ALLOCATION, 2021 - 2029

Every city and county in the State of California has a legal obligation to respond to its ‘fair share’ of the projected future housing needs in the region in which it is located. For Hawaiian Gardens and other Southern California jurisdictions, the regional housing needs are determined by the Southern California Association of Governments (SCAG), based upon an overall regional housing need number established by the State. In accordance with State law, SCAG has determined the fair share of the regional housing need that must be planned for by each jurisdiction during the 2021 to 2029 planning period. That need is divided into four income categories of housing affordability (in accordance with State law).

METHODOLOGY

The RHNA methodology assigns each jurisdiction a share of the region’s total housing need. The methodology includes an allocation tool that is a mathematical equation that consists of weighted factors. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, the methodology can give household growth a higher weight than transit in the formula. The methodology may also equally weigh the factors, therefore ensuring that all the factors are of equal priority.

- The factors and weights (expressed in parenthesis) are:
- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)



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Employment growth near existing transit, Household growth, existing employment, and employment growth 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 regional household growth, employment growth, existing employment, and household and employment growth near transit:

(Household Growth x 0.45) + (Employment Growth x 0.225) + (Existing Employment x 0.225) + (Household Growth near Transit x 0.05) + (Employment Growth near Transit x 0.05)

After determining the housing need, a number of "rules" are established by SCAG 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 allocations scenarios give each jurisdiction 175 percent 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.

HAWAIIAN GARDENS' 'FAIR SHARE' OF THE REGIONAL HOUSING NEEDS

Regional Housing Needs Assessment (RHNA) provides a discussion of the city's Regional Housing Needs allocation and how the city intends to accommodate its identified housing need.

The authority to determine housing needs for the various income groups for cities within the Southern California region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to the following income groups:

The ***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;

The ***Very Low-Income*** households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;

The ***Low-Income*** households earn from 51% to 80% of the median;

The ***Moderate-Income*** groups earn from 81% to 120% of the median; and,

The ***Above Moderate*** households earn over 120% of the median income.

The various housing categories and the income thresholds for each are discussed above. SCAG's Regional Housing Needs Assessment (RHNA) estimated the eight-year, 6th Cycle Planning Period for Hawaiian Gardens at 331 units.



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Table 3.1
RHNA 6th Cycle
October 2021 – October 2029

Number of Units	Number	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	331	100%

Southern California Association of Governments

For the 5th Cycle Housing Element (2013- 2021), the SCAG allocated the city a total of 129 units broken down in the following categories: Very Low-Income – 32; Low-Income – 16; Moderate Income – 19; and Above Moderate Income – 21. Based on building permit records provided by the city's community development department, between 2013 and 2021, a total of 28 permits were issued for residential construction, which included construction of multi-family units, single-family residences and ADUs. Assuming all 28 permits result in the construction of housing, the units can be deducted from the 129 units required from the 5th Cycle. Therefore, there would be a carryover of 101 units from the 5th Cycle Housing Element. Added to the 331 required for the 6th Cycle, the city is obligated to build a total of 432 units for the current planning period.

The planning period governed by the current RHNA extends from 2021 to 2029. As a result, the city will only receive credit towards the RHNA for the new housing that is entitled, under construction, or built beginning in 2021.

As indicated in Table 3.1 the City's remaining unmet need for this planning period is 331 units plus the 101 units carried over from the last planning period.

WHAT THE NUMBERS MEAN

The primary goal of the RHNA numbers is to act as targets for jurisdictions to achieve during the planning period. Because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, sometimes it is not possible for these targets to be met. HCD does not penalize jurisdictions for not meeting RHNA targets, if they have allocated enough land for the construction of units and have made a good effort through the implementation of housing policies and programs to help meet the RHNA targets.

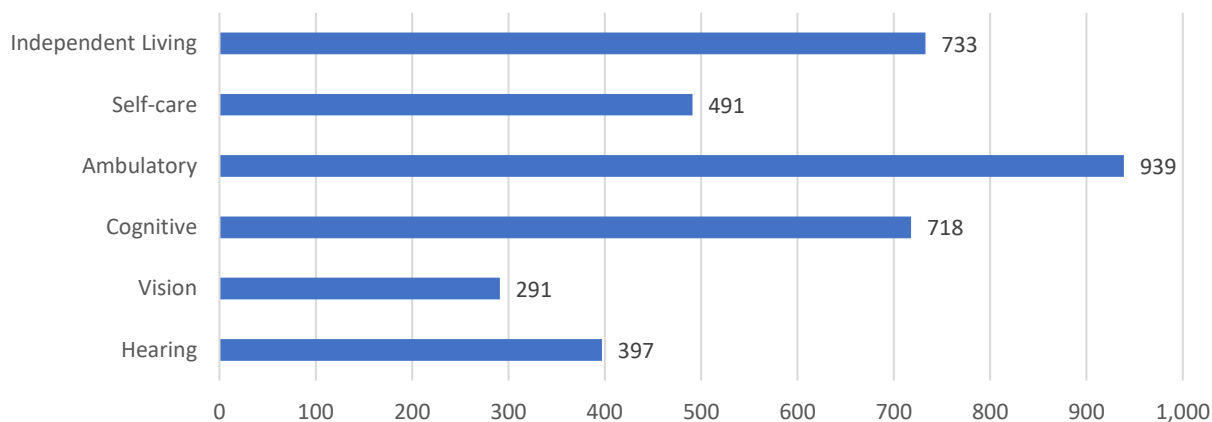
3.2 SPECIAL HOUSING NEEDS

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: people who are homeless; persons with disabilities; female-headed households; large households; seniors; overcrowded households; 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.



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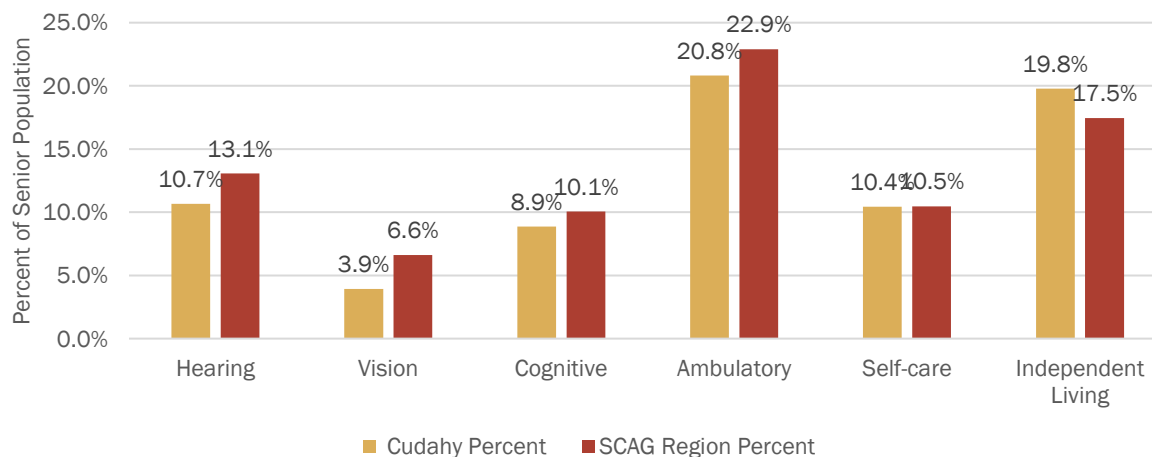
Chart 3.1 - Disability by Type



American Community Survey 2014-2018 5-year estimates.

Chart 3.1 (Disability by Type) indicates that the highest form of disability for the disabled residents of the City of Hawaiian Gardens is ambulatory. Ambulatory means that the resident can walk and is not bedridden. The lowest class of disability occurrences identified among residents is vision.

Chart 3.2 - Disability by Type (Seniors 65 and Over)



American Community Survey 2014-2018 5-year estimates.

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, compared to 69.8% of the non-disabled population.



EMERGENCY SHELTER & TRANSITIONAL HOUSING

The primary agency that deals with the issue of homelessness in the City of Hawaiian Gardens is the Los Angeles County Sheriff's Department, which serves Hawaiian Gardens. Although very few homeless persons have been observed in the city, homeless persons (single males and females) have been found along Carson Street and Norwalk Boulevard. The city does not have any homeless shelters within its boundaries.

The Los Angeles Homeless Service Authority is a good resource for homeless services as their mission is "to support, create and sustain solutions to homelessness in Los Angeles County by providing leadership, advocacy, planning, and management of program funding" (<http://www.lahsa.org>).

Emergency Shelters

Emergency shelters are allowed without discretionary review in the 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 corridor.

Pursuant to Section 18.70.110 of the Municipal Code, an emergency shelter proposed in the C-4 and PF zoning districts must comply with the following operational use regulations/standards:

- **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.
- **Congregation in neighborhoods is prohibited.** The shelter operator shall (1) patrol the surrounding area within 1,000 feet for one hour after the closing of the shelter each morning to ensure that shelter residents are not congregating in the neighborhood; (2) regularly patrol the area surrounding the shelter site during hours that the shelter is in operation to ensure that persons who have been denied access are not congregating in the neighborhood.
- **Parking.** Comply with the requirements of Section 18.70.010 of the Zoning Code.
- **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.
- **Facility Layout.** Living, dining, and kitchen areas shall be physically separated from sleeping areas.



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- **Sleeping Area.** Each emergency shelter shall provide at least 35 square feet of sleeping area per bed.
- **Bathroom Facility.** Each emergency shelter shall provide facilities for personal care (i.e., bathroom and shower facilities).
- **Minimum Separation Distance.** An emergency shelter shall be located at least 300 feet away from another emergency shelter.
- **Litter and Graffiti.** The owner/operator shall: (1) maintain the exterior of the premises, including signs and accessory structures, free of litter and graffiti at all times; (2) provide for daily removal of trash from the premises and abutting sidewalks or alleys within 20 feet of the premises; and (3) remove graffiti within 48 hours of written notice from the city.
- **Controlled Access.** The facility and/or the premises shall be accessed by one entrance.
- **Supplemental Services.** Supplemental services may be offered on the inside of the premises to serve persons only staying at the shelter.

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.

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.



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Most of the people experiencing homelessness that the homeless system helps house 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.

In the City of Hawaiian Gardens, there were 24 people identified as experiencing homelessness in the end of January 2020. Of the 24 unsheltered people, 29.2% were identified as persons in care, 20.8% as persons in vans, 16.7% as persons in campers, and 33% as persons on the street.

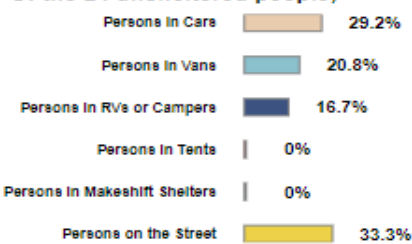


Greater Los Angeles 2020 Homeless Count Results:

Hawaiian Gardens

Estimated total persons experiencing homelessness in the end of January 2020:
24 people (100% Unsheltered, 0% in shelters)

Of the 24 unsheltered people,

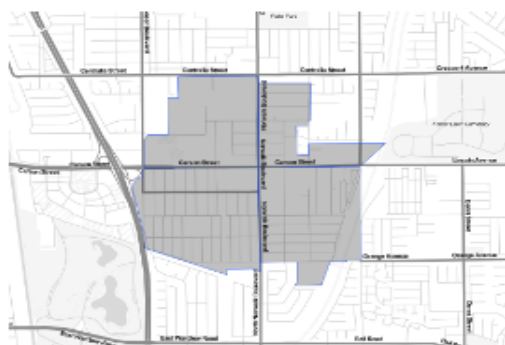


Note: Data on unsheltered unaccompanied minors (under 18 years old), unsheltered transitional age youth (18-24 years old), persons in domestic violence shelters, and persons receiving motel vouchers is unavailable at the community level.

There were no sheltered people on the night of the Homeless Count.

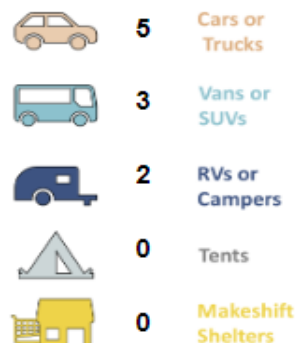
Note: Interviews were conducted with persons experiencing unsheltered homelessness from December 2019 to March 2020 to approximate the number of persons in each dwelling.

Census Tract Map of Hawaiian Gardens



Note: The city and community jurisdictions were informed by political boundaries and community input.

DWELLINGS COUNTED*



*LAHSA applies a multiplier to the Dwellings Counted on the nights of the count. The multiplier is based on SPA demographic survey

PERSONS WITH DISABILITIES

Disabled persons have special needs when it comes to housing 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



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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.

Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) generally has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. The results of this analysis are summarized below according to three general categories of potential constraints: (1) zoning and land use, (2) permits and processing procedures, and (3) building codes.

1. **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). 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).
2. **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.
3. **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.

HOUSEHOLDS IN NEED OF REASONABLE ACCOMODATION

The most recent 2020 Census identified those residents that have one or more disabilities as well as the type of disability. Disabilities can be categorized by three major age groupings (under 17 years of age, 18 to 64 years of age, and 65 years of age or older). In addition, the table summarizes the types of disabilities for each major age grouping. A single individual within each age grouping may be counted numerous times depending on the types of disability.

DEVELOPMENTAL DISABILITIES

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.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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 (SDI), 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.

In the City of Hawaiian Gardens, the American Community Survey estimates for 2014 – 2018 identifies that 27.8% of the population with a disability is employed, compared to 68.3% of the non-disabled population.

Table 3.2– Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	198	28%	5,600	68%
Unemployed	22	3%	408	5%
Not in Labor Force	491	69%	2,190	27%
TOTAL	711		8,198	

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 in- coordination 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 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>)

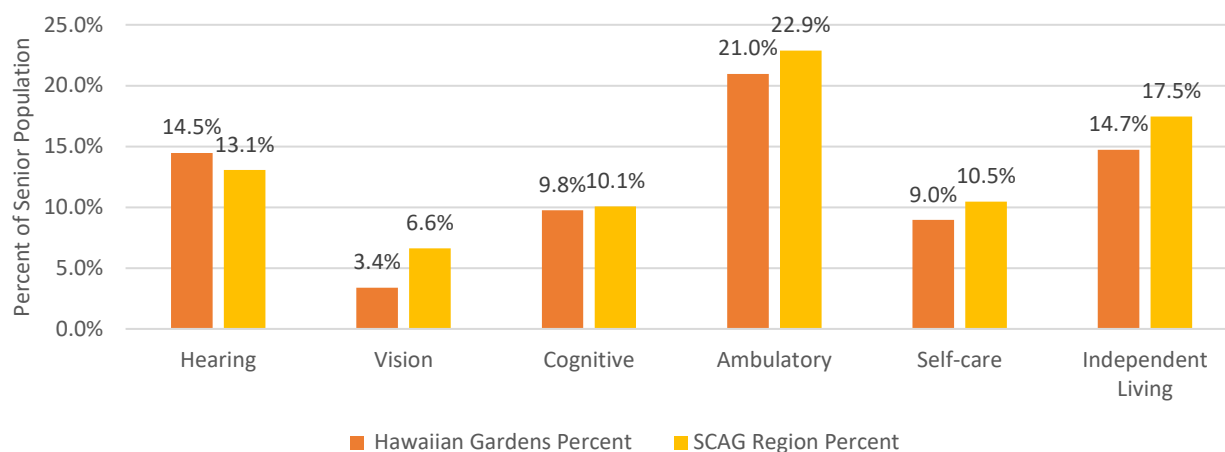


CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

DISABILITY BY TYPE

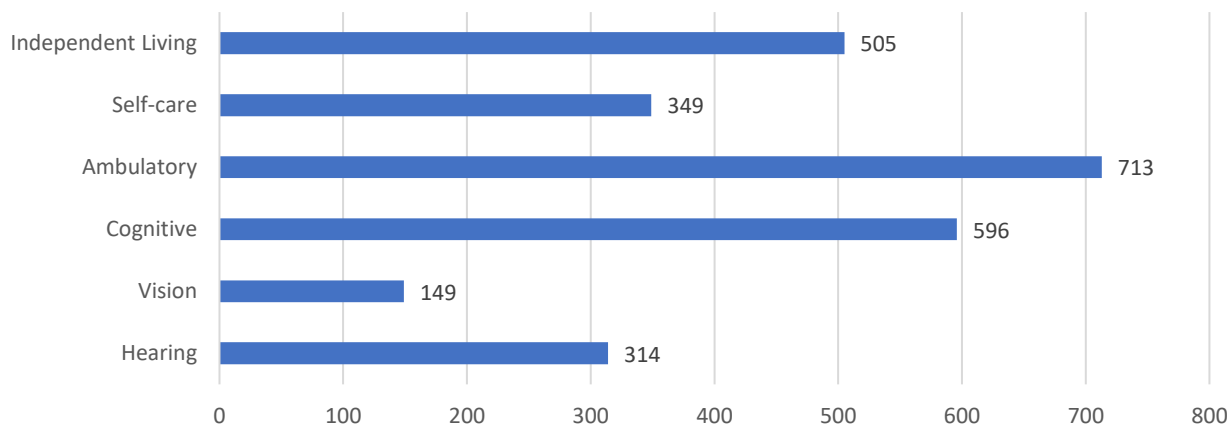
In Hawaiian Gardens, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 21% of Hawaiian Gardens' seniors (and 22.9% of seniors in the SCAG region).

Chart 3.3 – Disability by Type – Seniors 65 year and Older



American Community Survey 2014-2018 5-year estimates.

Chart 3.4 – Disability by Type



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.



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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, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act; 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 Act. 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.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements through its 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.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group-living quarters; others can live independently if affordable units are available.

Based on a review of the city's development procedures and policies, specific constraints which require the approval of a minor conditional use permit or conditional use permit for group care housing were identified. In summary, the city's zoning ordinance does contain provisions that would preclude the development of housing for handicapped persons. However, there are no zoning restrictions that would limit the use of ramps, wider doorways, or other features that would be desirable in such units. No additional review or development standards are required for handicapped units beyond that required for all units.

FEMALE-HEADED HOUSEHOLDS

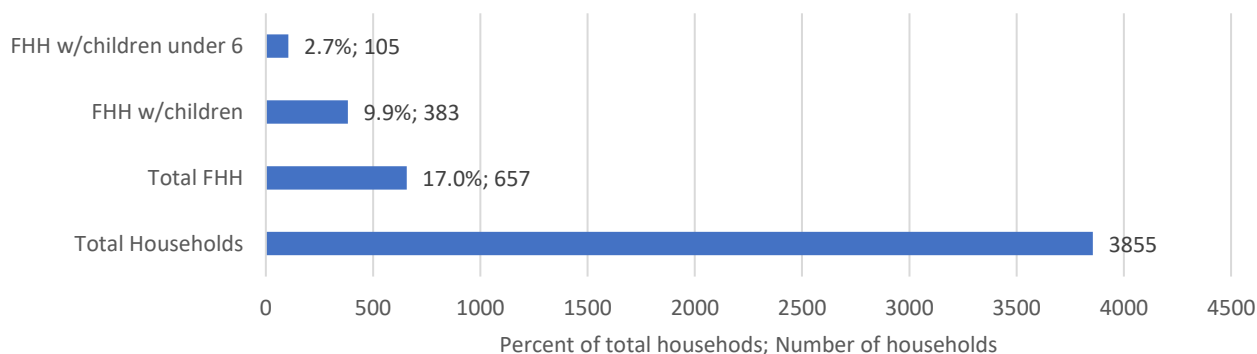
The California Housing Element Law requires analysis of specialized housing needs, including female-headed households to ensure adequate childcare or job training services. Of Hawaiian Gardens' 3,712 total households, 17% or 631 households are female-headed (compared to 14.3% in the SCAG region), 9.9%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



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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.

Chart 3.5 - Female-Headed Households



American Community Survey 2014-2018 5-year estimates.

LARGE FAMILY HOUSEHOLDS

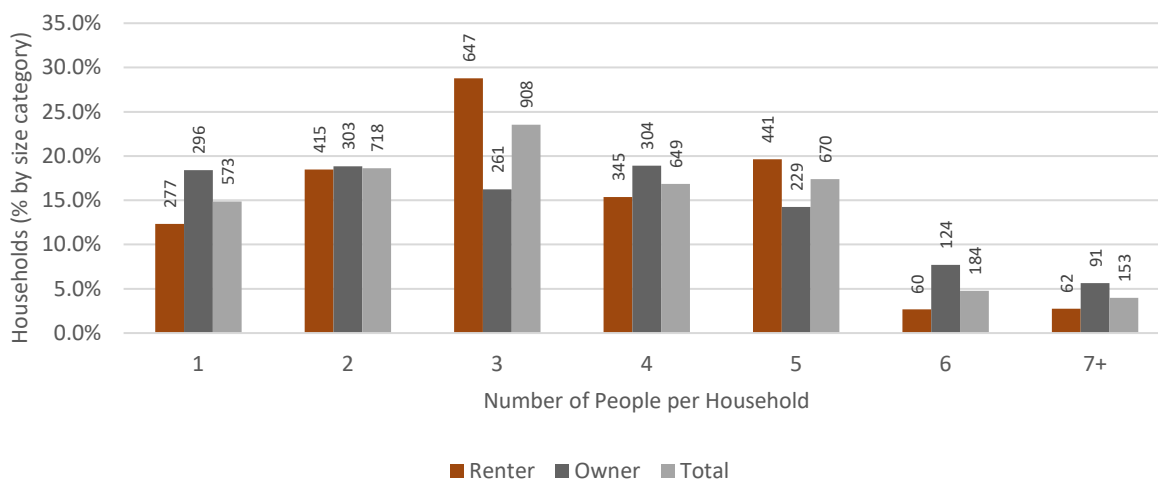
According to the HCD's definition, the term "large family" refers to a family containing five or more persons. Large family households, containing five or more persons, frequently experience a greater incidence of overcrowding, especially in older units and rental housing. Most rental units in the city 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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Chart 3.6 – Households by Household Size



American Community Survey 2014-2018 5-year estimates.

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).

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.

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. The chart below indicates 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.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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

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

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

The city must focus on providing housing for people with disabilities as well as the elderly and other members of the community who represent a protected class.



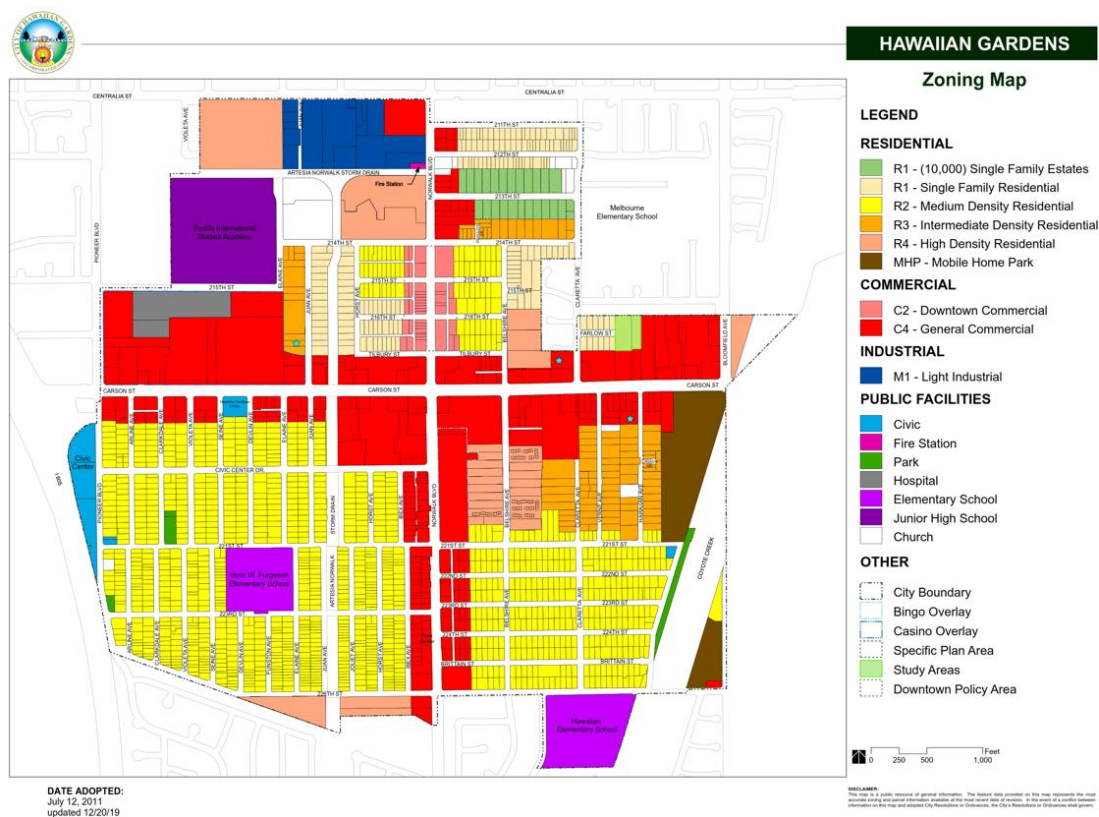
4 Land Inventory

List of Charts, Tables, and Maps

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This section assesses the housing development potential in Hawaiian Gardens during the 2021-2029 Housing Element planning period. 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.

Map 4.1 – City of Hawaiian Gardens Zoning Map





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Table 4.1 – Zoning Summary – City of Hawaiian Gardens

Zoning District	Acres	Sq. Miles.	Sq. Feet.
C2 - Downtown Commercial	9.78	0.02	426,138.00
C4 - General Commercial	168.59	0.26	7,343,640.00
Church	11.85	0.02	516,250.00
Civic	8.85	0.01	385,463.00
Elementary School	26.69	0.04	1,162,560.00
Fire Station	0.23	0.00	10,136.10
Hospital	7.10	0.01	309,231.00
Junior High School	29.71	0.05	1,294,230.00
M1 - Light Industrial	21.79	0.03	949,232.00
MHP - Mobile Home Park	24.53	0.04	1,068,620.00
Other-Unsymbolized	44.80	0.07	1,951,620.00
Park	2.97	0.00	129,270.00
R-2 - Medium Density Residential	210.81	0.33	9,182,670.00
R-3 - Intermediate Density Residential	37.97	0.06	1,654,100.00
R-4 - High Density Residential	60.70	0.09	2,643,960.00
R1 - (10,000) Single Family Estates	11.87	0.02	517,113.00
R1 - Single Family Residential	36.77	0.06	1,601,500.00

Willdan Engineering Nov. 2021

Table 4.1, Zoning Summary – City of Hawaiian Gardens, indicates that the approximate total acreage of all land use designations in the city is 1,648.1 acres or 48,730,153.8 square feet. The largest land use category per acre is the R-4, High Density Residential, with approximately 60.70 acres. The smallest land use category is Park (2.97 acres) followed by Hospital (7.10 acres). In comparison, the R-2, Medium Density Residential zone is approximately 210 acres, while the C-4, General Commercial is approximately 168.59 acres.

From Table 4.1, we can further determine approximate total built area and total unbuilt area by zoning district. The zoning designations suitable for residential development are the R-1 through R-4 zoning districts and C-4 zoning district.

In the R-1, Single-Family Estates zoning district, the Housing Element assumes a 50% built-out area consistent with Section 18.40.010 of the Zoning Code. In the R-1, Single-Family residential zone, the Housing Element also assumes a 50% built-out area consistent with Section 18.40.020 of the Zoning Code. Therefore, approximately 18.38 acres are built out, and 18.39 acres are vacant.

Of the total area of approximately 210.81 acres of R-2 – Medium Density Residential zoning designation, the built area is approximately 105 acres, and the unbuilt area is approximately 105 acres. However, the minimum required lot area in the R-2 zone is 3,750 square feet compared to the 6,000 square feet required in the R-1, and 10,000 square feet required in the R-1 Estates zoning designation. In the R-3- Intermediate Residential zoning designation, the minimum required lot area is 7,500 square feet. Of the approximately 38 acres in the R-3, Intermediate Density Residential zone, 65% or 24.7 acres are buildable, and 13.3 acres are unbuilt area, based on Section 18.40.040 of the Zoning Code. For the R-4, High Density Residential zoning district, the built area is approximately 39.4 acres, while the unbuilt area is 21.2 acres.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

In the C-4, General Commercial zoning district, Section 18.60.020 assumes a 70% lot coverage which would be equivalent to a built-out area of 118 acres, while the unbuilt area (30%) would be approximately 50 acres.

It is necessary to point out that the unbuilt areas may not necessarily represent vacant parcels, but rather portions of a parcel that are not occupied by structures. Therefore, the critical focus is the land areas for all the different zoning designations in the city. The analysis on vacant and underutilized properties will be discussed under a different heading.

4.1 HOUSING INVENTORY

The State requires that a Housing Element identify how much housing can be constructed to accommodate the community's RHNA. Section 65583(a)(3) of the California Government Code states that this inventory must be site specific to help localities determine the appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed. The Code also requires that all land identified must be available for residential use in the planning period. Sites that require rezoning may be included in the inventory if actions are taken to address the rezoning early in the planning period.

The types of sites that are appropriate for residential development include:

- Vacant residentially zoned sites.
- Vacant non-residentially zoned sites that allow residential development.
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions, such as rezoning).

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

This Housing Element addresses the RHNA for two planning periods:

- The current RHNA (6th Cycle) planning period which spans 2021 – 2029, 331 units.
- The lower-income RHNA (referred to as the unaccommodated RHNA or rollover RHNA) from the previous (5th Cycle) planning period (2014 – 2021) 101 units.

The unaccommodated 5th cycle RHNA from 2014-2021 is rolled over and added to the current planning period because HCD found that the city did not make adequate sites available to accommodate all the RHNA during the 5th cycle RHNA planning period.



SITES INVENTORY ASSUMPTIONS

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Hawaiian Gardens General Plan and Development Code establish four residential (R-1, R-2, R-3, and R-4, a Mobile Home Park Zone (MHP) for residential uses, and the General Commercial (C-4) zone allowing for certain residential-type uses to provide housing opportunities for all household income ranges.

A realistic density calculation of 60 percent of the maximum density has been applied to the residential and General Commercial sites. The 60 percent realistic capacity figure is consistent with the realistic development scenario in the General Plan Land Use Element. Overall, the use of expected densities provides a very realistic, and perhaps somewhat conservative approach, as developments in Hawaiian Gardens can achieve much higher densities through a revision of the existing development standards, densities, and building heights.

Zoning Appropriate to Accommodate Housing for Lower-income Households

Higher density residential and the General Commercial zones provide the potential for lower construction cost because of economies of scale created by the higher densities and are therefore most suitable for development of housing affordable to very low-income and low-income households. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 20 units/acre for the City of Hawaiian Gardens), State HCD is obligated to accept sites with those density standards (20 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households.

The capacity of sites that allow development densities of at least 20 units/acre are credited toward the lower-income RHNA, pursuant to State law. Per Government Code Section 65583.2(c)(3)(B), the High Density Residential (R-4), and the General Commercial (C-4) designations are consistent with the default density standard for Hawaiian Gardens. Therefore, capacity on sites with these designations is credited towards the lower-income RHNA categories. Sites designated as R-2 (17.4 units per acre), R-3, 18.9 units per acre, and are credited towards the above moderate-income RHNA.

Looking at the breakdown of the required units to be developed by income category, for the 6th Cycle RHNA, 105 units (61 very low - , and 44 low-income) units can be accommodated in the R-4 and C-4 zoning designations. 226 housing units (46 moderate income and 180 above moderate-income units) can be credited towards the R-2 and R-3 zoning designations.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Site Suitability

Site identification criteria were used to ensure the inclusion of sites with a high potential for redevelopment based on size, location, current uses, and allowed densities.

- *Capacity:* The Sites Inventory includes both vacant and underutilized sites. Underutilized 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 are developed at significantly lower densities. Identified underutilized sites included in this inventory have a realistic capacity of at least two times the existing use.
- *Size and location:* 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. However, in older cities, the subdivision pattern has resulted in many lots less than one-half acre in size. Vacant sites of all sizes are included in the inventory as they present opportunities for consolidation into larger developments. Underutilized sites in the inventory are limited to a minimum size of one-half acre and a location adjacent to other underutilized or vacant sites to accommodate lot consolidation.
- *Potential for redevelopment:* In 2010, the city updated its General Plan and completed a concurrent Development Code and Zoning Map update to provide zoning districts consistent with the new General Plan. In single-family residential areas, the allowable density is 4.3 units per acre. In the Medium Density Residential area, the allowable density is 17.4 units per acre. In the R-3 zone, the allowable density is 18.3 units per acre, and in the R-4 zone, the allowable density is 23.5 units per acre.

The R-2 Zone requires a minimum lot area of 2,500 SF per housing unit. Therefore, three (3) dwellings can be built on a lot of 7,500 SF in size. The maximum habitable area on a lot this size is 3,750 SF which is enough to accommodate three (3) dwellings of 950 SF each.

The R-3 Zone requires a minimum lot area of 2,300 SF per housing unit. Therefore, three (3) dwellings can be built on a lot of 7,500 SF in size. The maximum habitable area on a lot this size is 4,875 SF which is enough to accommodate five (5) dwellings of 950 SF each.

In the 5th Cycle Housing Element, the following properties were identified as vacant sites. They are: Ibex Avenue & 221st Street; 12429 221st Street; Carson Street & Elaine Avenue; and 21623 Juan Avenue (See Table 4.3).

For the 6th Cycle Housing Element, the vacant sites and the sites identified by the city as parcels of interest, are listed in Table 4.2.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Table 4.2 – Current (6th Cycle) Vacant Sites and Parcels of Interest

Vacant and Potential Development Sites - City of Hawaiian Gardens (update 12/1/2021)

Address	Zone	APN	Acres	Note
21102 Norwalk Blvd (SE corner Norwalk & 211th)	C-4	7066-026-040 & 005	0.39	ok for commercial development
12347 Carson St (SW corner Tilbury & Claretta)	C-4	7066-017-127	0.57	pending entitlements for 13-unit apartment
21821 Hawaiian Ave (approved 18-unit condo)	R-3	7076-005-012, 013, 017, 018 & 019	1.33	Pending building permits
22406 Ibex (potential ZC for residential use)	C-4	7069-019-906	0.08	
22402 Clarkdale Ave	R-2	7069-028-901	0.057	ok for residential development
22418 Violeta Ave (city owned)	R-2	7069-027-914	0.069	ok for residential development
22211 Norwalk Blvd (city owned)	C-4	7069-013-906	0.094	
22021 Norwalk Blvd (NW corner Norwalk & 221st)	C-4	7068-015-053	0.305	ok for commercial development
21915 Ibex Ave	R-2	7068-016-043	0.121	ok for residential development
21623 Juan Ave (approved for private hotel to casino)	C-4	7065-007-050	0.225	Pending building permits
No address (35' wide lot - SW corner Norwalk & 214th)	R-3	7065-018-018	0.104	ok for residential development
12300 Carson St (approved for 7-Eleven gas station)	C-4	7076-001-004	0.445	building permits issued
TOTAL ACREAGES			3.79	

Source: City of Hawaiian Gardens Community Development Department

Table 4.2 indicates that the city's current inventory of vacant land and parcels of interest consists of 3.79 acres. At the existing highest density of the city's R-4 zoning designation of 23.5 units per acre, a total of 89 units can be developed to serve the very low- and low-income categories of the RHNA allocations which is 105 for the 6th Cycle, 101 for the 5th Cycle. This results in a deficiency of 117 very low-income and low-income housing for the current planning year (2021 – 2029). There are three parcels zoned R-2, which combined, is 0.76 acres. If these properties are deducted from the 3.79 acres identified above, the resulting 3.03 acres would generate about 89 units for the very low-income and low-income categories. If the 0.79 acres are applied to the moderate- and high-income categories, and with the city's current density of 17.4 units/acre is applied, a total of 13 units could be applied toward that income category. Subtracted for the 226 housing units required for the moderate-and high-income units, there is a deficiency of 213 units.

The city of Hawaiian Gardens held a City Council briefing on November 5, 2021, to discuss recommendations appropriate to meet the city's RHNA allocations for the 6th Cycle Planning period. Some of those recommendations are short-term and some long-term. The short-term recommendations include establishing residential overlay zone(s) along the commercial corridors that would allow higher densities of development. The long-term recommendation includes an update of the 2010 General Plan



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

to address density deficiencies in the residential zones, or the creation of additional residential zones with higher densities..

Table 4.3 – 5th Cycle Housing Element Vacant Site

Assessor Parcel Number	Address	General Plan Designation	Zoning Designation	Parcel Size (sq. ft.)	Density (d.u.s/ac)	Capacity (Housing Units)
7068-015-048	Ibex Ave./221 st St.	Medium Density	R-2	6,216	17.4	2
7076-004-012 ¹	12429 221 st Street	Medium Density	R-2	4,400	17.4	1
7068-006-044	Carson St./Elaine Ave.	Medium Density	R-2	7,553	17.4	3
7065-007-050	21623 Juan Ave.	Intermediate Density	R-3	9,823	18.9	4
Total						10

Compared to the vacant sites identified in the 5th Cycle that are zoned R-2 and R-3 and can accommodate a total of 10 residential units, there appears to be fewer vacant residential sites in the 6th Cycle that can accommodate more residential development under the current zoning standards.

SITES INVENTORY AND ANALYSIS

Section 65583(a)(3) of the government code states that a housing element must include *an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.*

Section 65583.2(a) of the government code states that the inventory of land suitable for residential development – *...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels...."*

The city's share of the regional housing need for this planning period is 331 new housing units to accommodate household growth, replacement of housing units lost from the inventory, and a vacancy adjustment. The city also has a carryover of 101 units from the 5th Cycle, resulting in a total of 432 units.

Sites to Accommodate the Above-Moderate Income Housing Need

Government Code Section 65583.2(c)states:

"...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."



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

The General Plan 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-4 General Commercial. Land Use Element policy LU 3.3 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.

The Land Use Element explains why the city encourages mixed use development:

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. To address this need, mixed-use development will be encouraged in the city. 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.

There are considerable benefits to mixed-use development, including increasing housing options within the community, reducing auto dependency, and creating a sense of place.

Mixed Use Sites

The Zoning Code adopted in July 2011 permits mixed use development in the C-2 Downtown Commercial Zone and C-4 General Commercial Zone. C-4 zoned sites along Carson Street are ideal for mixed use development. The Land Use Element establishes a minimum lot size policy of 1 acre.

ZONING AND OTHER CONSTRAINTS TO MEETING HOUSING NEEDS

Although the General Plan and zoning ordinance encourage mixed-use development as a tool for housing development, it comes with standards that need to be met that have not been tested during the duration of the 5th Cycle Housing Element. It is the hope that within the 6th Cycle planning period, mixed-use development will emerge as part of the solution to the city meeting its housing obligations. Additionally, it is encouraged that a General Plan update occur within the 6th Cycle planning period to address the specific shortfalls in the density designations that currently exist within the city's development standards.

PUBLIC FACILITIES AND SERVICES

Government Code Section 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.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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 has no immediate concern with the availability of water supply because it has entitlement of groundwater resources in the Central Groundwater Basin, with supplemental imported water available from MWD. 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, pumping plants, water mains, and other improvements, including replacement wells for older wells.

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 Valencia, north of 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.



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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, for 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

Hawaiian Gardens is in an area where the ambient noise levels are relatively high. The 2010 General Plan found that virtually all the neighborhoods in Hawaiian Gardens 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 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, lie over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.



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

Norwalk
Raymond Hill
Malibu Coast-Santa Monica-Hollywood
San Andreas
Newport-Inglewood
San Fernando
Sierra Madre
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 (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.

Roads

The transportation system in Hawaiian Gardens consists of a roadway network dominated by Pioneer Boulevard and Carson Street running in an east/west direction, and Norwalk Boulevard 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.

All the potential housing sites identified as vacant or underutilized sites have adequate road accesses (ingress and egress).



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HOUSING MARKET CONSTRAINTS

Government Code Section 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.

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 of 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.*

Market constraints also include monthly rents and sales housing prices.

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.



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Table 4.4 shows 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 per city zoning ordinance 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 \$ 2M dollars would be required on land alone.

Table 4.4- Land Sales Prices – October 2021

Status	Address	Zoning	Lot Size	Pric	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.

¹ *Vacant commercial property.*

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

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

Over the last two years, property prices, both residential and commercial have sky-rocketed across all jurisdictions. In addition to the sky-rocketing prices, properties are harder and harder to find due to stiff competition, and do not stay on the market for very long even with the 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 from \$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 demand and supply 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.

By comparison, in July 2008 there was a 1.34-acre vacant high density residential site for sale in the city. The asking sales price was \$1,950,000, which is \$33.40 per square foot. The site can accommodate 25 housing units; therefore, the per unit 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

In 2010, the prior Housing Element reported that there had been no land parcels sold in the previous two years. The most recent sale was in 2005 for a 5,000 square foot parcel that sold for \$215,000. Furthermore, there were no parcels on the market for-sale according to the MLS Alliance. A web-based real estate site called LoopNet showed one .93-acre automotive use site on the market at \$2,300,000, or \$56.77 per square foot.



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In Hawaiian Gardens, the availability of vacant parcels is extremely scarce. 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 4.5
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 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 to the cost of construction



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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. Table 4.6 shows interest rates for two points in time. As of October 2021, the average mortgage interest rates on all loans have *decreased* during the past six months. For loans up to \$584,200, a 30-year fixed rate loan is available at an interest rate of 3.45%, or very slightly higher than six months ago. For “jumbo” loans of more than \$584,200, the interest rate is 3.64% for 30-year term or slightly lower than six months ago and 3.54% for a 15-year fixed.

Table 4.6 - Average Mortgage Rates – October 2021

Type of Loan	Current	Six Months Prior
<i>Rates for loans up to \$584,200</i>		
30-year fixed	3.45%/.47 pt.	3.50%/.27 pt.
15-year fixed	2.57%/.38 pt.	2.54%/.27 pt.
<i>Rates for loans of \$584,200 and up</i>		
30-year fixed	3.64%/.46 pt.	4.02%/.32 pt.
15-year fixed	3.54%/.19 pt.	3.71%/.28 pt.

Note: A pt. (point) 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 refers to (Fair Isaac Corporation), a firm that 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



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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 have been denied mortgage loans based on factors other than their income, FICO scores, down payment, or the amount of loan requested.



5 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.

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5.1 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



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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>.

Some of the largest programs, based on current funding levels include:

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 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 City shall continue housing programs on housing development, infrastructure, rehabilitation, and job development, as allowed by the CDBG program. The city currently uses its CDBG moneys for the Home Improvement program, Business assistance program, fair housing foundation services, code enforcement, senior nutrition program, food distribution programs and the development of public facilities. It shall coordinate with the County Housing Authority in implementing programs outlined in the Comprehensive Housing Affordability Strategy (CHAS) for Los Angeles County. The city shall prepare a brochure outlining available housing assistance and rehabilitation programs in the city. The city is not applying for other federal programs, although it has evaluated potential participation in the HOME, HOPE, and other housing loan programs of HUD. It shall distribute these to property owners and make them available at City Hall. The brochure shall encourage residents to participate in the Section 8 housing assistance payments program and the housing voucher program through the Los Angeles County Housing Authority. The program is ongoing under the Community Development Department and is financed by the General Fund.

5.2 GOVERNMENT CONSTRAINTS ON HOUSING PRODUCTION

It is in the public interest for the government to regulate land use and building standards to protect the general welfare of the community. On the other hand, stringent regulations, processing fees and lengthy procedures can potentially deter private enterprises from developing housing. The City of Hawaiian Gardens regulates the use of land within the city limits through General Plan, the Zoning Ordinance, and building codes and standards.



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Government Constraints

Public constraints, such as land use and development controls, site improvement fees, and development permits, affect the supply, distribution, and cost of housing. Although often unpopular, these controls are necessary to protect the community's health, safety, and welfare. Building codes and other development requirements can influence the cost of housing. Key development standards that could add to the cost of housing development and the city's response include the following:

The City has adopted the 2013 California Building Code as amended by the 2014 Los Angeles County Building Code by reference 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. The only local amendment to the building code adopted by the City is in reference to identifying the Planning Commission as the building Board of Appeals.

Code Enforcement site visits are typically complaint driven. The City of Hawaiian Gardens also maintains several programs that property owners may take advantage of if their units are found to be substandard. Code Enforcement officers have been very proactive in referring residential property owners to these programs.

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 school fees that are charged towards new residential development are State mandated and are beyond the city's ability to control. The Los Angeles Unified School District (LAUSD) levies a school development fee for residential construction. Building inspection services such as plan checks, and permit issuance are contracted, and the fees charged to the developer for these services are typically less than the actual cost for review time though any increased administrative costs beyond the base fees for discretionary review are waived. The planning fees that are charged in the city do not make any distinction between rental housing and owner-occupied housing or the types of housing (single-family or multiple-family).

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



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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.

Hawaiian Gardens General Plan Land Use Policy

The Land Use Plan of the Hawaiian Gardens General Plan has been developed to promote new residential development in the city. The Plan has several features which were developed to increase the availability of housing and maintain the existing housing stock. The Land Use Plan of the Land Use Element preserves existing neighborhoods developed largely as single-family neighborhoods. The General Plan land use categories allow residential development as follows:

- 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:

Past residential development projects in the city have consisted primarily of land recycling, as lots with older single-family detached units are 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.

Development Code Requirements

The City of Hawaiian Gardens Development Code includes development standards and requirements for existing and potential development within the Residential zone districts, as well as two mixed-use districts. Although the development standards do not appear to represent a constraint to development



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in the city, given the amount of rehabilitation that has occurred in recent years, there needs to be other reasons for the lack of development activity within the city. Perhaps the development community does not see a dynamic development code they can work it and it would be interesting to see if changes to the code trigger a wave of new development.

Table 5.1 - R-1:10,000 Single Family Estate Development Standards

Maximum number of units per lot	1 dwelling unit per lot
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

Table 5.2 - R-1 Single Family Residential Development Standards

Maximum number of units per lot	1 dwelling unit per lot
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



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Table 5.3 - R-2 Medium Density Residential Development Standard

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

Table 5.4 R-3 Intermediate Density Residential Development Standards

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	



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Table 5.4 R-3 Intermediate Density Residential Development Standards

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

Table 5.5 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



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Table 5.5 R-4 High Density Residential Development Standards

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

Table 5.6 – 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 5.7 – 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
	8 feet side to rear
	6 feet rear to rear
	10 feet between each building other than a mobile home accessory structure
The area between mobile homes may be used as landscaped areas, parking, and private open space but shall not accommodate accessory structures.	
Open space	80 square feet/ unit of private open space

Tables 5.1 – 5.7 above indicate basic residential development standards for Hawaiian Gardens; the tables show density, yard requirements (front, side, and rear), lot coverage, open space, building heights,



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distances between buildings (main and accessory buildings), fences, hedges, walls, and minimum living area. The Development Code also allows mixed-use residential development in the C- 4 zone district.

PROCESSING AND PERMIT PROCEDURES

The Development Code stipulates the residential types permitted, conditionally permitted, development review permit, 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. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed to the City Council. Findings to approve a CUP include:

- (1) The site for a proposed conditional use should be adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed in the chapter, or required by the commission, city council or other authorized agent to integrate the conditional use with the land and uses in the neighborhood.
- (2) The commission shall consider the nature, condition and development of adjacent uses, buildings and structures and the effect the proposed conditional use may have on such adjacent uses, buildings, and structures, and
- (3) the site for a proposed conditional use should relate to streets and highways adequate in width and pavement to carry the kind of quantity of traffic such use would generate.

Section 18.40.070 of the Hawaiian Gardens Zoning Ordinance identifies uses permitted in residential zones.

The letters in the columns beneath the zone designations mean the following:

1. P - Permitted as a principal use within the zone.
2. C - Permitted as a principal or accessory use if a conditional use permit is approved.
3. M - Permitted as a principal or accessory use if a minor use permit is approved.
4. H - Permitted as a home occupation only with an approved home occupation permit.
5. T - Permitted as a temporary use with an approved temporary use permit.
6. X - Prohibited in that district unless it is a legally established nonconforming use.

Table 5.8- 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



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Table 5.8- 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
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
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



Table 5.8- 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
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
Group homes, small*	P	P	P	X
Group homes, large*	M	M	M	X
Home-based day care (adult and child)*	C	C	C	X
Institutional uses (facilities for treatment of aged persons, children, alcoholics, wounded, mentally infirm, etc.)	X	C	C	X
Libraries	C	C	C	X
Museum	X	X	C	X
Nursery school	C	C	C	C
Nursing home/rest home	X	C	C	X
Parks (public)	P	P	P	X
Police station	C	C	C	X
Public flood control facilities	C	C	C	X
Public maintenance facilities	X	X	X	X
Public safety services	C	C	C	C
Public utilities substation and facilities	C	C	C	X
Recreation, non-profit	C	C	C	C
Residential care for elderly (6 or fewer)*	M	M	M	X
Residential care for elderly (more than 6)	X	C	C	X
Schools (preschool, elementary, junior high and high)	C	C	C	X
Temporary Uses				
Contractor's temporary office	T	T	T	T



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Table 5.8- 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
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
Animal raising or breeding	X	X	X	X
Camping and picnic areas	X	X	X	X
Central office switching unit	C	C	C	C
Containers, subject to § 18.50.060(I)	T	T	T	T
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)****	C	C	C	C
Parking lot (private)****	X	C	C	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 § 18.90.010	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	C	C	C	C
Utility equipment structure	C	C	C	C
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.

**** 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.



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Table 5.8 describes the housing types by permitted uses (*indicates a proposed Program).

- In the Development Code, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure pursuant to California Health & Safety Code Section 17021.5.
- State law also requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). In Hawaiian Gardens, a manufactured/factory-built house is a single-family detached dwelling unit and is treated as such.
- Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The City’s Development Code includes the following definition of family: *“A group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.”* This definition does not discriminate nor limit access to housing for persons with disabilities.

Permit Processing

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. Table 5.9 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review, typically taking 3-6 months. Similarly, entitlements for multiple family residential projects can be run concurrently, and typically takes 3-6 months to process. The city also encourages the joint processing of related applications 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.



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Table 5.9 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	
Source: City of Hawaiian Gardens Building & Planning Departments	

Table 5.10 lists the typical approval requirements by project type. After a project has been approved, the Building & Safety department then issues building permits. Throughout construction, the Building & Safety department will perform building inspections to monitor the progress of the project and ensure compliance with the plans and code.

Table 5.10 Processing Procedures by Project Type			
List Typical Approval Requirements	Single Family Unit	Subdivision	Multi-Family
		CUP	CUP
		PARCEL	TRACT
			QUIMBY
Source: City of Hawaiian Gardens Building & Planning Departments			

ENTITLEMENT 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.

Two types of fees are charged and discussed below: planning and development fees and development impact fees. Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications.

The city's Amended Resolution No. 035-2018 (effective 4/25/2018) established the permit fees for the Hawaiian Gardens. The fees are identified in Table 5.11 below.



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Table 5.11 Permit Fees

A. Description of Service	Service Costs		
	Full Cost ⁽¹⁾	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	\$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	--	--
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	--	--



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A. Description of Service	Service Costs		
	Full Cost ⁽¹⁾	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
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	\$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	\$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	--	--
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 ^(a)	Costs Vary	--	--
Revocation of Discretionary Permit	\$567	--	--
Sewer Reconstruction	\$0.15 per gallon per day of		
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) ⁽²⁾	Free	--	--
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	--	--



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A. Description of Service	Service Costs		
	Full Cost ⁽¹⁾	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)		
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	--	--
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)		

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



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Development impact fees are required to provide essential services and infrastructure to serve new residents. Development projects in Hawaiian Gardens are only subject to a Quimby (park facility) Fees and schools fees levied by and paid directly to the Los Angeles Unified School District (LAUSD).

Development fees for a prototypical 1,800 square foot single-family unit are approximately \$9,907 per unit (in addition to the \$6,264 fee charged by and paid directly to LAUSD). Fees for a prototypical multi-family project (10 units, 1,100 square feet per unit) are lower on a per-unit basis at \$6,075 in addition to the \$3,828 fee charged by and paid directly to LAUSD). Overall, City fees represent approximately five percent of the construction cost for a single-family unit and one percent of the construction cost for a multi-family unit.

ON-/OFF-SITE IMPROVEMENTS

If subdivision level improvements modify right of way street conditions, then the project must follow City standard guidelines such as: standard plans for public works construction, Low Impact Guidelines, etc. All cost varies depending on the scope of work. However, following the above-mentioned City standard guidelines is more cost effective than traditional Best Managements Practices (BMP).

CONSTRAINTS ON 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.

DEVELOPMENT REVIEW PROCESS

Development Fee Review

The city is scheduled to regularly review its permit processing fees annually to ensure that they reflect the costs associated with the review process. The fee review will provide a basis for reducing fees which may be posing a constraint to housing production, and at the same time allow the city to recoup costs associated with individual developments.

Permitted Uses and Discretionary Approvals

Permitted uses are allowed by right in most Zoning Districts, with no action or approval required from the Planning Division. In some districts, a discretionary approval is required for certain permitted uses or occupancies. Discretionary actions are an approval letter with standard conditions, issued by the Planning Department. Conditions typically include applicable provisions of City codes or standards, such as Zoning requirements, building permit or code requirements, business license requirements, or permit requirements of other agencies, such as the Fire district or Water district.



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Conditional Use Permits

Conditional Use Permits (CUP) are discretionary approvals subject to a public hearing. The planning department then reviews the application to deem it complete or incomplete; in either case the application will receive a letter with the status of their application stating whether more information is needed (incomplete application) or with a date to appear before Planning Commission (complete application). The CUP process (when complete) usually takes anywhere between 2-3 months. All CUPs are subject to specific findings contained within the City's Municipal Code which make it easy to understand what the applicant must be able to comply with; this part of the process is not discretionary (findings).

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 Hawaiian Gardens alone, so they represent little or no constraints to housing development in the city.

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).



5.3 MARKET CONSTRAINTS ON HOUSEING DEVELOPMENT

MARKET 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.

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 a built-out City.

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 16 years, the City of Hawaiian Gardens has experienced limited vacant land sales.

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. As previously mentioned, just over 1.9% of the housing stock within the Hawaiian Gardens is vacant. This translates into a demand for housing in the region exceeding the available supply, which inflates both the rental and ownership housing prices. If land values, construction costs, and interest rates continue to increase in the long-term, the cost of all new housing will rise accordingly.

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



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

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.

Redlining practices have not been observed in Hawaiian Gardens, as the city's housing market is not characterized by wide disparities in prices. The Long Beach Fair Housing Foundation monitors redlining practices in the Southern California region, including the city and has found that redlining practices do not appear to be a problem.



6 Evaluation of the Previous Housing Element

The City of Hawaiian Gardens' prior Housing Element was adopted and certified by HCD in 2015. In keeping with State law requirements, the Housing Element must include an evaluation of previous program achievements, so there is an understanding of what worked well as well as what was not accomplished and the reasons why.

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ASSESSMENT OF GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Table 6.1: Review and Revise (2021 Housing Element)	
2013 Housing Element Program	Program Performance and Continued Appropriateness
<u>Second Unit Ordinance</u> The City of Hawaiian Gardens allows second units on single-family lots, as required by State law. This has led to second units on most lots in the Low Density Residential (LDR) Zone and has added to the current housing stock. This is an ongoing program by the Planning Department. Its implementation is funded by the General Fund. The Planning Department will monitor the construction of second units annually (coinciding with the fiscal year).	Single family neighborhoods represent a small portion of the City's residential land and many of these existing neighborhoods have second units on their lots. As such, additional second unit development has been minimal. The City will update accessory unit requirements and regulations within the Development Code to comply with State law (Assembly Bill 2299 and Senate Bill 1069) in 2018.
<u>Development Monitoring Program</u> The City shall develop a system for assessing the potential impacts from new development. The city will require all new development to undergo an assessment to ensure that adequate infrastructure is available to serve the development. The feasibility of a Mello Roos fee for the upgrade of existing infrastructure (including roads, water lines, etc.) will be explored for future implementation. The program is ongoing and will be monitored annually (coinciding with the fiscal year) by the Public Works Department and is financed through the General Fund.	Infrastructure impacts from new developments are addressed through the environmental review process as required by the California Environmental Quality Act and will be fully assessed citywide through the General Plan Environmental Impact Report (EIR). Infrastructure availability is an integral part of maintaining a high quality of life for residents.
<u>Manufactured Housing</u> The city allows manufactured homes and modular units on single-family lots. This permits the use of manufactured homes as affordable housing alternatives. This is an ongoing program, managed and monitored annually (coinciding with the fiscal year) by the Community Development Department.	State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). In Hawaiian Gardens, a manufactured/ factory-built house is a single-family detached dwelling unit and is treated as such. This program is implemented and is removed from the updated Housing Element.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p><u>Affordable Housing Incentives</u></p> <p>To encourage the development of affordable housing units, the City shall provide developers with incentives and shorten the permit process for low-income and senior citizen housing projects.</p> <p>The City shall compile information on available financing mechanisms and federal, state, and local programs and agencies that provide funding assistance for housing projects. This information shall be made available to developers. Cooperative ventures with developers on housing projects may also be initiated by the city.</p> <p>The program began in 2013 under the Community Development Department and was financed through the General Fund. An affordable housing ordinance to encourage development of affordable units and remove constraints was completed in December 2015, along with materials available for developers.</p>	<p>The provision of affordable housing for the Hawaiian Gardens community is important to the City.</p> <p>An updated and expanded version of the program is included in the updated Housing Element. The new program includes an action item to develop development incentives and a community benefit permitting procedure that incentivizes benefits and desired public amenities provided by private development, which include, but are not limited to, low Income and/or affordable housing.</p>
<p><u>CDBG Information Programs</u></p> <p>The City shall continue housing programs on housing development, infrastructure, rehabilitation, and job development, as allowed by the CDBG program. The city currently uses its CDBG moneys for the Home Improvement program, fair housing foundation services, code enforcement, senior nutrition program, food distribution program and the development of public facilities. It shall coordinate with the County Housing Authority in implementing programs outlined in the Comprehensive Housing Affordability Strategy (CHAS) for Los Angeles County. The city has prepared a brochure outlining available housing assistance and rehabilitation programs in the city. It has distributed these to property owners and has made them available at City Hall. The brochure shall encourage residents to participate in the Section 8 housing assistance payments program and the housing voucher program through the Los Angeles County Housing Authority. (The city is not applying for other federal programs, although it has evaluated potential participation in the HOME, HOPE, and other housing loan programs of HUD). The program is ongoing and monitored annually (coinciding with the fiscal year) under the Community Development Department and is financed by the General Fund.</p>	<p>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.</p> <p>CDBG funding is an important resource for the city and the programs identified will continue. This program is included in the updated Housing Element.</p>
<p><u>Housing Conversion Program</u></p> <p>The City shall take the lead in coordinating efforts for the preservation of subsidized housing projects in Hawaiian Gardens. To help conserve the low-income units at risk of conversion, the city may provide technical assistance to non-profit groups interested in buying the projects. It may aggressively look for an agency to buy the property or help the residents establish an association to buy the project.</p> <p>The Community Development Director shall monitor the status of all subsidized housing projects and shall work with the City Manager in developing strategies to preserve these projects. Specific projects shall be reviewed for consistency with the goals of the General Plan and other City policies prior to implementation. Public participation shall be encouraged throughout the process to reflect the needs and interests of Hawaiian Gardens residents. Financing will come from CDBG funds, and the General Fund, to the extent funds are available. Other funding sources that may be available shall also be explored.</p>	<p>Subsidized housing units in Hawaiian Gardens are owned by non-profit affordable housing developers that have expressed a desire to continue renewing their subsidies that allow for the provision of affordable housing.</p> <p>A program addressing affordable housing at risk of conversion to market rate will be included in the updated Housing Element and will be combined with a second existing program related to at-risk housing.</p>



Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p><u>Housing Maintenance and Conservation</u></p> <p>The City of Hawaiian Gardens has an ongoing program for the maintenance and conservation of the existing housing stock. There are programs aimed at the conservation of older housing units which are in good condition to maintain the units as affordable housing options. Rehabilitation and property maintenance programs ensure that living conditions are safe and decent for all households. By maintaining the existing housing stock and preventing the creation of substandard housing, the city improves the living environment for present residents. Implementation measures for housing maintenance and conservation are discussed below.</p> <p>Approximately 25 housing units are anticipated to benefit from the City's rehabilitation programs by 2021. Also, approximately 100 homes will be conserved. This program is managed by the Community Development Director.</p>	<p>Since 2014, 20 units have been assisted through this program.</p> <p>An updated version of the program is included the updated Housing Element.</p>
<p><u>Tenant Minor Home Repair Program</u></p> <p>The City shall continue to apply for Community Development Block Grants for housing rehabilitation programs in the City. These funds shall be used to offer technical assistance and loans under the Tenant Minor Home Repair program, as well as to implement housing rehabilitation programs which provide low interest loans, grants, and technical assistance to property owners. The program is ongoing and will continue to be managed and monitored annually (coinciding with the fiscal year) by the Community Development Department and financed through CDBG funds. The Tenant Minor Home Repair Program is complaint driven; complaints are filed with the City's Code Enforcement department which then schedules follow up inspections and provides tenants with information to resources. Furthermore, the tenants may be referenced to the City's Housing Department to seek possible financial assistance.</p>	<p>Due to lack of funding, this program is no longer available. Residents continue to have access to improvement programs through the Housing Maintenance and Conservation program.</p> <p>This program is removed from the Housing Element.</p>
<p><u>Development Standards to Allow Uses</u></p> <p>The City shall modify its Municipal Code to allow the development, maintenance, and improvement of Emergency Shelters, SRO's, Transitional Housing, and Supportive Housing to address constraints and facilitate the development of low-income housing throughout the City. The City shall refer person in need to these facilities.</p>	<p>The city will monitor development of these housing types and re-evaluate the effectiveness of established development standards. The program will be included in the updated Housing Element.</p>
<p><u>Emergency Shelters</u></p> <p>The city will amend the Zoning Ordinance so emergency shelters shall be a permitted use without a conditional use permit or other discretionary action in the High-Density Residential zone.</p>	<p>Development standard review and monitoring of this development type is included in two other programs. As the zoning ordinance amendment is completed, this program is removed from the updated Housing Element. The monitoring of emergency shelter development is addressed in the Emergency, Transitional and Supportive Housing program.</p>
<p><u>Transitional and Supportive Housing</u></p> <p>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. In compliance with Senate Bill 2, the City will amend the Zoning Code to allow transitional and supportive housing in all residential zones, subject only to those regulations that apply to other residential uses of the same type in the same zone. This program is funded by the General Fund and managed by the Community Development Department.</p>	<p>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. This program is renamed and updated to also address emergency shelters.</p>



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Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p><u>Code Enforcement</u></p> <p>The City shall continue code enforcement of nuisances such as inoperable vehicles, property maintenance, substandard units, and illegal garage conversions.</p>	<p>Code enforcement activities are an important part of the City's neighborhood preservation programs. The program will be included in the updated Housing Element.</p>
<p><u>Housing Cooperating Program</u></p> <p>The City shall work with Los Angeles County to identify and coordinate water and sewer infrastructure on the provision of adequate infrastructure and public services in Hawaiian Gardens, including monitoring for grant funding sources, to meet the City's RHNA. The program will be financed through the General Fund.</p>	<p>Infrastructure impacts from new developments are addressed through the environmental review process as required by the California Environmental Quality Act and will be fully assessed citywide through the General Plan Environmental Impact Report (EIR). Infrastructure availability is an integral part of maintaining a high quality of life for residents.</p>
<p><u>Equal Access</u></p> <p>The city intends to minimize difficulties of special needs households in finding adequate housing by providing programs to prevent discrimination or to encourage the production of housing specifically designed for these households. The city amended its definition of family in 2014.</p> <p>The City shall refer discrimination complaints to the Fair Housing Network and ensure complaints are resolved. The city will participate and distribute fair housing materials at a variety of community activities such as food distribution, Easter egg hunt, national night out, and local carnivals/fairs to reach out to all segments of the community. The city will annually conduct fair housing press releases, directly contact interested groups for distributing fair housing materials, mail fair housing materials through utility billing and post fair housing information in a variety of community locations such as the library, bus stops, public counters, and post office</p>	<p>This program is combined with the Fair Housing Program in the updated Housing Element</p>
<p><u>Reasonable Accommodation Program</u></p> <p>The City has developed a policy pursuant to the Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.</p>	<p>The purpose of the reasonable accommodation process is to provide flexibility in the application of land use, zoning or building regulations, policies, or procedures for individuals with disabilities or developers of housing for persons with disabilities when it is necessary to eliminate barriers to equal housing opportunities.</p>
<p><u>Public Participation Program</u></p> <p>The city encourages community participation in all city programs. Noticing practices in the city include posting information on scheduled public hearings at City Hall, the Hawaiian Gardens Library, and the Council Chambers at least two weeks prior to the hearing dates. The city also advertises these hearings, as well as other city programs, in the local newspaper and in the city newsletter. Both papers use English and Spanish in their articles to reach the primarily Hispanic Community of the area. An interpreter is also available during public hearings to facilitate communication between individuals who only speak Spanish or Korean. Brochures at City Hall are available in both English and Spanish versions. Spanish-speaking employees also facilitate the dissemination of information regarding city programs. It shall encourage residents to attend City Council and Planning Commission meetings by increased publicity practices. This will allow the city to get more input into its programs and tailor them to meet the needs expressed by residents. Public workshops have been conducted to solicit resident concerns. Public hearings will continue to be held prior to adoption of the General Plan, including this Element. This will allow the city to better respond to the concerns and interests of Hawaiian Gardens residents. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and funded by the General Fund as services are contracted and staff time.</p>	<p>Public participation is a priority for the city. This program is combined with the Bilingual program in the updated Housing Element, as access for Spanish and Korean language speakers in Hawaiian Gardens is crucial to obtaining full participation.</p>



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Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p><u>Fair Housing Program</u></p> <p>The city promotes the use of the Fair Housing Council of Long Beach through the City newsletter and local papers and informs all city employees of the available services for referral. The City shall prepare a list of referral agencies to serve low-income households, handicapped, elderly, homeless, and other special needs groups. Information is given through Code Enforcement and City Housing Department. It shall make the list available at City Hall, the library and City parks for interested persons. Financing will be provided through the General Fund and CDBG funds.</p>	<p>The city refers fair housing complaints to the Housing Rights Center and advertises fair housing services and information through the city newsletter and local papers and informs all city employees of the available services for referral.</p> <p>The program will be included in the updated Housing Element and combined with the Equal Access Program.</p>
<p><u>Food Distribution Program</u></p> <p>The City shall continue the hot meals and food distribution programs. Also, it shall assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.). The food distribution program is ongoing, to be monitored annually (coinciding with the fiscal year) and financed through the CDBG.</p>	<p>The city conducts hot meals and food distribution every month. The program is important to the city and is a valuable resource for residents. The program will be included in the updated Housing Element.</p>
<p><u>Homeless Assistance Program</u></p> <p>The City shall continue to provide funds for the Human Services Association to serve the homeless and other special needs groups in the community. It shall also maintain a list of local social services to use as referral sources for residents in need. These services are discussed in the Housing Element. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and will continue to be financed through the CDBG.</p>	<p>Due to lack of funding, the City has not been able to provide funds to the Human Services Association. It does maintain a list of local social services to use as referral sources for residents in need and refers homeless individuals to local and regional homeless resources. The program will be included in the updated Housing Element.</p>
<p><u>Bilingual Programs</u></p> <p>The City will actively produce documents and publications that are in both English and Spanish. This is an ongoing program monitored annually (coinciding with the fiscal year) by the Community Development Department. It is funded by the General Fund, to the extent available, and staff time.</p>	<p>Public participation is a priority for the city. This program is combined with the Public Participation program.</p>
<p><u>Handicapped Access</u></p> <p>The city currently requires new development to comply with State standards for handicapped access. It shall also enforce the recently adopted American with Disabilities Act. This program is implemented by the Department of Building and Public Services with funding from the General Fund. The city adopted the Los Angeles County Building Code in March 2013, which includes standards for ADA compliance.</p>	<p>The program is ongoing and will be included in the updated Housing Element</p>
<p><u>Senior Shared Housing Program</u></p> <p>The city's senior Center on serves as an information center for senior programs and resources. This is an ongoing program monitored annually (coinciding with the fiscal year) by the Community Services Department with funding from the General Fund.</p>	<p>The program is ongoing and will be included in the updated Housing Element</p>



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Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p><u>Housing for Extremely-Low-Income Households Program</u></p> <p>The city will encourage the development of housing units for households earning 30 percent or less of the median Family income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on at least an annual basis, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice during the planning period and/or offering additional incentives beyond the density bonus provision. This program, administered by the Community Development Department, is ongoing.</p>	<p>Through its Density Bonus Ordinance, the City has established development incentives and community benefits permitting procedure that incentivizes benefits and desired public amenities provided by private development, which include, but are not limited to, extremely/low Income and/or affordable housing..</p>
<p><u>Persons with Disabilities, including Developmental Disabilities Program</u></p> <p>The city shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities. The City shall provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall work with the local Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website and at City Hall counter.</p>	<p>The program is ongoing and will be included in the updated Housing Element</p>
<p><u>Preservation of At-Risk Units Program</u></p> <p>The City will monitor every three months, the status of any HUD receipt/approval Notices of Intent and Plans of Action filled by property owners to convert to market-rate units. The city will annually identify and meet and pursue funding with non-profit organizations as potential purchasers/managers of at-risk housing units. As part of coordination with non-profit partners, the city will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public agencies, purchase existing buildings to replace at-risk units, or construct replacement units. Where feasible the city will provide technical assistance and support to these organizations with respect to financing. The city will update this list annually. The City will provide tenant education within 30 days of notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties. HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants if they stay. Once a unit is vacated and new tenants move in, the units will convert to market-rate housing. This is an ongoing program monitored (coinciding with the fiscal year) and managed by the Community Development Department with funding from CDBG funds.</p>	<p>Subsidized housing units in Hawaiian Gardens are owned by non-profit affordable housing developers that have expressed a desire to continue renewing their subsidies that allow for the provision of affordable housing.</p> <p>A program addressing affordable housing at risk of conversion to market rate will be included in the updated Housing Element. The details of this program are merged with the At-Risk Housing Preservation Program.</p>
<p><u>Consistency with General Plan</u></p> <p>The City shall conduct an integral 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. This is an ongoing program monitored annually (coinciding with the fiscal year) and managed by the Community Development Department.</p>	<p>The program is ongoing and will be included in the updated Housing Element.</p>



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Table 6.1: Review and Revise (2021 Housing Element)

2013 Housing Element Program	Program Performance and Continued Appropriateness
<p>Affirmatively Furthering Fair Housing – AFFH – AB 686.</p> <p>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. The 6th Cycle Housing Element analysis has addressed the following: (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. The city’s Community Development Department, in conjunction with the State Department of Housing and Community Development (HUD) will administer and monitor this program.</p>	<p>Section 8 of this Housing Element includes an analysis of AB 686, Affirmatively Furthering Fair Housing. The City bears the responsibility of monitoring and enforcing any rules and regulations regarding Furthering Fair Housing by understanding the root causes of housing discrimination, who is being discriminated against and why, and implement programs, policies, and objectives in an affirmative fashion, to address discrimination of the protected classes in the City.</p> <p>This is an ongoing program that must be monitored and reported to the Department of Housing and Community Development.</p>



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 delineated 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 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 political, economic, and social conditions, budget constraints and available local, State, and federal funding.

List of Charts, Tables, and Maps

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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 is experiencing a very high demand for housing. This is manifested by the low vacancy rate, the creation of unpermitted housing units, and the doubling-up of households in individual units resulting in overcrowding. The lack of housing has led to increases in rents and prices, which go beyond the affordability of its low-income residents.

Housing Element Policies indicates those policies that will be applicable over the course of the planning period governed by this Element;

Housing Element Programs indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints.

Goals

Housing Element Goal 1: The City of Hawaiian Gardens will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.

Housing Element Goal 2: The City of Hawaiian Gardens will promote affordable housing and shelter for all economic segments of the community.



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Housing Element Goal 3: The City of Hawaiian Gardens will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.

Housing Element Goal 4: The City of Hawaiian Gardens will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.

Housing Element Goal 5: The City of Hawaiian Gardens will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Housing Element Goal 6: The City of Hawaiian Gardens will identify and address significant discrepancies in housing needs and in access to housing opportunities.

Housing Element Goal 7: The City of Hawaiian Gardens will identify and replace segregated living patterns with truly integrated and balanced living patterns.

Housing Element Goal 8: The City of Hawaiian Gardens will identify and transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.

Housing Element Goal 9: The City of Hawaiian Gardens will foster and maintain compliance with civil rights and fair housing laws.

Issue: Housing Availability

Although there has been an overall population decline in Hawaiian Gardens, due to over-crowding and housing cost, there is an increasing need for housing in the city. Low vacancy rates and second units on single-family lots reflect this high demand. New housing development coupled with the City's new Inclusionary Housing Ordinance will help meet this need and provide residents with greater opportunities to find appropriate and adequate housing.

HOUSING ELEMENT GOAL 1:

The City of Hawaiian Gardens will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.



Housing Element Policy 1.1: The City of Hawaiian Gardens will encourage future investment in the City's housing stock.¹



Housing Element Policy 1.2: The City of Hawaiian Gardens will evaluate the factors affecting housing costs and examine ways to reduce housing costs where governmental action is appropriate.



Housing Element Policy 1.3: The City of Hawaiian Gardens will support the development and use of new techniques in housing design, construction, and development.



¹ This symbol indicates a goal, policy, or program that addresses environmental justice issues.



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Housing Element Policy 1.4: The City of Hawaiian Gardens will promote the development of attractive and safe housing to meet the community's needs.

Housing Element Policy 1.5: The City of Hawaiian Gardens will provide prompt processing of housing construction applications through standardized development requirements and centralized processing.

Housing Element Policy 1.6: The City of Hawaiian Gardens will encourage the assemblage and consolidation of existing small parcels in areas which permit higher density development. Larger parcels can better accommodate increased density housing, through a more efficient use of space resulting in more on-site amenities and greater use of open space.



Housing Element Policy 1.7: The City of Hawaiian Gardens will recognize the changing trends and patterns in the community and encourage a broad range of housing types to meet these needs.



Housing Element Policy 1.8: The City of Hawaiian Gardens will work with the appropriate service providers to develop and coordinate programs to assist in the conservation of affordable housing and to serve the homeless population.

Issue: Housing Affordability

Low-income households comprise a major segment of the city's population. Coupled with high demand and market rate housing, it has led to overpaying, overcrowding, and unpermitted housing units. Affordability is a major concern in Hawaiian Gardens.

HOUSING ELEMENT GOAL 2:

The City of Hawaiian Gardens will promote affordable housing and shelter for all economic segments of the community.



Housing Element Policy 2.1: The City of Hawaiian Gardens will promote all State, regional and local practices and plans that support housing availability for all economic segments of the population.



Housing Element Policy 2.2: The City of Hawaiian Gardens will promote local housing services to ensure federal, state, and local housing programs are available to assist the private sector in obtaining funds for housing development.







Housing Element Policy 2.3: The City of Hawaiian Gardens will utilize Community Development Block Grant funds to develop housing, expand economic opportunities through commercial development, improve community facilities and services, prevent deterioration of the housing stock, and redevelop residential areas.



Housing Element Policy 2.4: The City of Hawaiian Gardens will inform residents of the availability of housing assistance programs and community services available in the area (such as Section 8 certificates and vouchers).



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-  **Housing Element Policy 2.5:** The City of Hawaiian Gardens will encourage variety in the supply of housing at costs affordable to the various income levels of the population.
-  **Housing Element Policy 2.6:** The City of Hawaiian Gardens will solicit State and Federal funds for new housing development.
-  **Housing Element Policy 2.7:** The City of Hawaiian Gardens will work towards the conservation of existing subsidized housing for low and moderate-income families.
-  **Housing Element Policy 2.8:** The City of Hawaiian Gardens will seek funding opportunities and promote rental assistance for low and moderate-income families.

Issue: Housing Maintenance and Conservation


The City of Hawaiian Gardens is primarily a residential community and has provided housing to the County's very low, low, and moderate-income households. Without maintenance and conservation, the City's housing stock can go into disrepair or be replaced with more expensive housing. To prevent displacement and the deterioration of housing and neighborhood quality, the city needs to promote the rehabilitation of existing housing units.


HOUSING ELEMENT GOAL 3:

The City of Hawaiian Gardens will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.

-  **Housing Element Policy 3.1:** The City of Hawaiian Gardens will encourage, support, and provide incentives for the maintenance, conservation, and revitalization of existing residential units.
-  **Housing Element Policy 3.2:** The City of Hawaiian Gardens will explore strategies and programs that will be effective in reducing the costs incurred by the homeowner for rehabilitation.
-  **Housing Element Policy 3.3:** The City of Hawaiian Gardens will encourage relocation assistance for displaced persons living in rentals undergoing rehabilitation and/or reconstruction.
-  **Housing Element Policy 3.4:** The City of Hawaiian Gardens will continue residential rehabilitation programs and provide technical assistance to property owners as needed.
-  **Housing Element Policy 3.5:** The City of Hawaiian Gardens will encourage prompt rehabilitation or demolition and replacement of vacant and abandoned properties.
-  **Housing Element Policy 3.6:** The City of Hawaiian Gardens will actively engage in identifying substandard and deteriorating housing in Hawaiian Gardens and take appropriate actions to correct these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.
-  **Housing Element Policy 3.7:** The City of Hawaiian Gardens will promote housing rehabilitation and conservation through public education and awareness programs.



 **Housing Element Policy 3.8:** The City of Hawaiian Gardens will encourage property maintenance to promote quality design, public safety, and to promote energy conservation.

 **Housing Element Policy 3.9:** The City of Hawaiian Gardens will work with the County or non-profit agencies in conserving existing low-income housing units and subsidized housing projects.

Housing Element Policy 3.10: The City of Hawaiian Gardens will preserve existing single-family, lower density residential neighborhoods.

Issue: Neighborhood Preservation


Neighborhood quality is dependent on street and property maintenance, the availability of services and infrastructure and the residents' sense of community. By improving neighborhood quality, the City of Hawaiian Gardens can create stability in the resident population and pride in its people.


HOUSING ELEMENT GOAL 4:


The City of Hawaiian Gardens will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.

Housing Element Policy 4.1: The City of Hawaiian Gardens will preserve the existing residential neighborhoods and provide areas to accommodate new residential development.

Housing Element Policy 4.2: The City of Hawaiian Gardens will coordinate regional and local public works and capital improvement programs in declining neighborhoods and in neighborhoods experiencing increased population due to redevelopment or land conversion activities.

 **Housing Element Policy 4.3:** The City of Hawaiian Gardens will provide the necessary public services and infrastructure, including encouraging early care and education facilities, to residential areas and locate new housing developments where availability of public facilities and services is assured.

 **Housing Element Policy 4.4:** The City of Hawaiian Gardens will encourage the application of high-quality urban design standards to create safe, attractive, functional housing units and neighborhoods.

 **Housing Element Policy 4.5:** The City of Hawaiian Gardens will conserve existing residential areas and prevent the intrusion of incompatible uses into the neighborhoods.

Housing Element Policy 4.6: The City of Hawaiian Gardens will encourage continued and new investment in the established residential neighborhoods in Hawaiian Gardens.

Housing Element Policy 4.7: The City of Hawaiian Gardens will increase property maintenance efforts by code enforcement to improve the overall appearance of the residential neighborhoods, thus maintaining property values in the City.



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Housing Element Policy 4.8: The City of Hawaiian Gardens will identify the best possible locations and development standards for residential development and encourage a high-quality environment for family life.

Issue: Equal Access to Housing

Discrimination can prevent households with special needs or certain characteristics from obtaining appropriate housing. The City of Hawaiian Gardens seeks to eliminate all forms of housing discrimination to allow residents to find adequate housing.

HOUSING ELEMENT GOAL 5:

The City of Hawaiian Gardens will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.



Housing Element Policy 5.1: The City of Hawaiian Gardens will promote equal access and opportunities to housing through the provision of consumer information, assistance, and protection and through citizen involvement in the design and implementation of housing programs.



Housing Element Policy 5.2: The City of Hawaiian Gardens will explore procedures for fair and equitable treatment of the parties in housing contracts, such as buyer-seller and landlord-tenant agreements.



Housing Element Policy 5.3: The City of Hawaiian Gardens will encourage citizen participation and community involvement in the development and implementation of housing assistance and housing programs in the City. Actively pursue participation on housing issues by the City's elderly and minority populations.



Housing Element Policy 5.4: The City of Hawaiian Gardens will establish referral agencies to serve low-income households, the homeless, handicapped, elderly households and residents with special housing needs.



Housing Element Policy 5.5: The City of Hawaiian Gardens will enforce fair housing laws and encourage the use of fair housing council services.



Housing Element Policy 5.6: The City of Hawaiian Gardens will encourage and promote accessible housing for the handicapped. This includes the retrofitting of existing units and the enforcement of the State accessibility standards for new residential construction.

Housing Element Policy 5.7: The City of Hawaiian Gardens will provide continued cooperation between the City and adjacent cities in the development of regional housing programs and homeless services.



Housing Element Policy 5.8: The City of Hawaiian Gardens will provide density bonuses for low-income housing projects and senior citizen housing projects.



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HOUSING ELEMENT GOAL 6:

The City of Hawaiian Gardens will identify and address significant discrepancies in housing needs and in access to housing opportunities.



Housing Element Policy 6.1: The City of Hawaiian Gardens will identify parts of the city where significant discrepancies in housing needs and in access to opportunities exist and address them.



Housing Element Policy 6.2: The City of Hawaiian Gardens shall convene a task force consisting of city staff from the Community Development Department to implement this policy and make perioding reports to the City Manager and the City Council.

HOUSING ELEMENT GOAL 7:

The City of Hawaiian Gardens will identify and replace segregated living patterns with truly integrated and balanced living patterns.



Housing Element Policy 7.1: Through its zoning and land use policies, the City of Hawaiian Gardens shall systematically replace segregated living patterns with truly integrated and balanced living patterns.



Housing Element Policy 7.2: The Community Development Director shall study and advise the City Manager, the Planning Commission, and the City Council on the best practices available to replace segregated living patterns in the City with truly integrated and balanced living patterns. The Community Development Director shall define “segregated living patterns” based on guidance and policies of the State Department of Housing and Community Development Department.

HOUSING ELEMENT GOAL 8:

The City of Hawaiian Gardens will identify and transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.



Housing Element Policy 8.1: The City of Hawaiian Gardens, in compliance with State Assembly Bill 686 (AB 686), shall identify and systematically transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.



Housing Element Policy 8.2: The City of Hawaiian Gardens shall identify critical racially and ethnically concentrated areas of poverty within its boundaries and implement policies to transform those areas into areas of opportunity. This policy may require coordination with the HCD as most of the City of Hawaiian Gardens is predominantly Hispanic/Latino and predominantly low income.



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HOUSING ELEMENT GOAL 9:

The City of Hawaiian Gardens will foster and maintain compliance with civil rights and fair housing laws.



Housing Element Policy 9.1: The City of Hawaiian Gardens shall establish and maintain policies that foster and maintain compliance with all civil rights and fair housing laws by training its Community Development staff in the details of the civil rights and fair housing laws.



Housing Element Policy 9.2: The City of Hawaiian Gardens, in addition to establishing and maintain compliance with all civil rights and fair housing laws shall employ, where vacancies exist, those who are familiar with, or have worked specifically with fair housing and civil rights laws.

HOUSING PROGRAMS

The quality of housing in the City of Hawaiian Gardens is a major concern. The Housing Program has been designed to address these needs and to help provide adequate housing to all residents. The housing program revolves around the key issues and housing goals of the City which have been discussed previously.

Housing Availability - the policies address the existing and future housing needs.

Housing Affordability - the policies provide housing for the City's lower income households and reduce overpayment.

Housing Maintenance and Conservation - the policies preserve the existing housing stock and conserve affordable housing units.

Neighborhood Preservation - the policies are designed to bring stability to the residential neighborhoods and promote community pride.

Equal Access - the policies are designed to assist special group's find appropriate housing.

Early care and Education Program Availability - the policies support the availability of quality, affordable early care, and education services for families.

Through the policies and programs in this Element, the City of Hawaiian Gardens will be able to improve the quality of the environment for all residents. By addressing these interdependent issues at the same time, the City hopes to eliminate or slowly reduce its housing problems. The identification of funding sources for individual programs does not exclude the use of other funding sources which may be available.



CITY OF HAWAIIAN GARDENS 2021- 2029 HOUSING ELEMENT

SUMMARY OF PROGRAMS

Table 7.1 Summary of Programs			
Program #	Name	Responsible Department	Completion Date
1	Parcels of Interest Sites	Community Development	Ongoing (monitored annually)
2	Housing Information Program	Community Development	Ongoing
3	Second Unit Ordinance	Planning	2018, Ongoing (monitored annually)
4	Promote Lot Consolidation	Planning	Ongoing,
5	Affordable Housing Incentives	Community Development	Ongoing,
6	CDBG Information Program	Community Development	Ongoing (monitored annually)
7	At-Risk Housing Preservation	Community Development	Ongoing (monitored annually)
8	Housing Maintenance and Conservation	Community Development	Ongoing
9	Hotel and Motel Resources	Community Development	Ongoing (monitored annually)
10	Development Standards to Allow Uses	Planning	Ongoing
11	Emergency, Transitional and Supportive Housing	Community Development	Ongoing (monitored annually)
12	Code Enforcement	Code Enforcement	Ongoing (monitored annually as part of the CDBG program)
13	Infrastructure Availability	Community Development	Ongoing
14	Public Participation Program	City Clerk	Ongoing (monitored annually)
15	Fair Housing Program	Code Enforcement / Housing	Ongoing
16	Food Distribution Program	Community Development	Ongoing (monitored annually)
17	Homeless Assistance Program	Community Development	Ongoing (monitored annually)
18	Handicapped Access	Building & Safety	Ongoing (monitored annually)
19	Senior Shared Housing Program	Community Services	Ongoing (monitored annually)
20	Persons with Disabilities, including Developmental Disabilities Program	Community Development	Ongoing
21	Consistency with General Plan Program	Community Development / Planning	Ongoing (monitored annually)

Source: City of Hawaiian Gardens; Community Development Department

Housing Availability

Housing availability refers to the development and provision of housing units to meet existing and future needs of area residents. Housing development can be initiated by the city, private developers, or other agencies. Most new residential development will be initiated by the private sector because of limited financial resources on the part of the City, State, and Federal governments. Developers will generally provide market rate housing because they see housing development as a financially profitable activity. Housing projects funded by local state and federal agencies are likely to be reserved for low and moderate-income households. Specific programs designed to promote new residential development in the city are described in the following section.

Program 1: Adequate Sites

The residential sites inventory consists of vacant and underutilized residential land with the capacity to yield at least 710 units. The sites and RHNA comparison indicate that there are adequate sites to accommodate and exceed the total RHNA (including both the 2021 RHNA and 2014 unaccommodated RHNA) under the City's 2018 General Plan and Development Code standards.



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The City of Hawaiian Gardens has an unaccommodated RHNA from 2014 of 101 units in addition to the current RHNA (2021-2029) of 331 units. To satisfy the total unaccommodated (rollover) RHNA of 101 units and the current 331 units, the city will need to implement strategies that address the city's lack of high-density zoning designation higher than the R-4, 23.5 du/acre. Per housing element law (Government Code 65583.2[h]), the sites re-zoned to address the lower-income, unaccommodated (rollover) RHNA units will be on sites that are zoned to permit owner-occupied and rental multifamily residential use by right (as defined in Government Code 65583.2[i]) during the planning period.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The city will also conduct ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

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 goals and policies of the General Plan specifically as they relate to the housing needs of the community.

Program 2: Housing Information Program

To encourage the development of high-quality housing on vacant and underutilized lots, the city shall establish a promotional campaign to area developers. The campaign shall promote the City of Hawaiian Gardens and existing investment opportunities. The City shall work with local business groups (such as the Chamber of Commerce and Building Industry Association) on promoting available incentives to new development. This may be accomplished through networking, formal presentations, brochures, ads, and other promotional materials and activities. Staff will also keep informed of state and federal housing programs and provide information to interested residents and groups. The city will work with local early care and education advocates to create an information handout to inform developers, business groups, and households about the available early care and education services. The program will be managed by the Community Development Department and will be updated on an ongoing basis. The program will be funded through the General Fund.

Program 3: Second Unit Ordinance



As part of the comprehensive update to the Development Code, the City will update accessory dwelling unit requirements and regulations within the Development Code to comply with State law – Assembly Bill 2299 and Senate Bill 1069 – in 2018. The Community Development Department will monitor the construction of second units annually (coinciding with the fiscal year).

Program 4: Promote Lot Consolidation

Although long-time policy encourages residential lot consolidation to achieve higher quality development, lot consolidation rarely occurs. Within 3 years, the City should establish development incentives and a community benefit permitting procedure that incentivizes benefits and desired public amenities provided by private development, which include, but are not limited to, lot consolidation. In



the interim, City staff will provide technical assistance and information to interested developers and post (at the Community Development Department and on the city website) the Housing Element Sites Inventory table that identifies lot consolidation potential for residential sites.

Program 5: Affordable Housing Incentives



To encourage the development of affordable housing units, the City shall provide developers with incentives and shorten the permit process for low-income and senior citizen housing projects. These incentives may be like those awarded for high quality housing projects or developments on larger lots. Or they may involve a different set of parking, open space and density standards which lower the cost of development. By expediting the review process, developers also save money and housing costs can be reduced. Within 3 years, the City should establish development incentives and a community benefit permitting procedure that incentivizes benefits and desired public amenities provided by private development, which include, but are not limited to, extremely low-income and/or affordable housing. In addition, the city provides information on available financing mechanisms and federal, state, and local programs and agencies that provide funding assistance for housing projects. This information shall be made available to developers. 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.

Program 6: CDBG Information Programs



The City shall continue housing programs on housing development, infrastructure, rehabilitation, and job development, as allowed by the CDBG program. The city currently uses its CDBG moneys for the Single Unit Home Improvement program, fair housing foundation services, code enforcement, business assistance program, senior activities/nutrition program, food distribution program and the development of public facilities. It shall coordinate with the County Housing Authority in implementing programs outlined in the Comprehensive Housing Affordability Strategy (CHAS) for Los Angeles County. The city also provides informational brochures outlining available housing assistance and rehabilitation programs in the city. The brochure encourages residents to participate in the housing assistance payments program and the housing voucher program through the Los Angeles County Housing Authority. The program is ongoing, contingent on federal funding availability, and monitored annually (coinciding with the fiscal year) under the Community Development Department and is financed by the General Fund. The city will distribute the information brochure to every City facility.

Program 7: At-Risk Housing Preservation



Subsidized housing units in Hawaiian Gardens are owned by non-profit affordable housing developers that have expressed a desire to continue renewing their subsidies that allow for the provision of affordable housing. The City shall take the lead in coordinating efforts for the preservation of subsidized housing projects in Hawaiian Gardens. Every three months, the City will monitor the status of any HUD receipt/approval Notices of Intent and Plans of Action filled by property owners to convert to market-rate units. To help conserve the low-income units at risk of conversion, the city will provide technical assistance to non-profit groups interested in buying the projects. If any of the non-profit affordable housing providers decide to let their subsidized housing contracts lapse, the City will aggressively look for an agency to buy the property or help the residents establish an association to buy the project. HUD



has stated that they generally evaluate projects that apply for conversion and offer incentives to property owners to preserve these units. The California Housing Partnership Corporation (CHPC) has indicated that it will assist Hawaiian Gardens in looking for a suitable organization who would take over the subsidized projects in the city. The City will also provide tenant education within 30 days of notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties. Public participation shall be encouraged throughout the process to reflect the needs and interests of Hawaiian Gardens residents. Financing will come from CDBG funds, and the General Fund, to the extent funds are available. Other funding sources that may be available shall be explored, as well. This is an ongoing program monitored (coinciding with the fiscal year) and managed by the Community Development.

Program 8: Housing Maintenance and Conservation



The City of Hawaiian Gardens has an ongoing program for the maintenance and conservation of the existing housing stock. There are programs aimed at the conservation of older housing units which are in good condition to maintain the units as affordable housing options. Rehabilitation and property maintenance programs ensure that living conditions are safe and decent for all households. By maintaining the existing housing stock and preventing the creation of substandard housing, the city improves the living environment for present residents. Implementation measures for housing maintenance and conservation are discussed below.

Program 9: Hotel and Motel Resources



The City shall preserve hotels and motels as an emergency housing resource and strictly enforce ordinances regarding property maintenance and fire and safety standards to safeguard the public health, safety, and welfare of tenants. The city does not allow SRO hotels to be used as permanent housing but will encourage their use as emergency and transitional shelter for the homeless. To encourage the use of hotels by "homeless" individuals, the city continuously works with hotel managers on making rooms available for emergency/transitional housing and makes community service agencies in the area aware of the facilities. The city also refers persons in need to these facilities. Vouchers shall be solicited from the hotel, local businesses, charitable agencies, and other organizations/individuals to provide short-term stays at the hotels. This program is ongoing, implemented, and monitored annually (coinciding with the fiscal year) by the Community Development Department. It is funded by the General Fund, to the extent of available resources. Vouchers and/or allocated funds are searched for on an ongoing basis.

Program 10: Development Standards to Allow Uses



The city has modified its Municipal Code to allow the development, maintenance, and improvement of Emergency Shelters, Transitional Housing, and Supportive Housing to address constraints and facilitate the development of low-income housing throughout the city. The City will monitor development of these housing types and re-evaluate the effectiveness or constraints posed by established development standards every two years starting in January 2022.

Program 11: 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. The city is committed to prioritizing funding and



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other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible. This program is funded by the General Fund and managed by the Community Development Department.

Neighborhood Preservation

Neighborhood preservation is seen as a mechanism to increase homeownership in the City, to promote property maintenance, and to maintain a more stable resident population. By improving public services and infrastructure in existing neighborhoods, including available early care and education, the city hopes to provide a more attractive residential environment. Implementation measures that will help achieve this goal are provided below.

Program 12: Code Enforcement



The City shall continue code enforcement of nuisances such as inoperable vehicles, property maintenance, substandard units, and illegal garage conversions. It shall identify substandard dwelling units and encourage rehabilitation through the provision of technical support and incentives such as streamlined permit processing, variances to development standards on a case-by-case basis, waiver of fees or fines if rehabilitation is undertaken within the next three months, etc. Also, it shall actively work towards the rehabilitation of structures which do not meet seismic safety standards and current electrical code requirements. The City shall coordinate with homeowner's associations in the enforcement of CC&R's regarding property maintenance. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and will continue to be financed through CDBG funds. The Code Enforcement Program is complaint driven; complains are filed with the City's Code Enforcement department which then schedules follow up inspections and provides tenants with information to resources.

Program 13: Infrastructure Availability

The City shall work with Los Angeles County to identify and coordinate water and sewer infrastructure on the provision of adequate infrastructure and public services in Hawaiian Gardens. The City will annually review the permit tracking data to determine levels of infrastructure needed to ensure appropriate levels of circulation, water, sewer, storm drainage, and other utilities' availability and capacity. In addition, the City will establish specific procedures and require that priority is given to developments with units affordable to lower-income households.

The city will pursue a study to evaluate current and potential impact fees from new development for infrastructure improvements and other public facilities to offset the impact of new development.

Program 14: Public Participation Program



The city encourages community participation in all city programs. Noticing practices in the city include posting information on scheduled public hearings at City Hall, the Hawaiian Gardens Library, and the Council Chambers at least two weeks prior to the hearing dates. The city also advertises these hearings, as well as other city programs, in the local newspaper and in the city newsletter. Both papers use English and Spanish in their articles to reach the primarily Hispanic Community of the area. An 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 versions. Spanish-speaking employees also



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facilitate the dissemination of information regarding city programs. It shall encourage residents to attend City Council and Planning Commission meetings by increased publicity practices. This will allow the city to get more input into its programs and tailor them to meet the needs expressed by residents. Public hearings will continue to be held prior to adoption of the General Plan, including this Element. This will allow the city to better respond to the concerns and interests of Hawaiian Gardens residents. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and funded by the General Fund as services are contracted and staff time.

The City will also actively produce documents and publications that are in both English and Spanish, and in the Korean language as necessary. This is an ongoing program monitored annually (coinciding with the fiscal year). It is funded by the General Fund, to the extent available, and staff time.

**The Housing Element Update Draft was made available online in November 2021.*

Program 15: Fair Housing Program



There are many special needs households in Hawaiian Gardens that will benefit from programs designed to promote equal access and opportunity to housing. The city intends to minimize difficulties of special needs households in finding adequate housing by providing programs to prevent discrimination or to encourage the production of housing specifically designed for these households.

The city promotes the use of the Housing Rights Center through the city newsletter and local papers and informs all city employees of the available services for referral. The city will participate and distribute fair housing materials at a variety of community activities such as food distribution, Easter egg hunt, national night out, and local carnivals/fairs to reach out to all segments of the community. The city will annually conduct fair housing press releases, directly contact interested groups for distributing fair housing materials, mail fair housing materials through utility billing and post fair housing information in a variety of community locations such as the library, bus stops, public counters, and post office. The city shall prepare a list of referral agencies to serve low-income households, handicapped, elderly, homeless, and other special needs groups. Information is given through Code Enforcement and city's Community Development Department. It shall make the list available at City Hall, the library and City parks for interested persons. Financing will be provided through the General Fund and CDBG funds.

Program 16: Food Distribution Program



The City shall continue the hot meals and food distribution programs every month. Also, it shall assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.). The food distribution program is ongoing, to be monitored annually (coinciding with the fiscal year) and financed through the CDBG program.

Program 17: Homeless Assistance Program



The City shall maintain a list of local social services to use as referral sources for residents in need. The information will be distributed to City departments that interface with homeless persons or persons at risk of being homeless.



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Program 18: Handicapped Access



The city currently requires new development to comply with State standards for handicapped access. It shall also enforce the recently adopted Americans with Disabilities Act (ADA). This program is implemented by the Community Development Department with funding from the General Fund. The city adopted the Los Angeles County Building Code in March 2013, which includes standards for ADA compliance.

Program 19: Senior Shared Housing Program



The senior's Center serves as an information center for senior programs and resources. This is an ongoing program monitored annually (coinciding with the fiscal year) with funding from the General Fund.

Program 20: Persons with Disabilities, including Developmental Disabilities Program

The city shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities. The city shall provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. The city shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities. The city shall work with the local Regional Center to implement an outreach program informing families within the city of housing and services available for persons with developmental disabilities. Information will be made available on the city's website and at City Hall counter.

Program 21: Consistency with General Plan

The city shall conduct an integral 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. This is an ongoing program monitored annually (coinciding with the fiscal year) and managed by the Community Development Department.

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 of the city by income category are provided in table 7.2 below. The City's objective is to allow the construction of at least 432 new units; from very low to above moderate-income levels.



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7.2 Proposed Quantified Objectives for 2021-2029

Income Category	Conservation/Preservation		
	New Construction	Rehabilitation	
Extremely Low/Very low	206	0	0
Moderate	46	0	0
Above Moderate	180	0	0
TOTALS	432	0	0

Source: City of Hawaiian Gardens Community Development Department



8 Affirmatively Furthering Fair Housing (AFFH) AB 686

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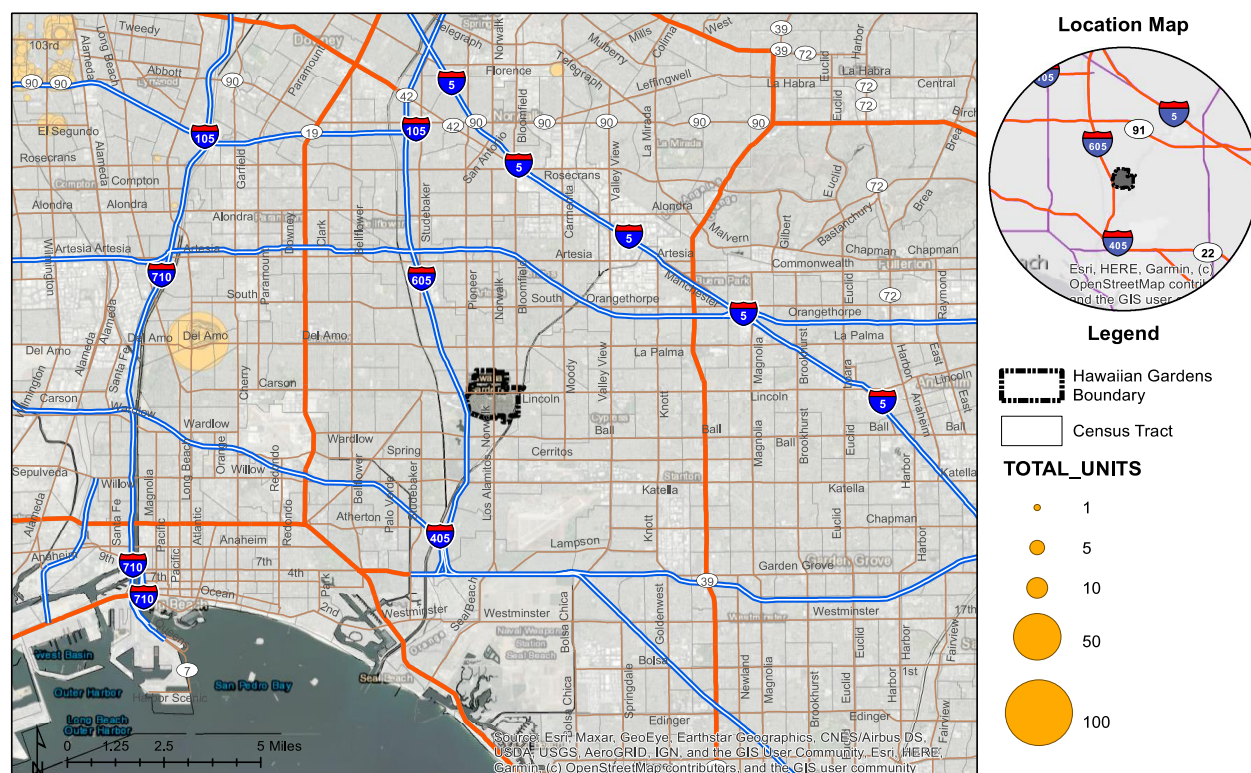
As stated earlier, as of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. Affirmatively furthering fair housing means taking meaningful actions to combat discrimination that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- (1) a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity,
- (2) an analysis of segregation patterns and disparities in access to opportunities,
- (3) an assessment of contributing factors, and
- (4) an identification of fair housing goals and actions.

This Housing Element analysis, therefore, must address the following:

- (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.

Map 8.1 – Public Housing Buildings – Regional

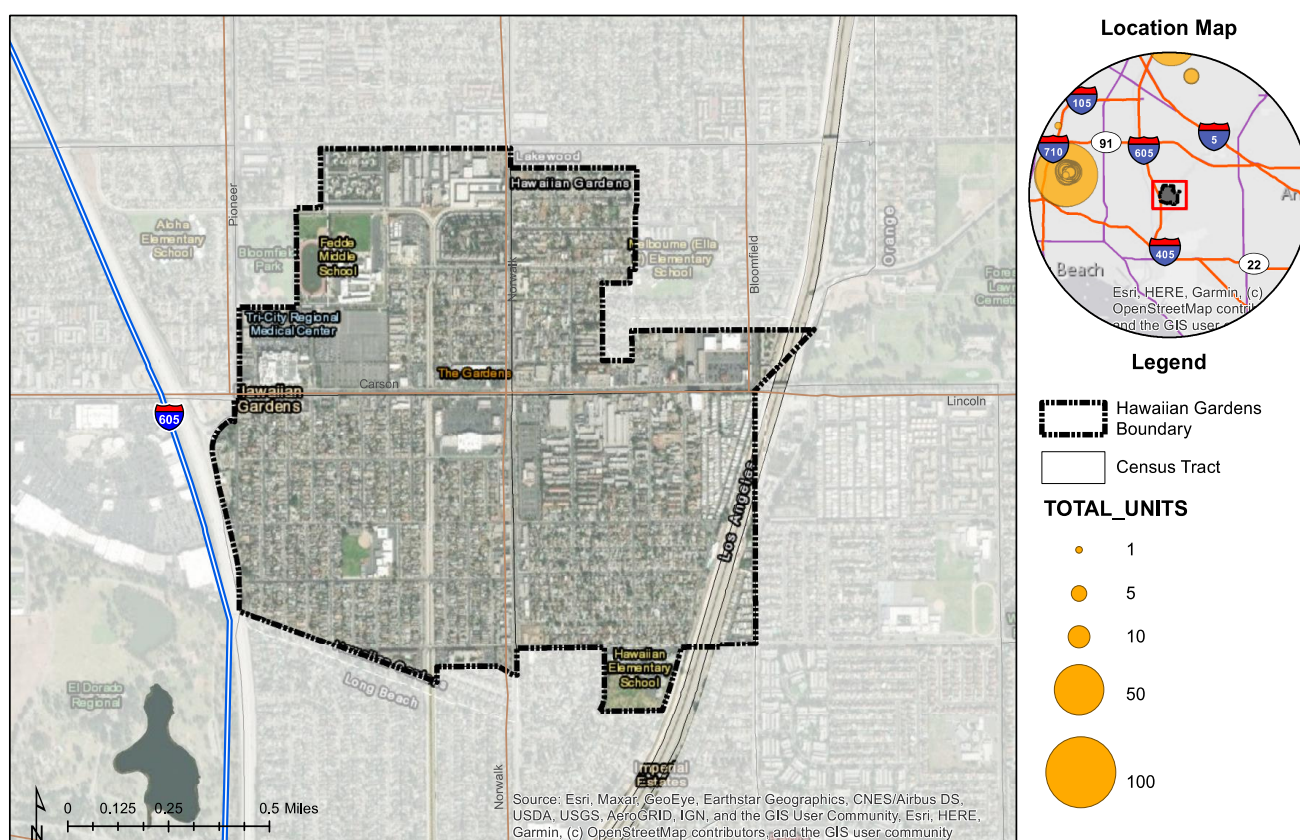


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Public Housing Program

According to the US Department of Housing and Urban Development's (HUD) Public Housing Program, public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disability. Public housing comes in all sizes and types from scattered single-family houses to high-rise apartments for elderly families. In the State of California, there are approximately 1.2 million households living in public housing units, managed by about 3,300 housing agencies (HAs.). In the County of Los Angeles, the Los Angeles County Development Authority manages public housing programs for the City of Hawaiian Gardens and some of the Gateway Cities. As indicated on Map 8.1, there are no recognized public housing buildings in the City of Hawaiian Gardens.

Map 8.2- Public Housing Buildings - Hawaiian Gardens



Map 8.2 indicates there are no public housing buildings in the City of Hawaiian Gardens; however, city records indicate that the Hawaiian Gardens Apartments participates in the Section 8 Housing Program.

Housing Choice Vouchers

The U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher (HCV) Program assists very low-income families, the elderly, and the disabled in obtaining decent, safe, and sanitary housing in the private market. Public Housing Authorities (PHAs) receive federal funds from



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HUD to administer the voucher program, and housing subsidies are paid to the landlord directly by the PHA on behalf of the participating family. The voucher recipient remains responsible for paying any difference that exists between the actual rent charged by the landlord and the amount subsidized by the program. Voucher recipients are responsible for finding a suitable housing unit where the owner agrees to rent under the program. Because housing assistance is provided on behalf of the family or individual, participants are free to choose their own housing, including single-family homes, townhouses, and apartments provided that the chosen housing meets the requirements of the program, and is not limited to units located in subsidized housing projects. Qualified housing may also include the family's present residence. Furthermore, under certain circumstances, and if authorized by the PHA, a family may use its voucher to purchase a modest home. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this service. This dataset includes both tenant-based vouchers and project-based vouchers.

There are four Census Tracts in the City of Hawaiian Gardens: 6037555211, 6037555212, 6037555104, and 6037555102. In all the census tracts, there were 112 Housing Choice vouchers reported. Table 8.1, provides a breakdown by Census Tract and percentage of population by Census Tract:

Table 8.1 - Housing Choice Vouchers by Census Tract

Census Tract	# Of Housing Choice Vouchers	Percentage % of Population
6037555211	23	0.16
6037555212	25	0.17
6037555104	52	0.37
6037555102	12	0.08

Table 8.1 indicates that the highest utilization rate for Housing Choice Vouchers occurs in Census Tract 6037555104 with 52, representing 0.37% of the population.

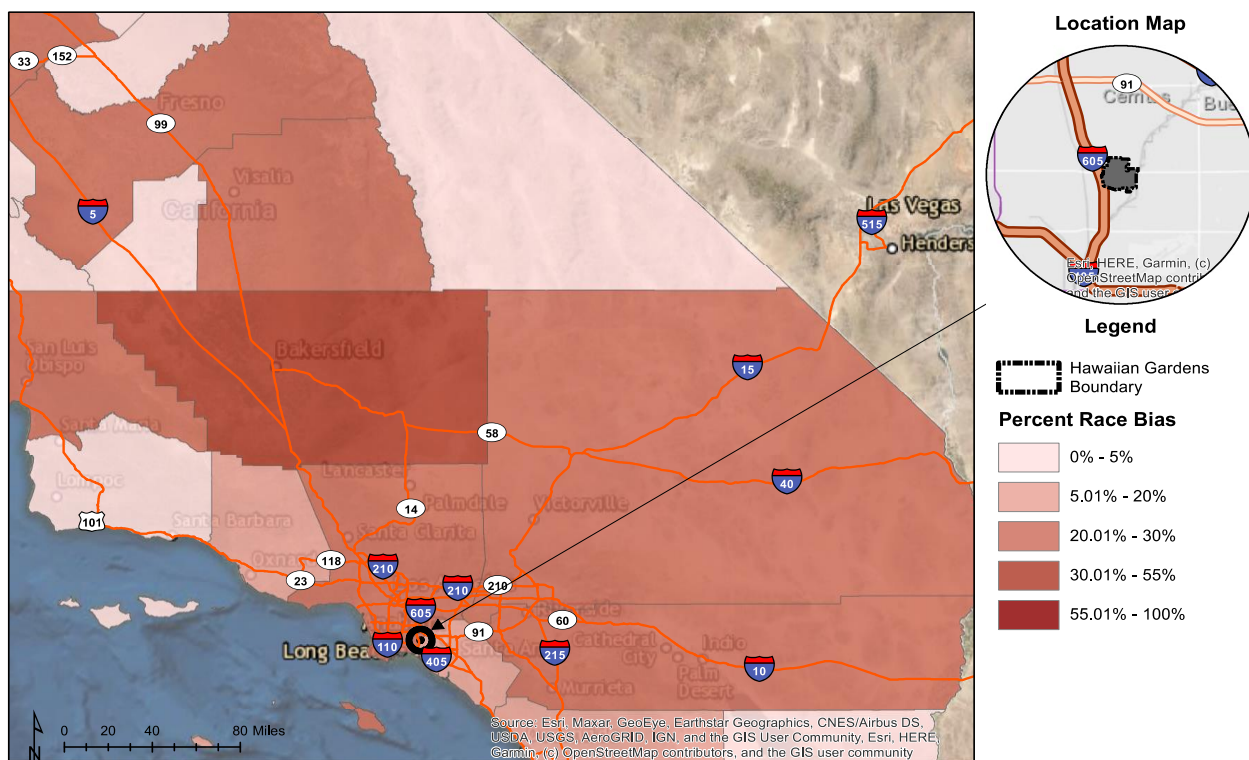
Fair Housing and Equal Opportunity (FHEO) Inquiries 2013-2021

Between 2013 and 2021, there was one (1) Fair Housing and Equal Opportunity (FHEO) inquiry in the City of Hawaiian Gardens. In 2010, the number of Fair Housing and Equal Opportunity inquiries in Los Angeles County was 291. 80 of those cases, or 25% were with a racial bias, 106 of the cases or 36.4% had a disability bias. 58 of the cases, or 20% had a familial status bias. In 2020, there were 130 total cases reported. 27, or 20.7% of the cases had a racial bias, 86, or 66% had a disability bias, and 9, or 7% had a familial status bias. Table 8.2 depicts the comparison between 2010 and 2020.

Table 8.2 Fair Housing and Equal Opportunity Inquiry (FHEO)

County Data Year	Total Cases	Cases with Racial Bias and %	Cases with Disability Bias and %	Cases with Familial Bias and %
Los Angeles County 2020	130	27 or 20.7%	86 or 66%	9 or 7%
Los Angeles County 2010	291	80 or 25%	106 or 36.4%	58 or 20%

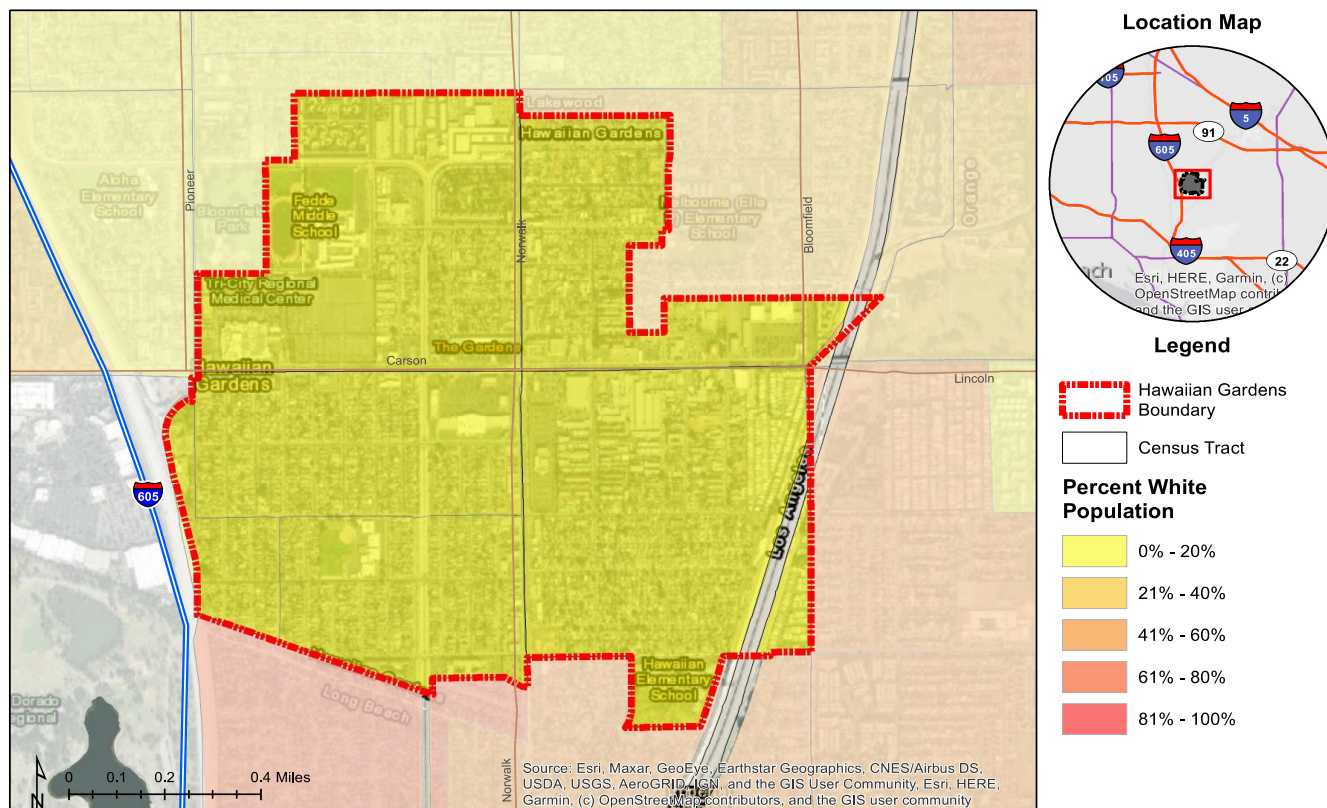
Map 8.3 – Percentage of FHEO case reported in county 2010 based on race



Segregation and Integration

The population of some areas in the United States is dominated heavily by one racial or ethnic group. In the City of Hawaiian Gardens, the predominant racial or ethnic group is Hispanic or Latino, comprising of over 80% of the population. The next highest population group was Asian with about 10% of the population. The White and Black population were recorded at less than 5% for each group.

Map 8.4 – Percent White Population

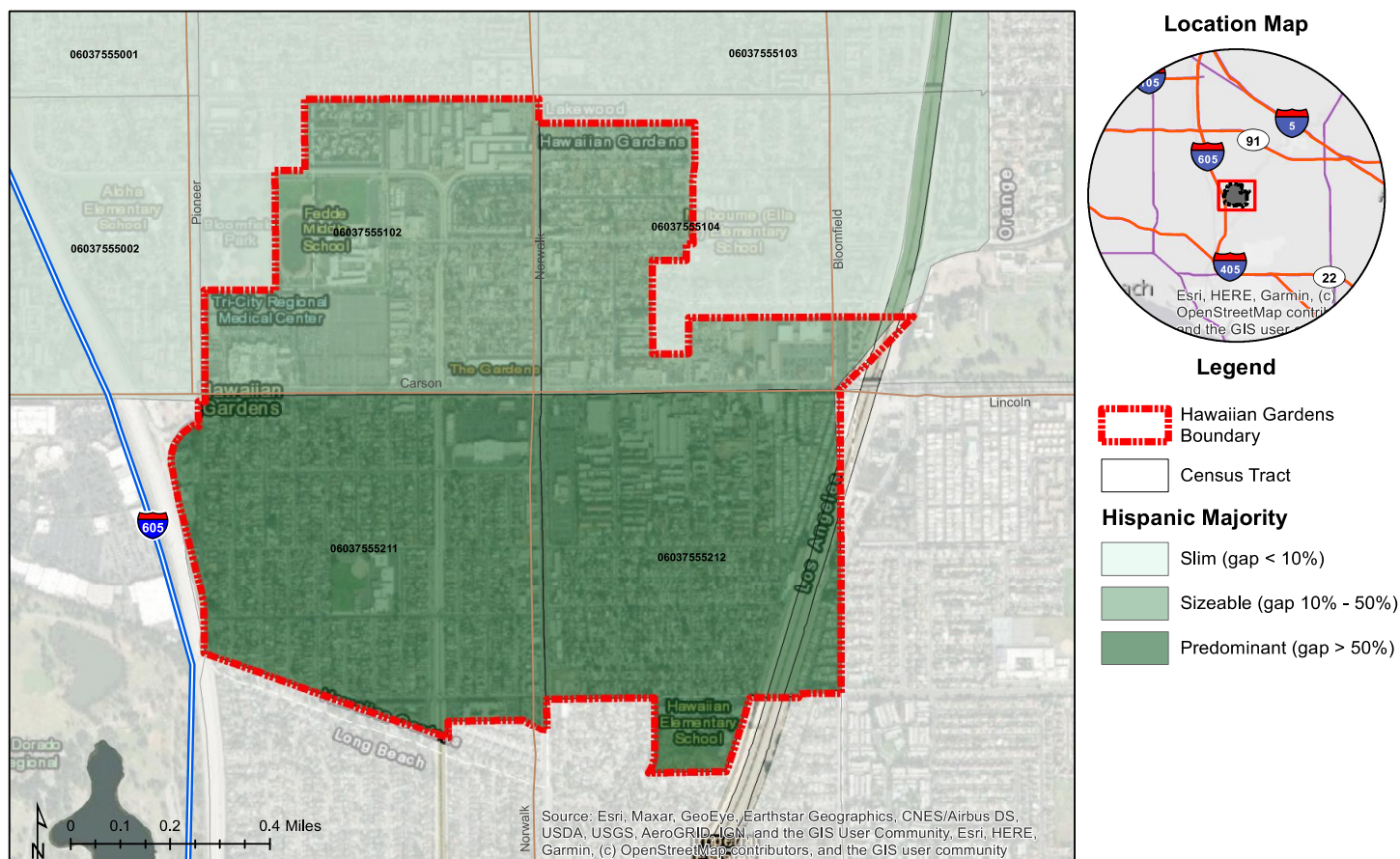


Map 8.4 – Percent White Population, indicates that the City of Hawaiian Gardens in the 0% - 20% white population category, supporting the United States Census numbers.



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Map 8.5 – Predominant Population Hispanic Majority

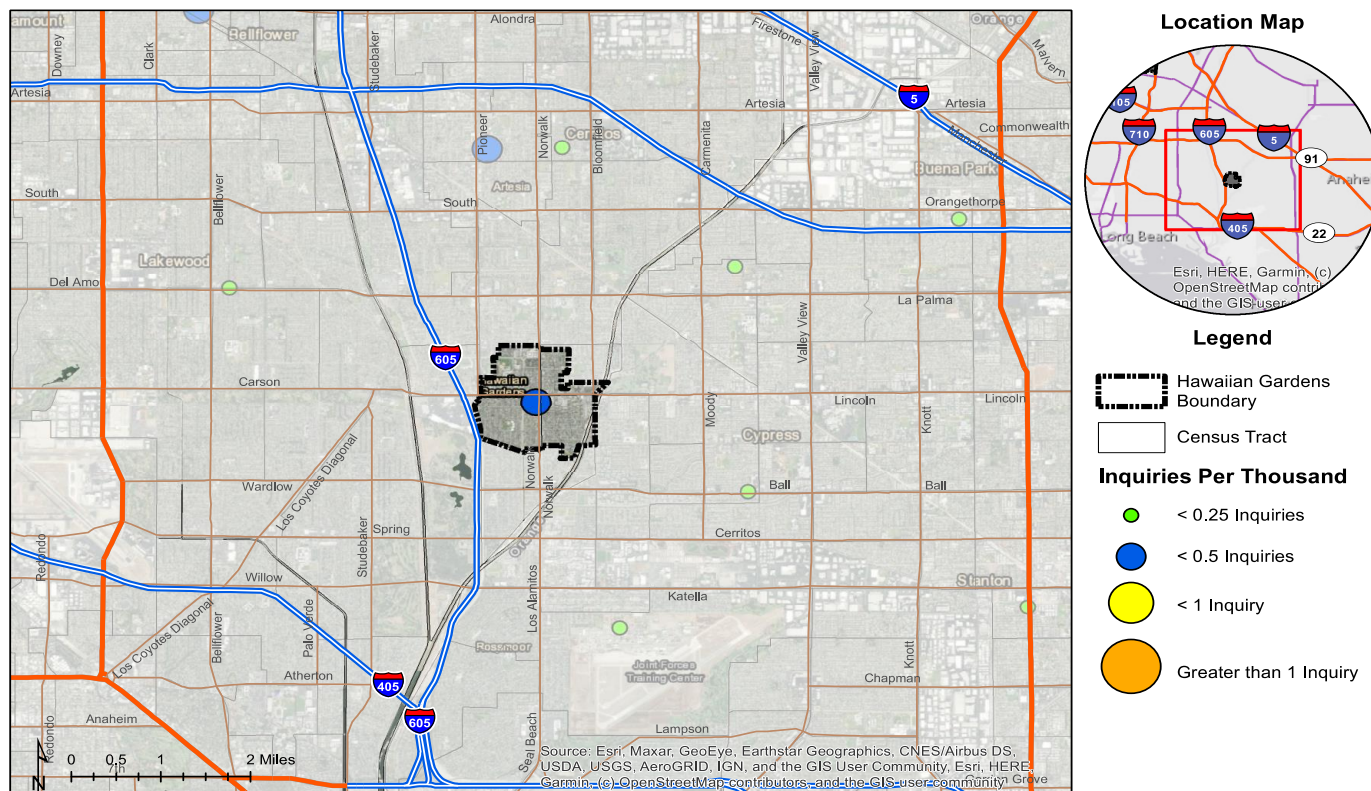


In Map 8.5 – Predominant Population Hispanic Majority, the Hispanic Majority population is in the Predominant category for the southern half of the city, and the sizable category for the northern half of the city. Hawaiian Gardens is a predominantly Hispanic Community.



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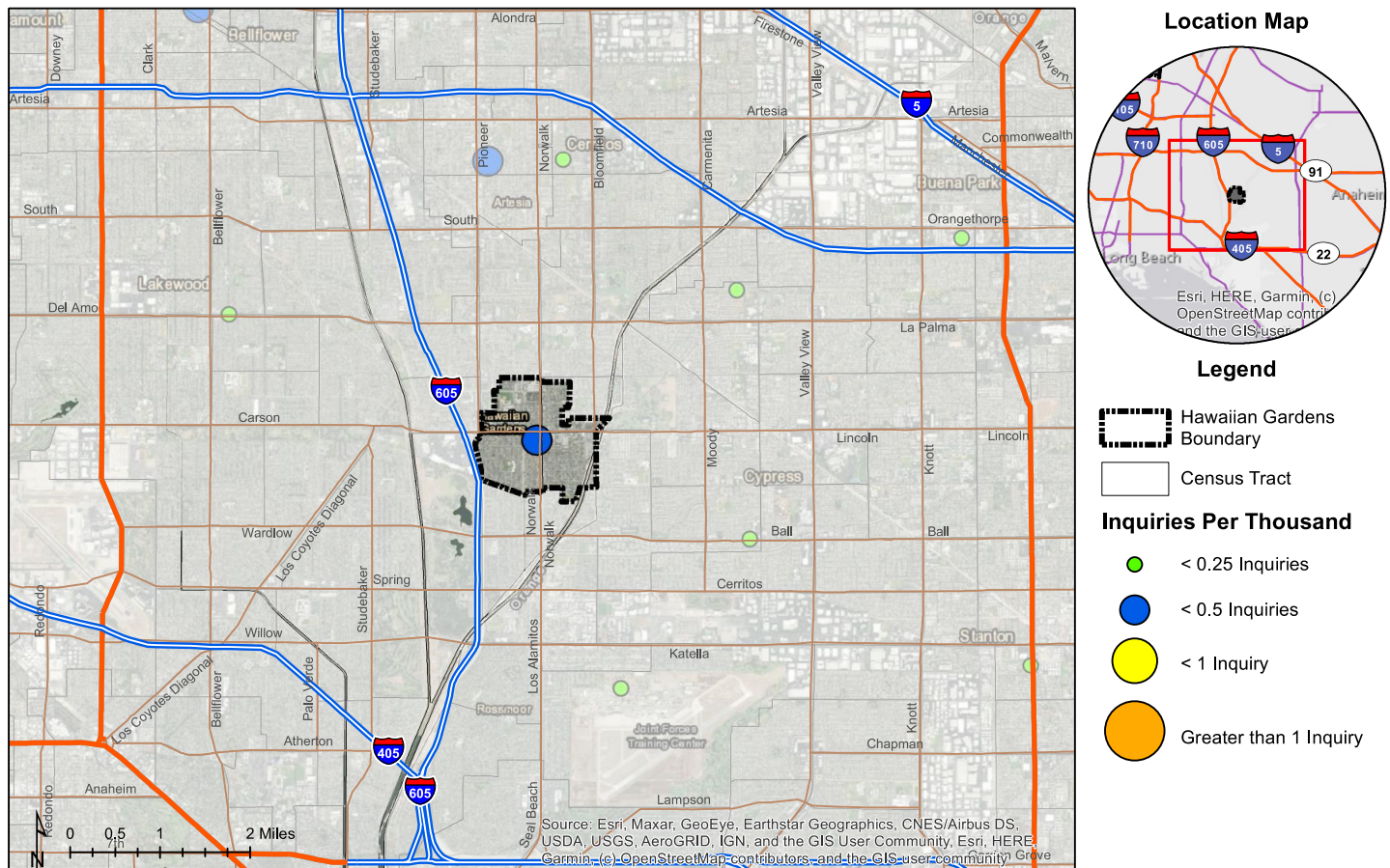
Map 8.6– Fair Housing Vouchers by Tract - Hawaiian Gardens



Map 8.6 indicates that based on population per thousand, there were less than 0.5 fair housing voucher inquiries in the City of Hawaiian Gardens. This inquiry level is low compared to levels of inquiries in the region and the state.



Map 8.7 – Fair Housing and Equal Opportunity Inquiries by City

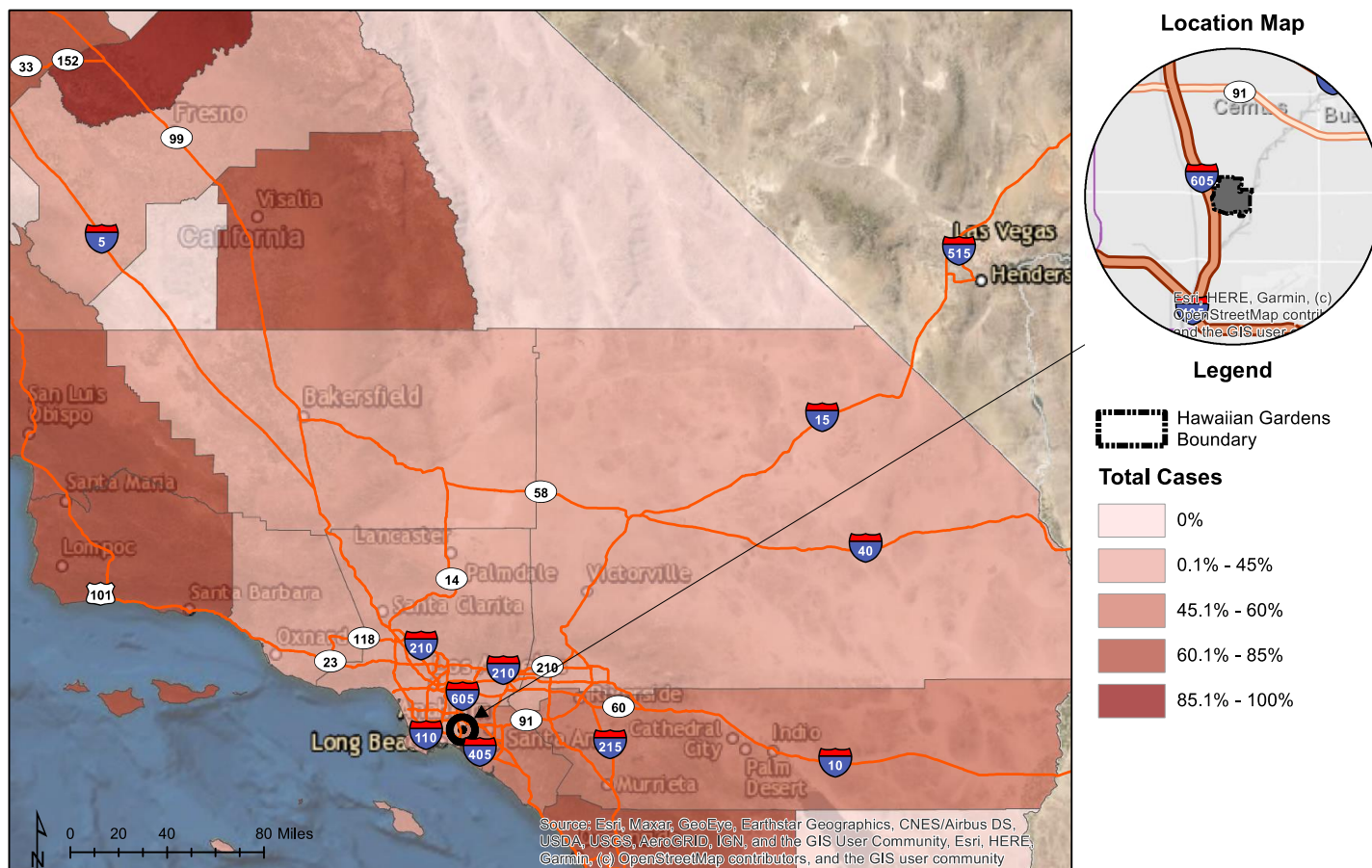


Based on Map 8.7, above, there were less than 0.5 Fair Housing and Equal Opportunity Inquiries in the City of Hawaiian Gardens. However, there were Fair Housing and Equal Opportunity Inquiries in the county, but they were in the zero to 25 inquiries category.



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Map 8.8 – Fair Housing and Equal Opportunity Cases – Total (2010) County

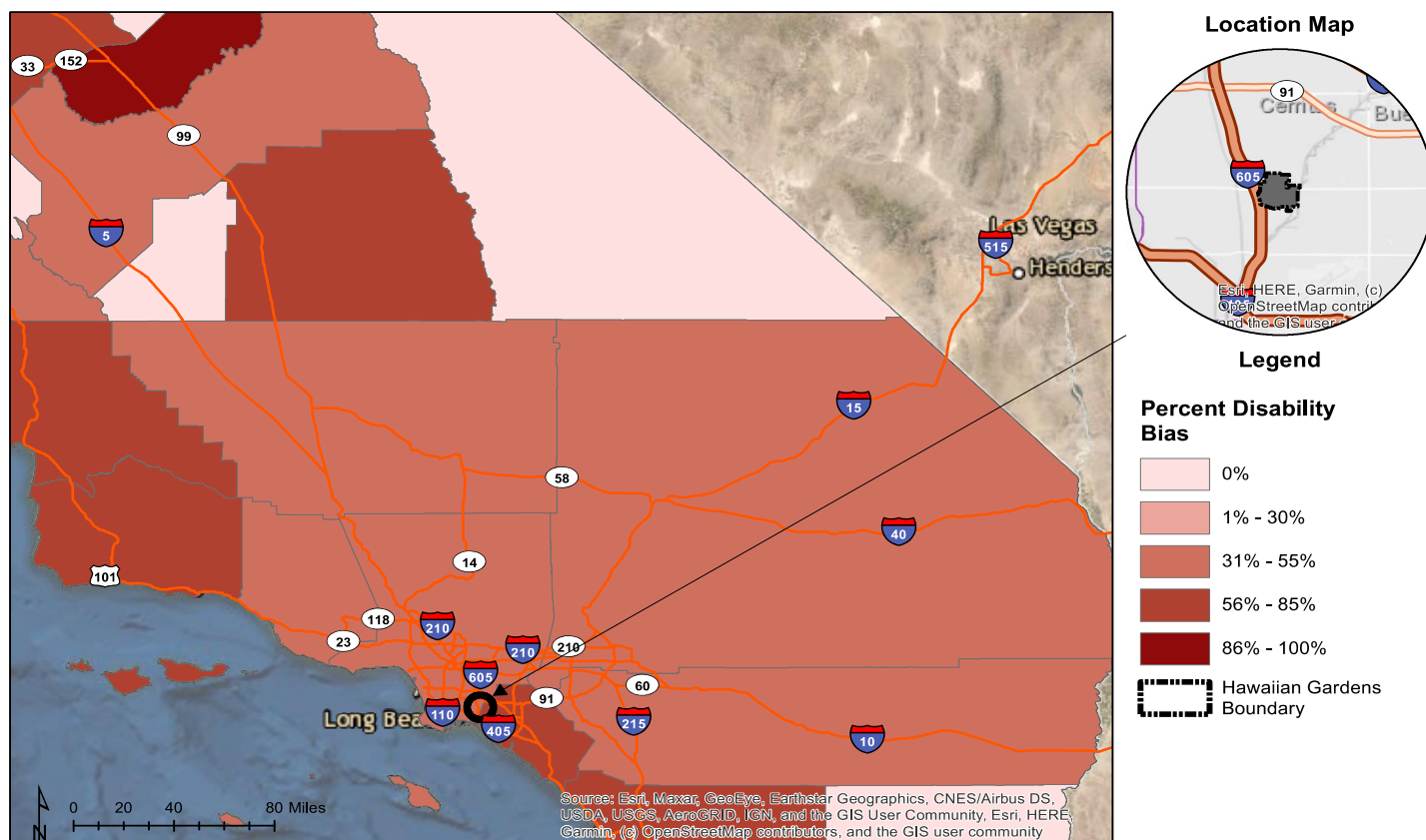


Map 8.8 – Fair Housing and Equal Opportunity Cases – Total (2010) County, indicates the range of inquiries in the county of 9% - 100%. For the City of Hawaiian Gardens, the Fair Housing and Equal Opportunity cases is in the 8% - 45% range, which is in the lower category for the County.



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Map 8.9 – FHEO Cases with Disability Bias 2010

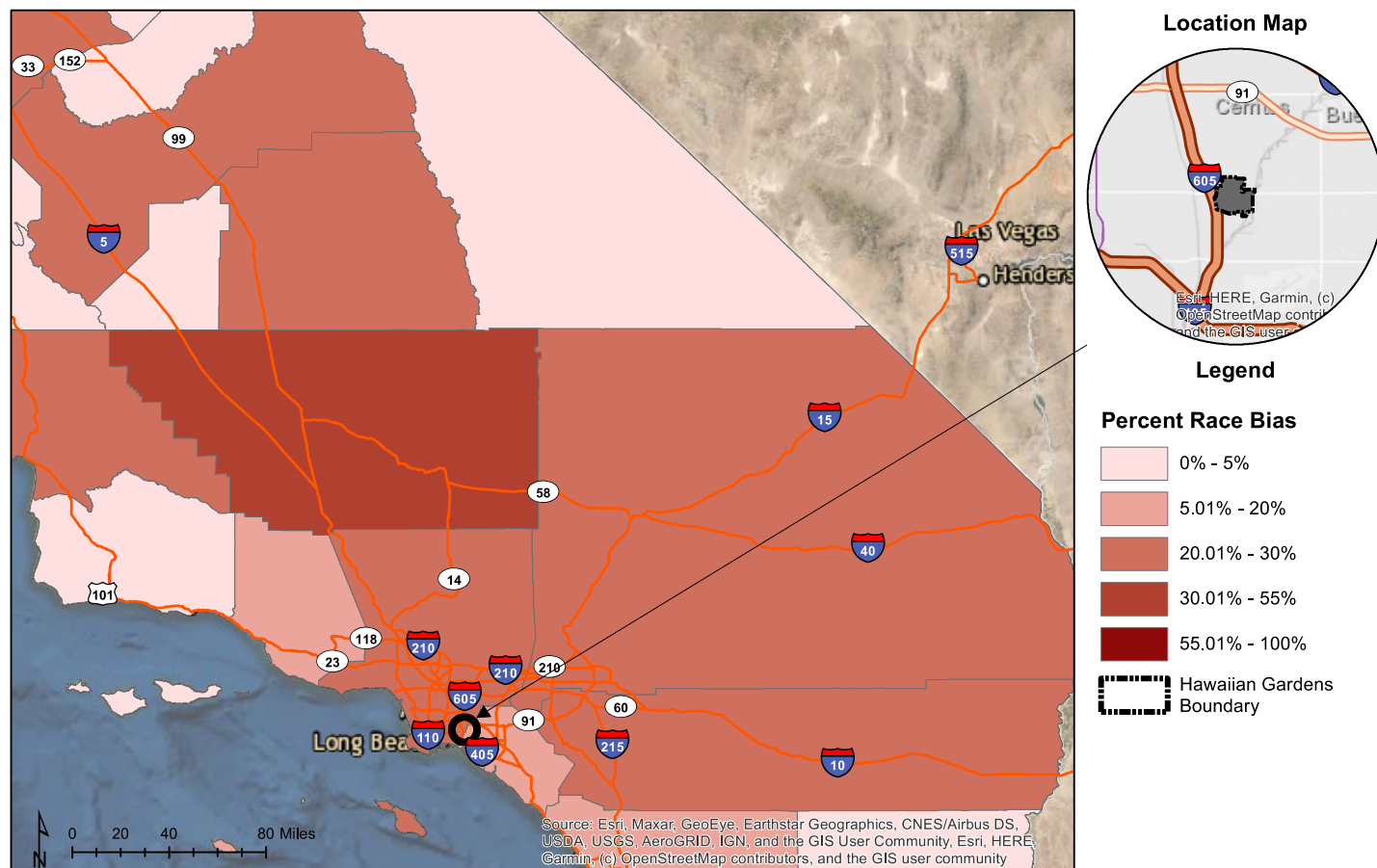


Based on Map 8.9, Population with Disability 2015 - 2019, the city falls within the 1% - 30% category and the 31% to 55% category. This indicates that portions of the city report population with low disability while disability is reported at the higher rate in other parts of the city.



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Map 8.10 – FHEO Total cases 2010 by County

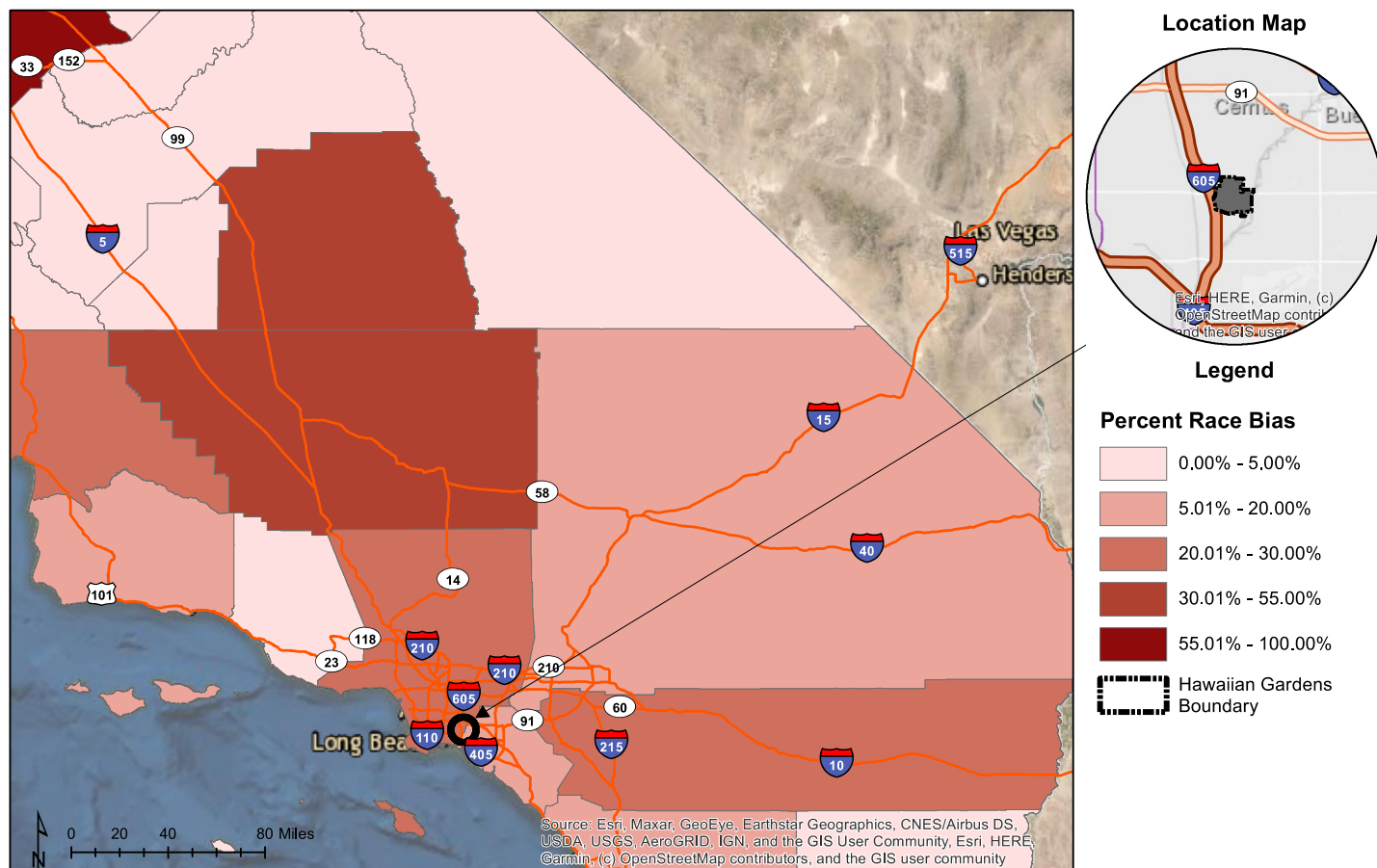


In map 8.10 – FHEO Total Cases 2010 by County, the percent of race bias reported in the City of Hawaiian Gardens is in the 5.01% - 30% range, compared to the county. These ranges are lower compared to the County.



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Map 8.11 – FHEO Cases with Racial Bias by County 2020

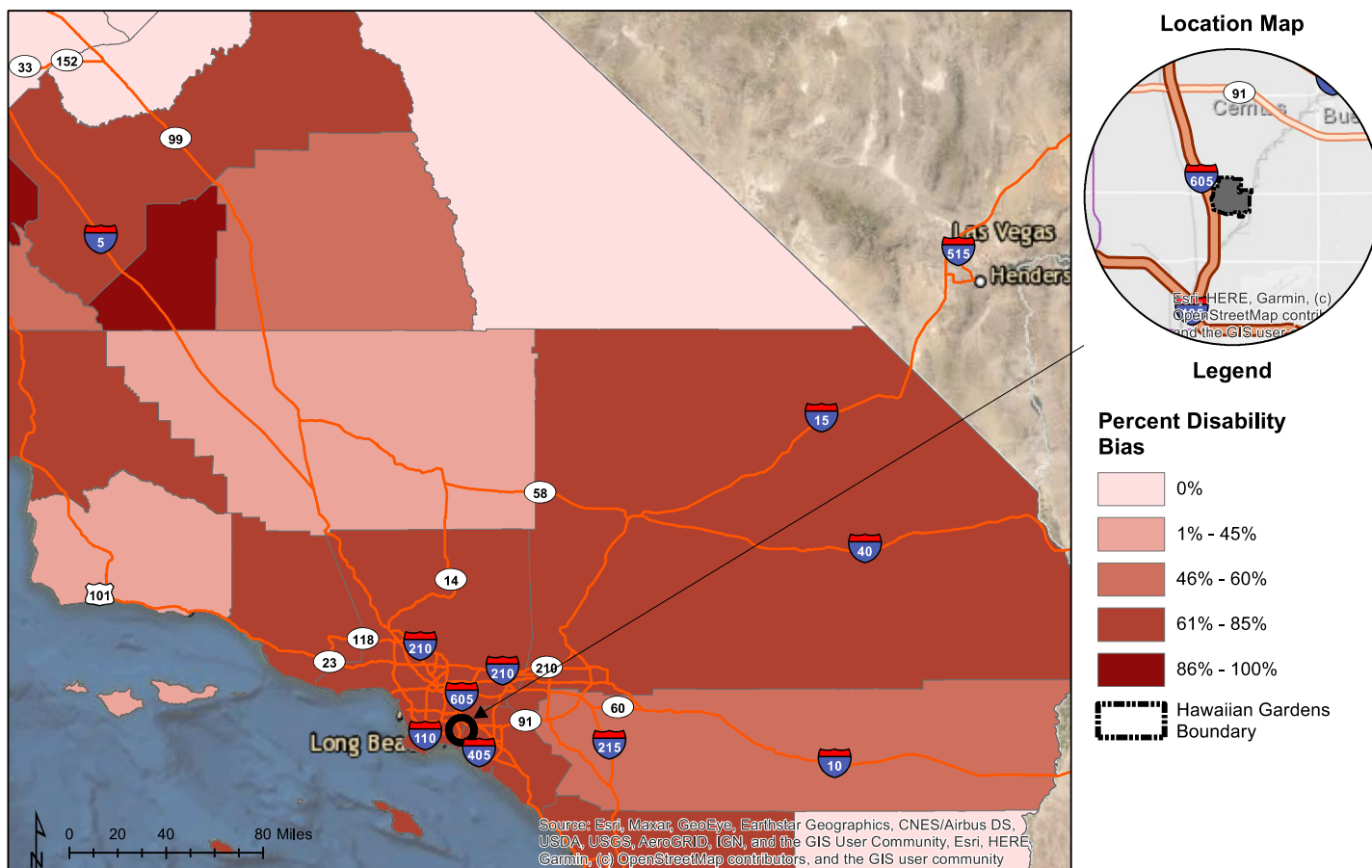


In Map 8.11 – FHEO Cases with Racial Bias by County 2020, the reporting for the City of Hawaiian Gardens has not changed from the 2010 numbers. However, the reporting for the county has changed significantly in some areas.



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Map 8.12 – FHEO Cases with Disability Bias – 2020 – County

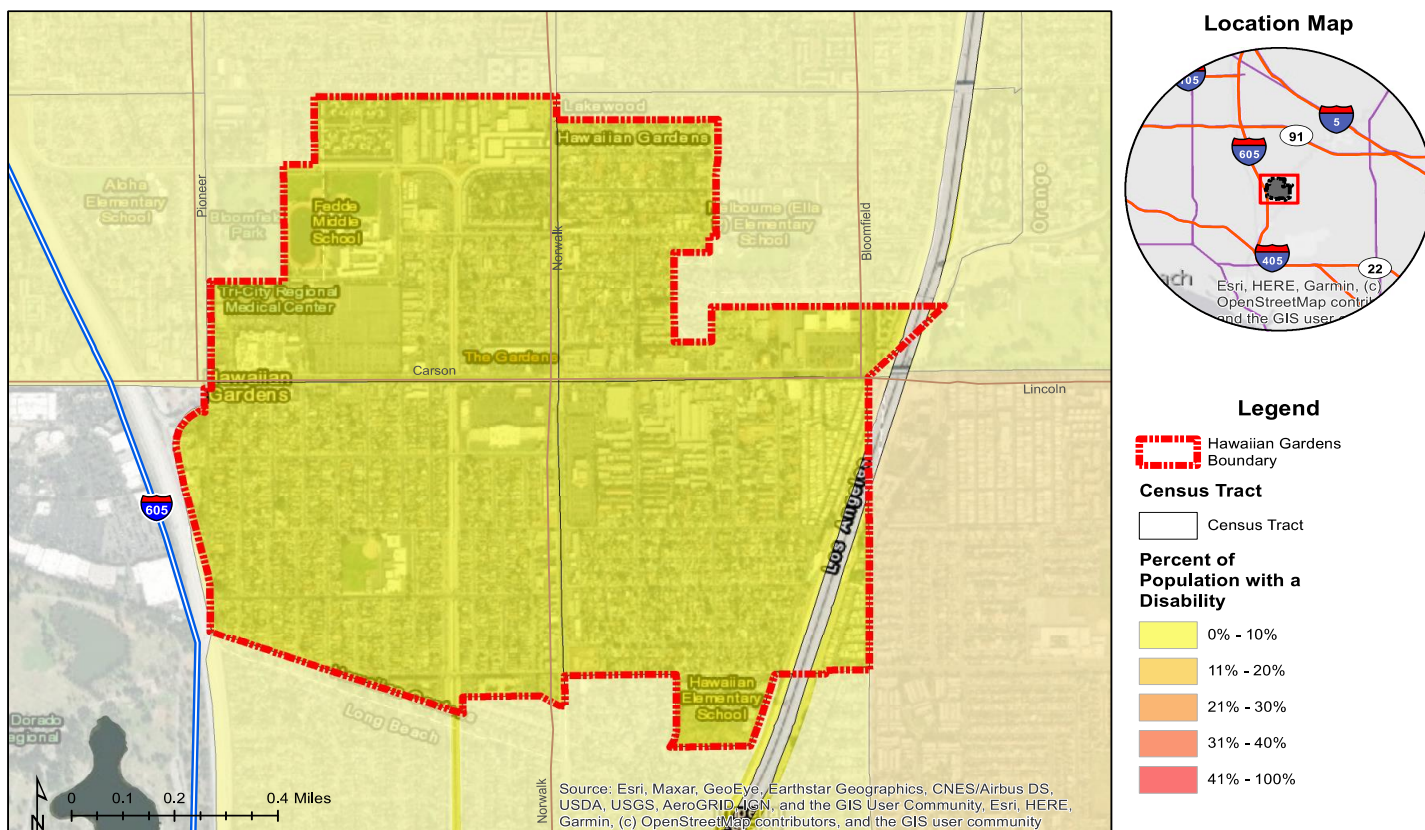


Map 8.12 – FHEO Cases with Disability Bias – 2020 County, provides a comparison to Map 8.0 which examined the FHEO cases with Disability Bias in the county for 2010. By Comparison, the cases reported in the 2020 were at a higher percentage, 61% - 85%, than they were in 2010 31% - 55%.



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Map 8.13 – Population with a Disability – 2015 to 2019 By Tract

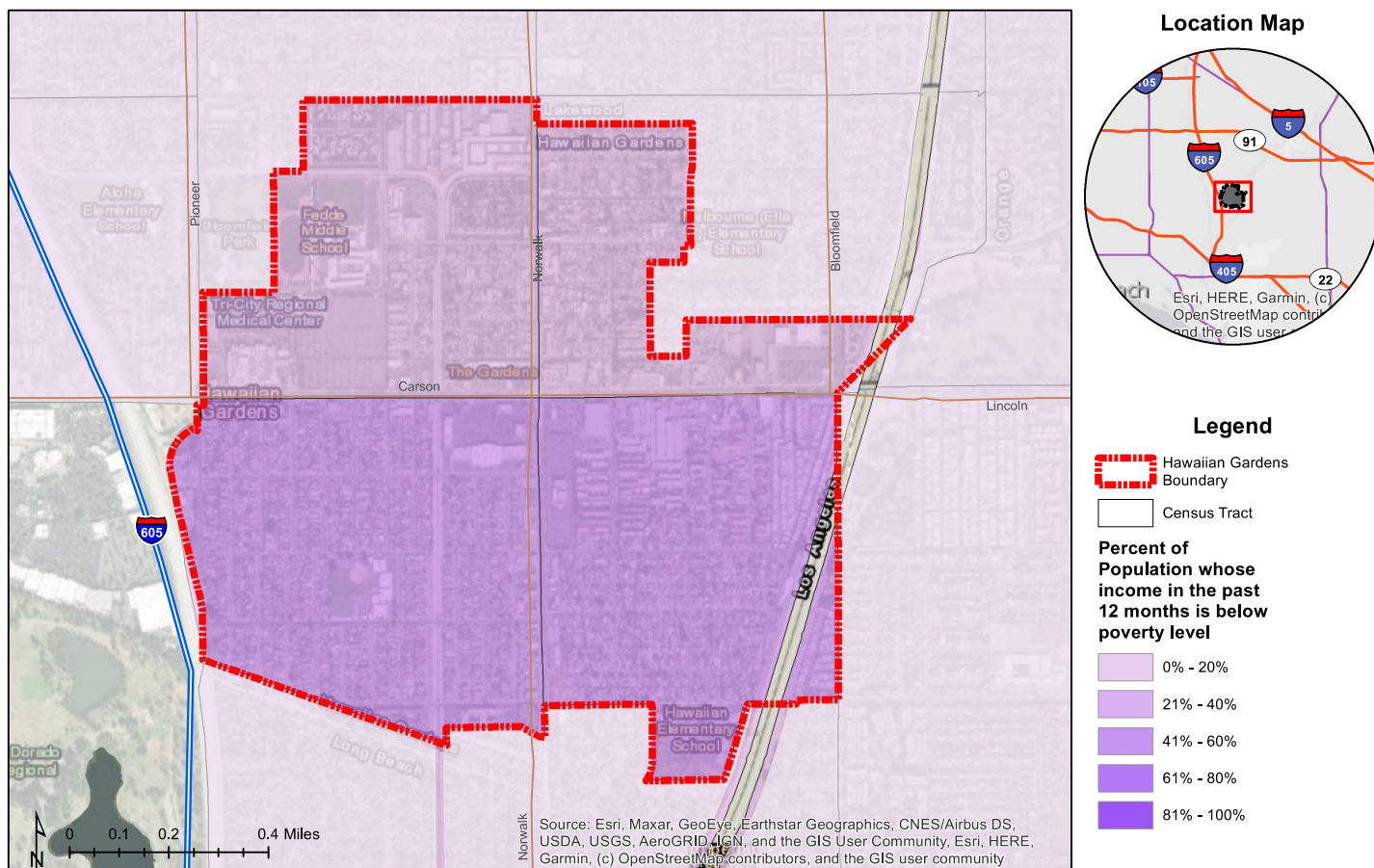


Based on Map 8.13, 0% to 10% of the Hawaiian Gardens population reports a form of disability. This range is low compared to the County.



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Map 8.14 – Percent of Population Below the Poverty Level- 2015 – 2019 By Census Tract

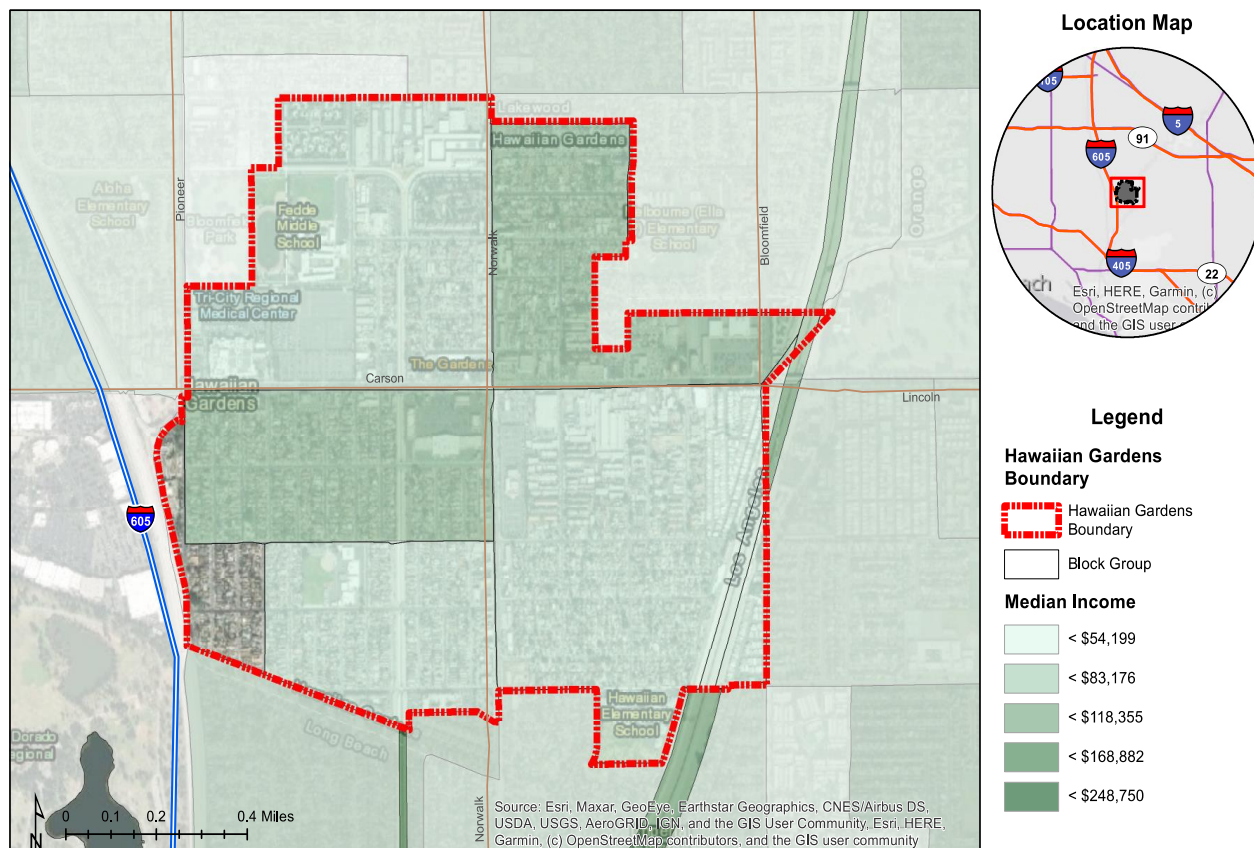


Based on Map 8.14, the areas of the City of Hawaiian Gardens south of Carson Street reports 41% to 60% of its residents living below the poverty level. For the portion of the city above Carson Street, the poverty level is reported at 21% to 40%. The 41% - 60% range is moderate compared to the County.



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Map 8.15 - Median Income 2015 2019 By Block Group

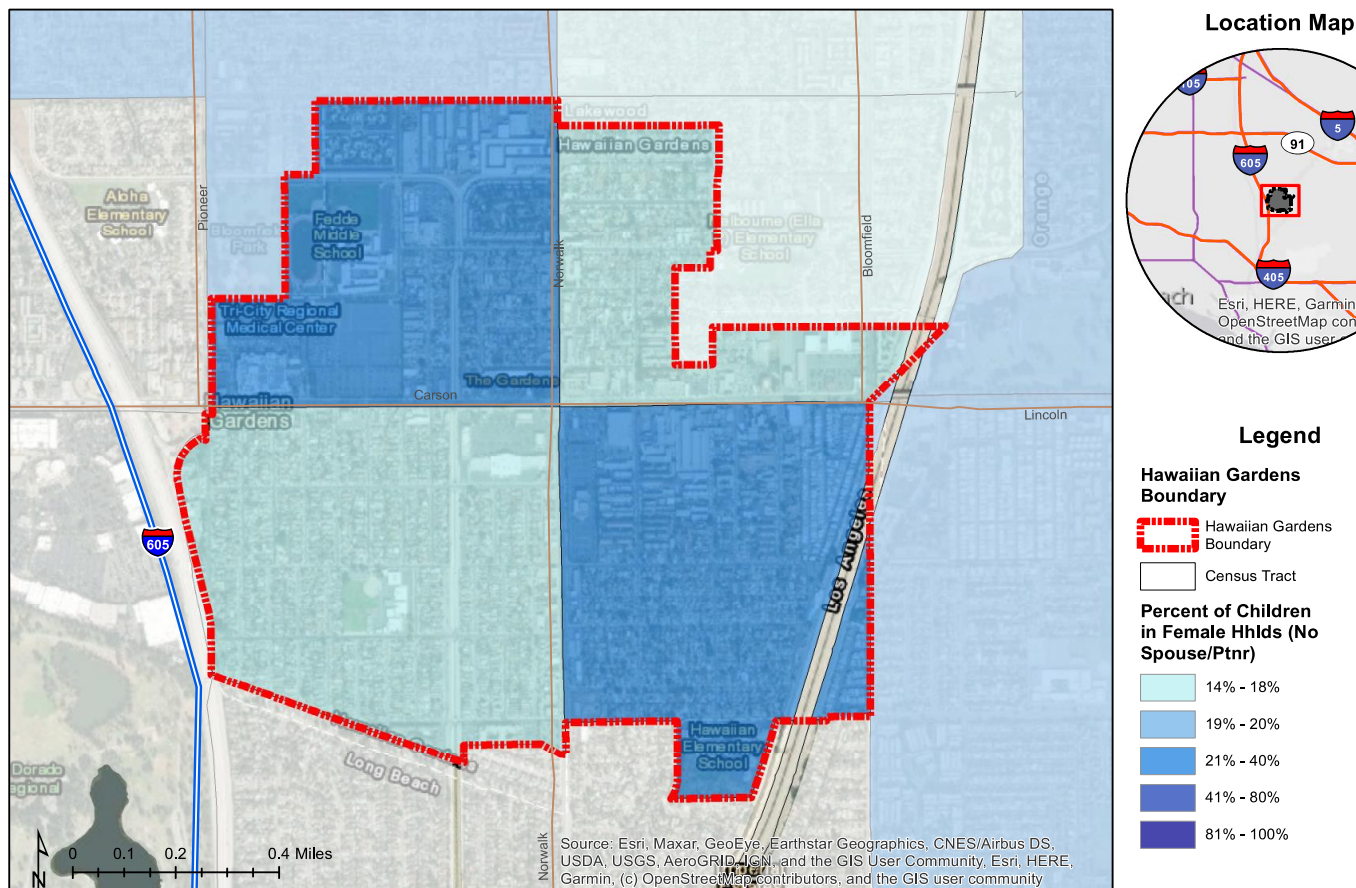


Based on Map 8.15, the northeast quadrant of the city and the northern portion of the southwest quadrant enjoy the highest median incomes, while the northwest quadrant and the southeast quadrant are at the lower median income bracket of less than \$55,000.00.



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**Map 8.16 – Percent of Children in Female Householder, No Spouse/Partner Present Households
(ACS, 2015-2019) – Tract**

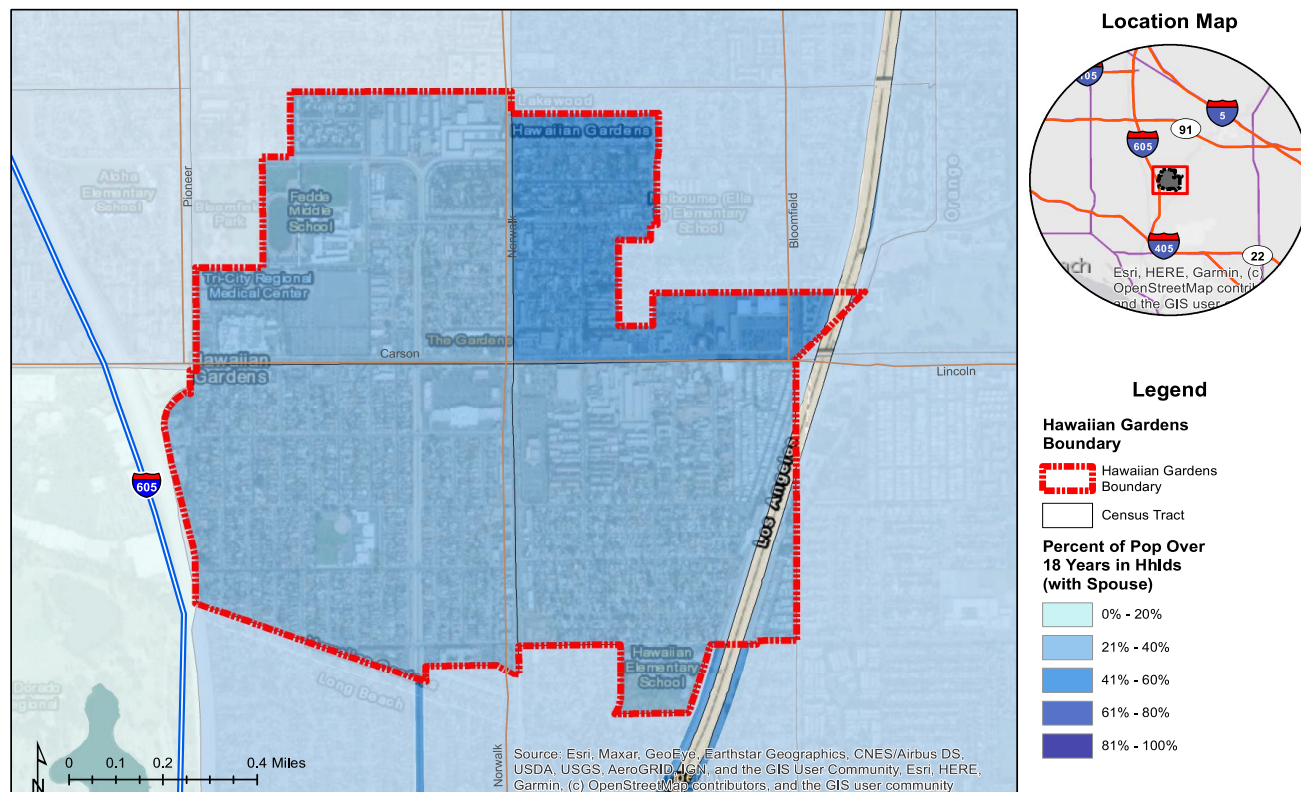


In Map 8.16, Percent of Children in Female Households, No Spouse/Partner present, we observe that between 21% to 40% of the households in the Census Tracts at the northwest quadrant of the city and at the southeast quadrant of the city have children in Female Households with no spouse/partners, while the Census Tracts at the northeast quadrant and the southwest quadrant have between 14% to 18% of their households with children in female households with no spouse/partner. These numbers are higher than the SCAG region



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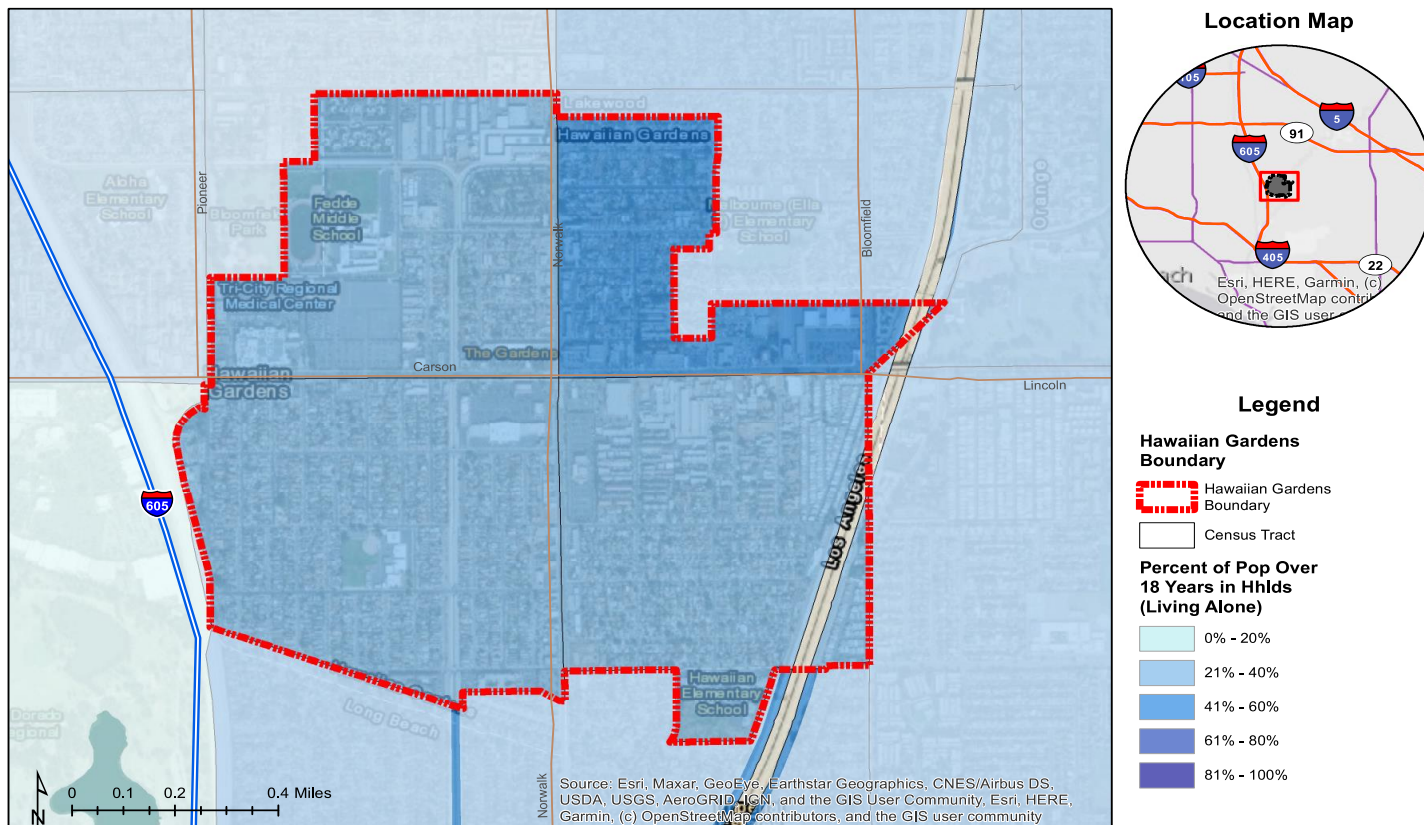
Map 8.17A – Percent of Population 18 years and Over in Households Living with Spouse (ACS, 2015-2019) Tract





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Map 8.17B– Percent of Population 18 years and over in Households Living Alone 2015 – 2019

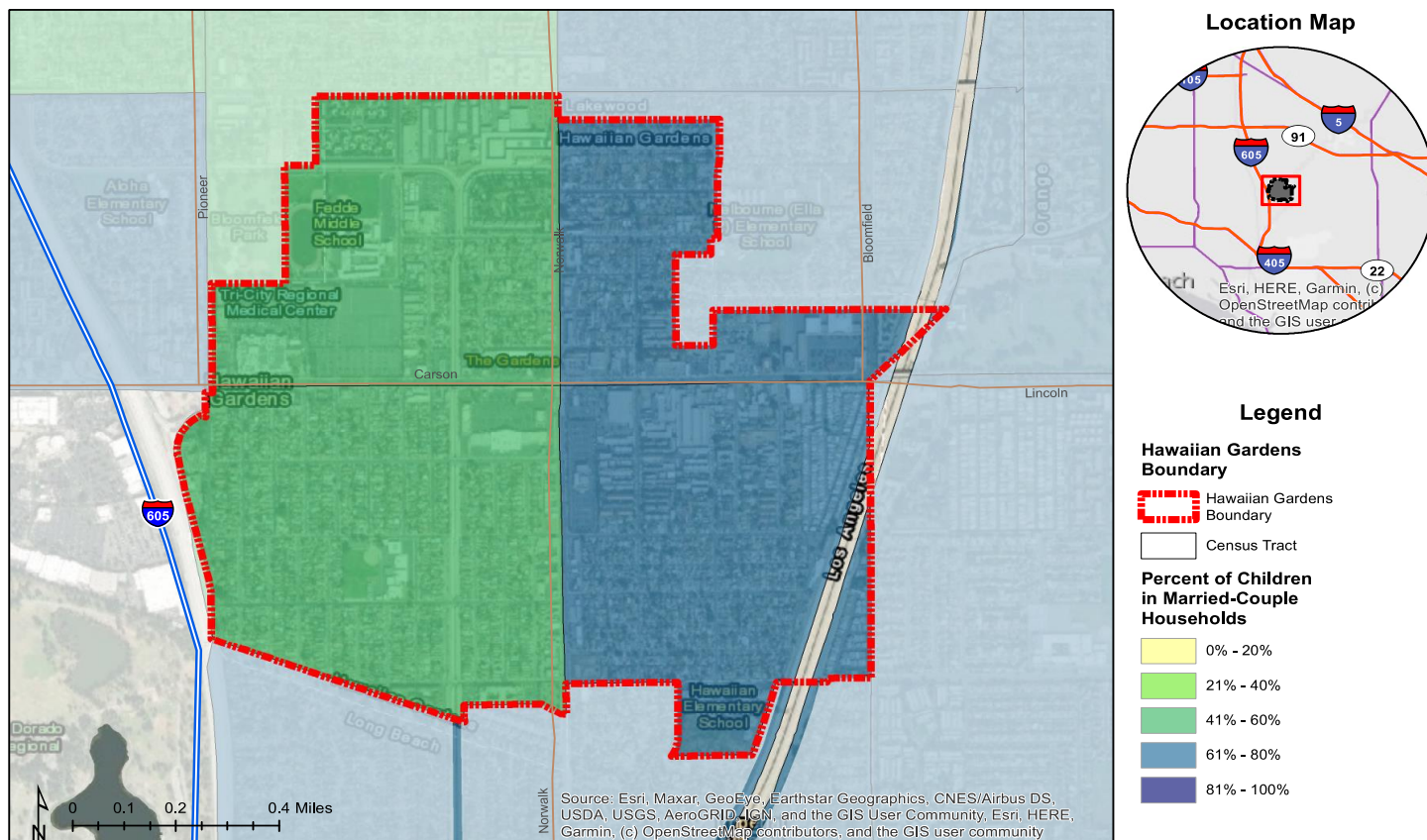


In Maps 8.17A&B, 41% to 60% of the city's population residing in the Census Tract located at the northeast quadrant of the city are over 18 years of age with a spouse. In the remainder of the city's Census Tracts, the percentage is between 21% to 40%.



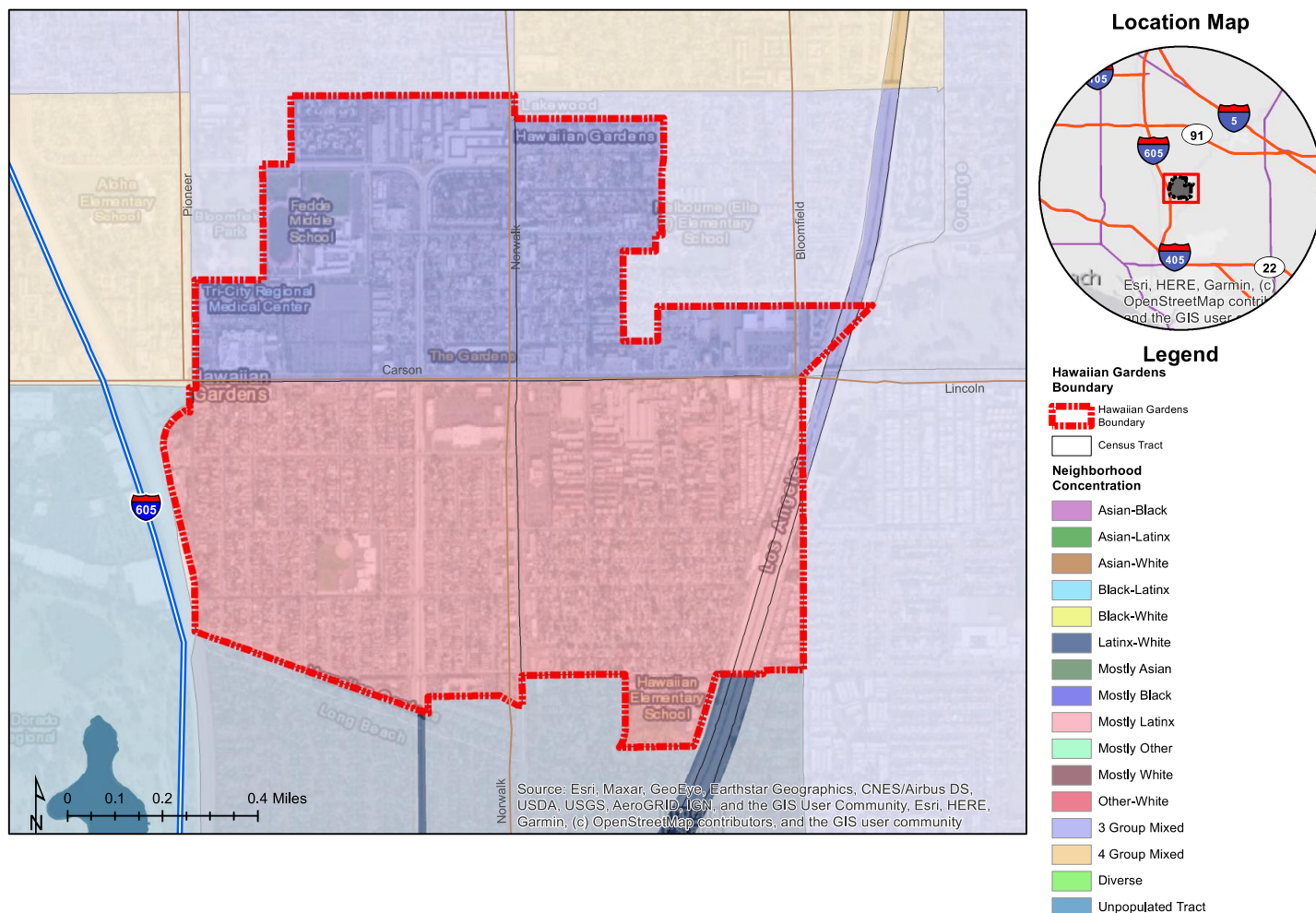
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Map 8-18 - Children in Married – Couple Households (ACS, 2015-2019) Tract



In Map 8.18, the city is split right down the middle with the Census Tracts located at the northwest quadrant and the southwest quadrant of the city exhibiting slightly different characteristics than the Census Tracts at the northeast and southeast quadrants of the city. Specifically, 41% to 60% of the children in the western half of the city live in married couple households, while 61% to 80% of the children in the eastern half of the city live in married couple households.

Map 8.19 – Neighborhood Segregation (UC Berkeley, 2019) – Tract

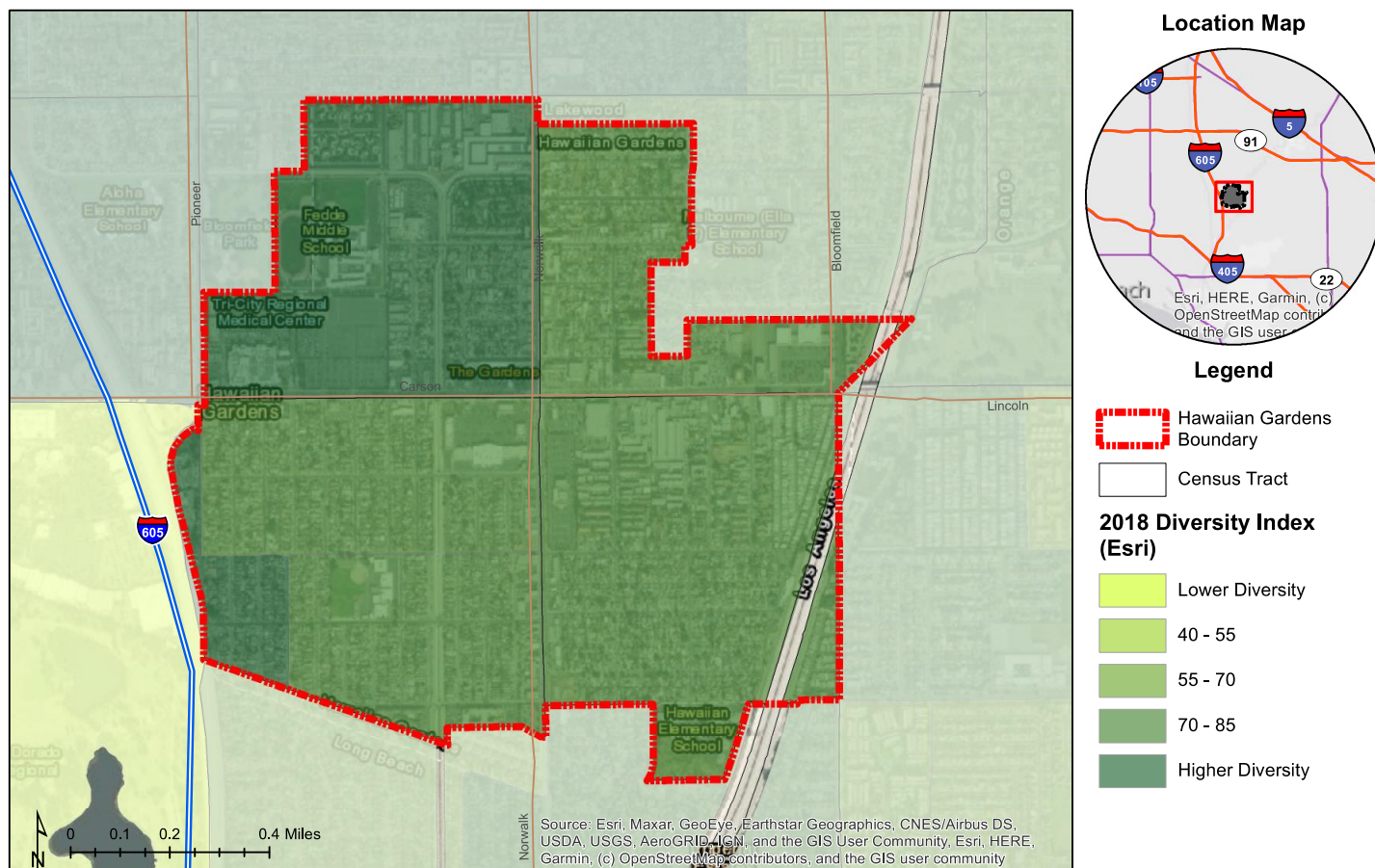


In Map 8.19, Neighborhood Segregation by Tract, the households in the southern half of the city are predominantly Latino households, while the households in the northern half of the city consist of three or more ethnic groups and are more mixed.



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Map 8.20 – Diversity Index (2010) Block Group

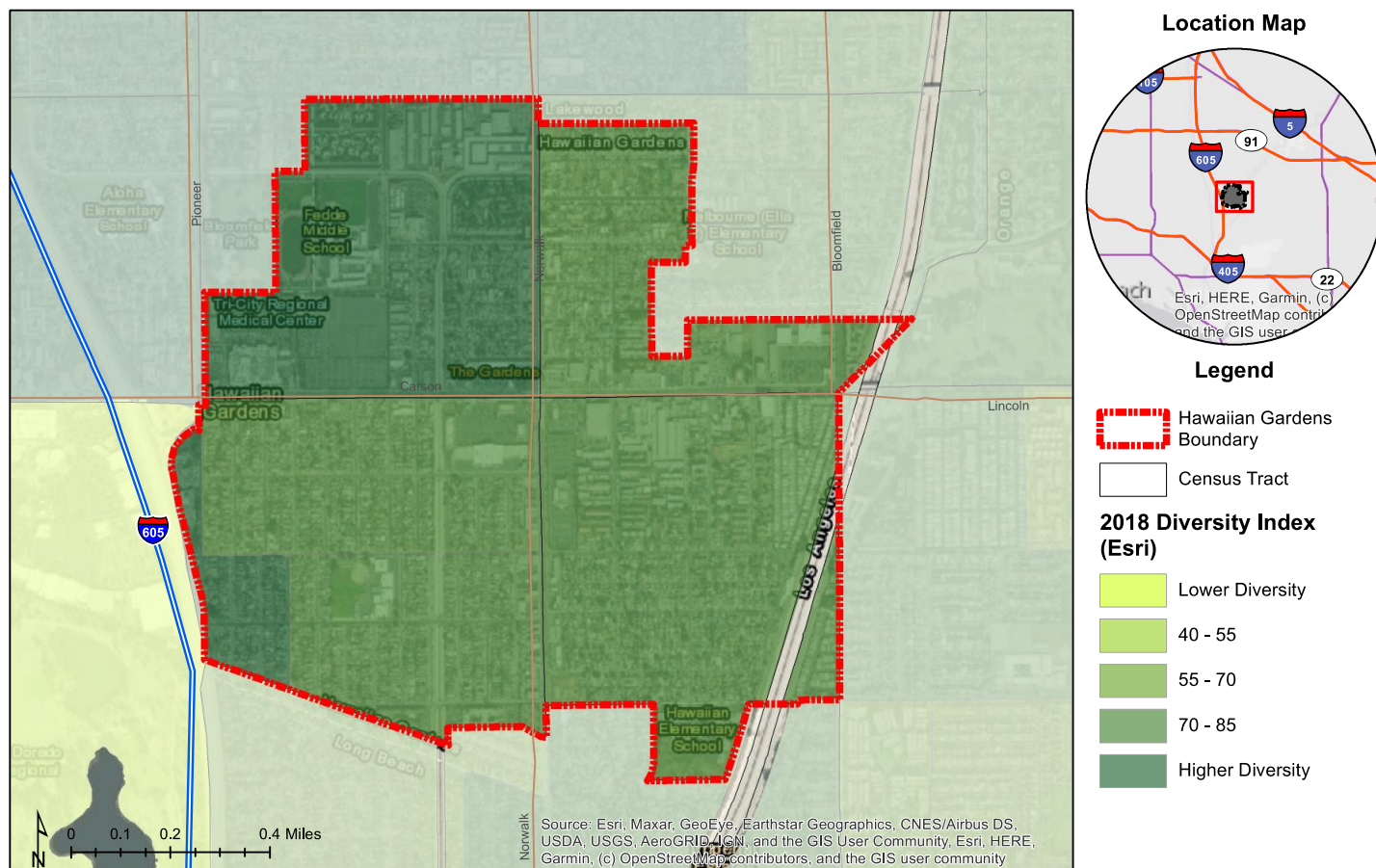


Map 8.20, Diversity Index prepared by the Environmental Systems Research Institute (ESRI) shows 3/4th of the city having a diversity index of 70 – 85, while 1/4 (one-quarter) of the city shows a higher diversity index. ESRI's diversity index captures the racial and ethnic diversity of a geographical area in a single number ranging from 0 to 100. The Diversity Index allows for efficient analysis and mapping of seven race groups that can be either of Hispanic or non-Hispanic origin. The Diversity Index from Esri represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. Ethnic diversity, as well as racial diversity, is included in the definition of the Diversity Index. Esri's diversity calculations accommodate up to seven race groups: six single-race groups (White, Black, American Indian, Asian, Pacific Islander, Some Other Race) and one multiple-race group (two or more races). Each race group is divided into two ethnic origins, Hispanic and non-Hispanic. If an area is ethnically diverse, then racial diversity is compounded. The Diversity Index is available down to the block group level geography and ranges from 0 (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups. The United States had a 2010 Diversity Index of 60.6, based on census counts. Based on ESRI's diversity index, the City of Hawaiian Gardens is considered diverse even though it has limited White population.



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Map 8.21- Diversity Index 2018 (ESRI)

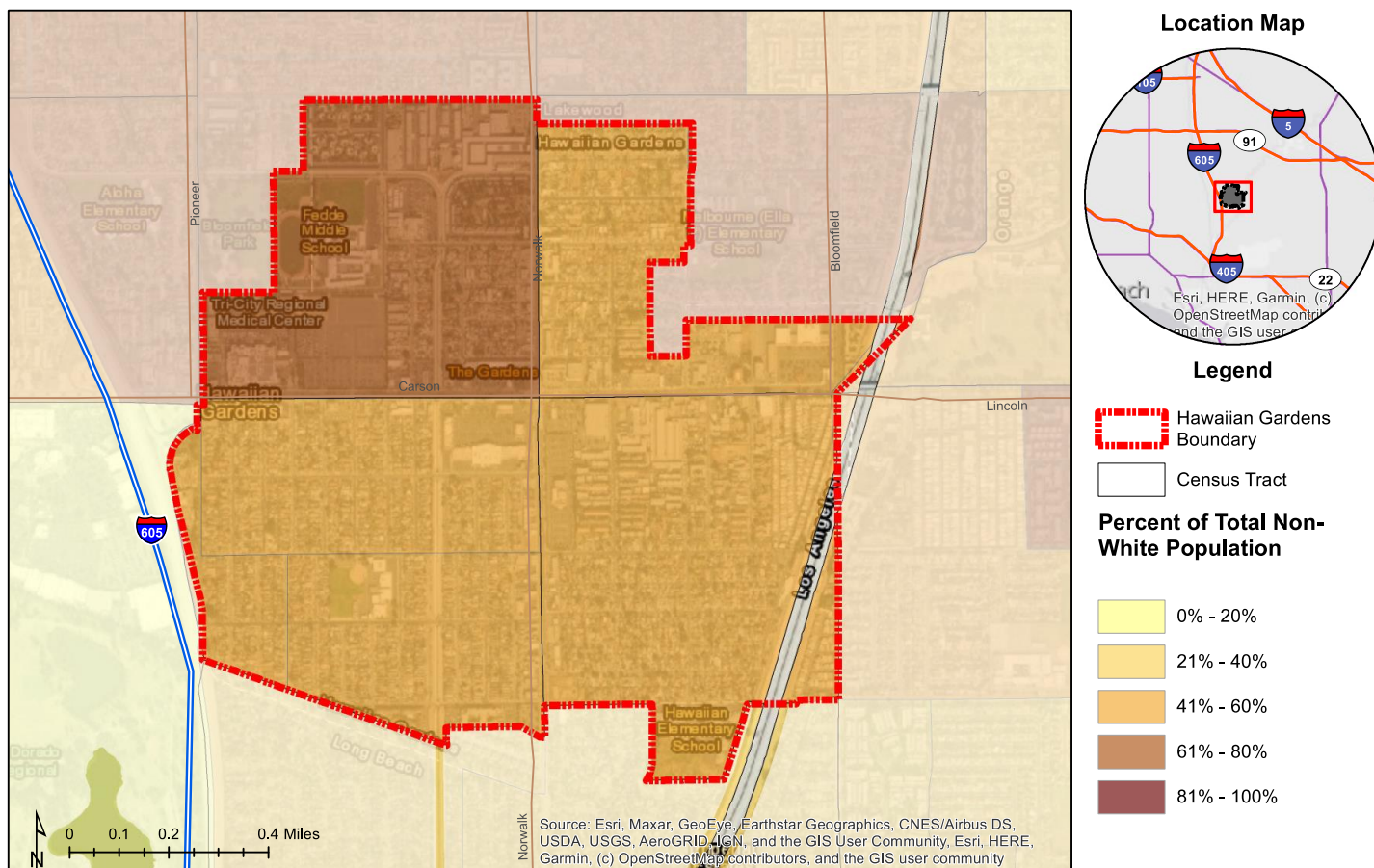


Map 8.21 – Diversity Index 2018 provides a comparison to Map 8.20 – Diversity Index 2010. Map 8.21 shows the same diversity levels as Map 8.20, indicating no change in diversity between 2010 and 2018.



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Map 8.22 – Racial Demographic 2010 Block Group

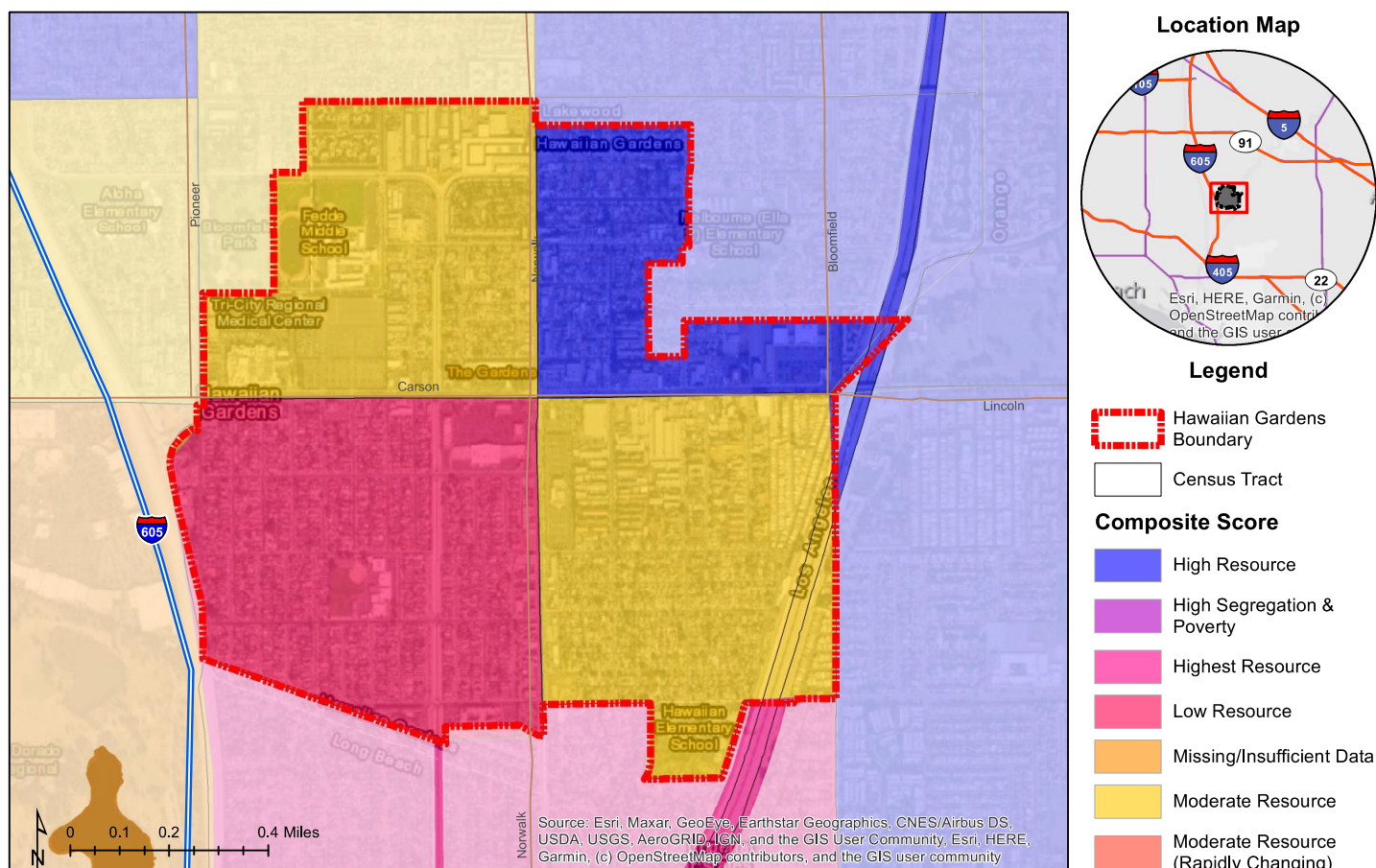


Map 8.22 – Racial Demographic, confirms that the City of Hawaiian Gardens has a higher non-White population (41% to 80%) than the SCAG region and the nation.



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Map 8.23 – TCAC Opportunity Areas 2021 – Composite Score – Tract



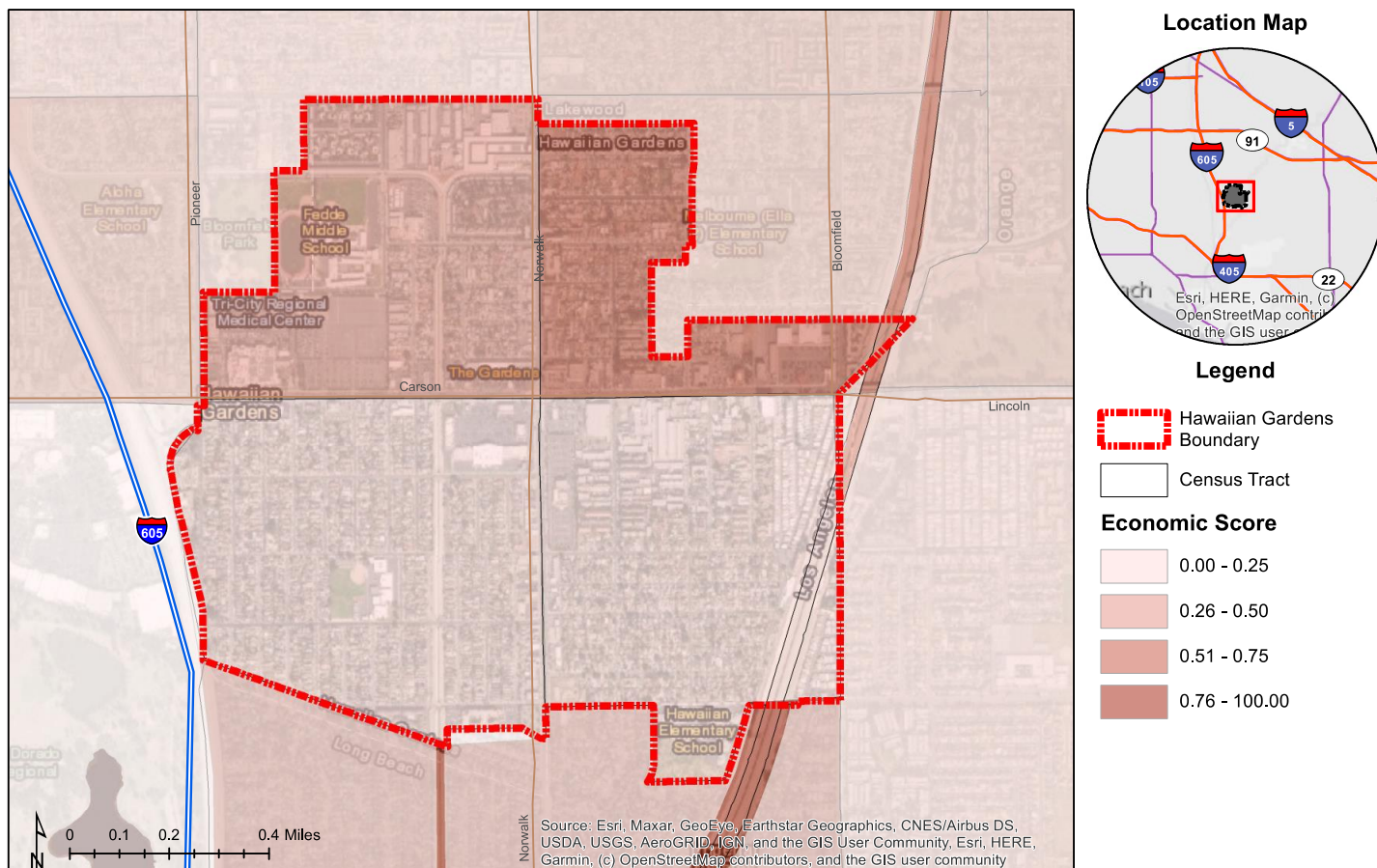
In Map 8.23, TCAC refers to the California Tax Credit Allocation Committee. Map 8.23 indicates that the City of Hawaiian Gardens is divided into three composite scores, with the northwest and southeast quadrants scoring “moderate resources”, the northeast quadrant scoring “high resources”, and the southwest quadrant scoring “low resources”. The California Tax Credit Allocation Committee (TCAC) facilitates the investment of private capital into the development of affordable rental housing for low-income Californians. **TCAC allocates federal and state tax credits to the developers of these projects.** The composite score is an indication of the amount of federal and state tax credits that would be allocated to developers of projects. Areas with low resource scores get more tax dollar assistance than areas with high resource scores. Based on this definition, the developers of affordable housing in the City of Hawaiian Gardens will receive federal and state tax dollars for the development of affordable housing.

Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes. Opportunity mapping also has limitations. For example, the accuracy of maps is dependent on the accuracy of the data behind them. Data may be derived from self-reported surveys of subsets of an area’s population, and sometimes may not be recorded or reliable in some areas.

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Further, even the most recent publicly available datasets typically lag by two years, meaning they may not adequately capture conditions in areas undergoing rapid change.

Map 8.24 – TCAC Opportunity Score Areas 2021 – Economic Score – Tract



Map 8.24 identifies the economic score for the City of Hawaiian Gardens based on tract. One tract, located in the northeast quadrant of the city has an economic score of 0.76 to 100. The tract with lowest scores of 0.00 to 0.25 are located south of Carson Street where most of the medium-and-high-density housing are located.

On the issue of environmental health, Map 8.25 identifies two distinct categories for the City of Hawaiian Gardens: 0.76 – 1.00, and 0.51 – 0.76.

Indicators used in the TCAC/HCD Opportunity Map index were selected based on the following criteria:

- Evidence from peer-reviewed research that the indicator is linked to improved life outcomes for low-income families, particularly children
- Reliable data
- Publicly available data



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Each census tract or rural block group receives a score for each indicator, except where data is missing. To account for the fact that each indicator is measured differently (e.g., percent versus dollar amount), a unit-less “z-score” is calculated for each indicator within each region. These tract level z-scores are averaged together by domain (with each indicator’s score receiving an equal weighting), and the three domain scores are then averaged together to create an index score.

ECONOMIC DOMAIN

Poverty Indicators

Tract-level poverty rates have been shown through numerous studies to be a strong indicator of an area’s level of resources, risk, and opportunity, and predictor of key life outcomes for low-income children in particular. Living in high-poverty areas increases exposure to localized risks – such as violent crime, low-quality and underfunded schools, and pollution – that have been shown to contribute to toxic stress, poor physical and mental health, low educational attainment, and impaired cognitive development in children. On the other hand, living in low poverty areas has been shown to generate significant benefits such as higher educational attainment and long-term earnings increases for low-income children, as well as improved mental and physical health for both children and adults.

The Task Force chose to use 200 percent of the poverty line to reflect the higher cost of living in California. Because each indicator in this domain is designed to measure opportunity in a positive sense, this indicator is measured as the percent of a tract’s or rural block group’s residents who live above 200 percent of the federal poverty line.

The tract-level share of adults that have earned a bachelor’s degree has been shown to be highly correlated with rates of upward economic mobility for low-income children. Adult unemployment is commonly considered to be an indicator of neighborhood disadvantage that affects not just the individuals who do not have jobs, but members of the entire community. Areas with low levels of employment see outcomes like those with high poverty rates, including poor health outcomes, low birthweight babies, and violent crime. The employment rate was calculated as the percent of individuals in each tract and rural block group age 20-64 who are employed in either the civilian labor force or the armed forces. The Task Force opted to use the employment rate because the unemployment rate does not account for individuals who have dropped out of the labor force due to disillusionment with their job prospects.

Proximity to Jobs Indicator

Proximity to jobs—particularly to jobs that may be accessible to a low-wage or low- to moderate-skill worker—is an important place-based attribute according to the “spatial mismatch hypothesis,” which maintains that communities can experience poor labor market outcomes because of the lack of nearby jobs with skill-levels and qualifications appropriate for those community members. According to this literature, the labor market, and the jobs that they can potentially fill are geographically “mismatched.”,

Accounting for proximity to low- and mid-skill jobs in the construction of the overall opportunity index helps avoid this spatial mismatch in the location of affordable housing. This indicator was calculated in two stages. The first stage uses Longitudinal Employer-Household Dynamics Origin-Destination



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Employment Statistics (LEHD-LODES) data from 2017 to calculate the population-weighted median distance traveled by workers earning \$1,250 a month or less (or the equivalent of \$15,000 a year). In non-rural areas, the median distance is calculated by region. For rural areas, the median distance is calculated based on all rural areas in the state, to reflect their greater typical travel distances. The Task Force chose this benchmark in recognition that low-wage workers tend to commute shorter distances than higher-wage employees due to constraints on mode and cost of travel. (Note, this is not the same as saying low-wage workers spend less time commuting. The same limitations that constrain commute distances--for example, reliance on public transit--may lead to longer travel times for the working poor.)

ENVIRONMENTAL DOMAIN

The environmental domain relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" domain. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden.

The indicators for each category are listed below: Exposure indicators:

1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density Environmental effects indicators:
8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes.

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources (for example, impaired water bodies like lakes), where the impact decreases as the distance from the site decreases. Note that, because this set of indicators moves in the opposite direction compared to the other



two domains (i.e., larger shares on these indicators would reflect a negative outcome for the tract whereas larger shares for other measures—adults with at least a bachelor’s degree, for example—indicate a positive outcome), the additive inverse of this domain score is calculating the final index score.

EDUCATION DOMAIN

Math and Reading Proficiency Indicators

Elementary school test scores from 3rd and 4th grade are considered in the literature to be strong proxies for the level of resources and opportunity during early childhood both in local schools and more broadly in communities. Indeed, studies have shown that test scores should be understood as an output of students’ neighborhood conditions—such as whether they live in a high-poverty or high-crime area—and not only of students’ individual abilities and family backgrounds, or the quality of the schools they attend. Further, test scores and other measures of school quality are highly correlated with upward mobility for low-income children. Proficiency on elementary school-age standardized tests is also a strong predictor of whether individual children will eventually graduate high school, which itself is associated with higher long-term earnings and other social benefits compared to dropping out. “Proficiency” is defined as the percent of students that are performing at grade-level in the 4th grade in each school. Math and reading proficiency scores are calculated as the enrollment weighted average proficiency level of students at the three closest schools, within the same county, to each census tract’s centroid. The Task Force utilized the average value from three schools because our methodology does not account for school assignment boundaries, which are different from census tract boundaries. This approach does have limitations, including that student will attend only one of the three closest schools, so the quality of the school they attend may differ somewhat from the average score that is calculated in each census tract. In addition, it does not account for non-neighborhood school district assignment policies. However, the academic literature suggests that low-income students are more likely to attend their neighborhood schools even when they have a choice to go elsewhere—and that choice-based assignment policies can have the effect of worsening school segregation. High School Graduation Rate Indicator Low graduation rates indicate that schools are not preparing students for the workforce. Students who do not graduate from high school face a variety of challenges later in life, including an increased risk of going to prison and lower wages than their classmates who graduate. In addition, high schools with lower graduation rates have also been found to have disciplinary practices that negatively impact low-income and minority youth as well as lower levels of teacher engagement. The high school graduation rate indicator is calculated based on the cohort-weighted average of the three high schools nearest to the tract or rural block group centroid, using California Department of Education data on the percent of students who graduate in four years.

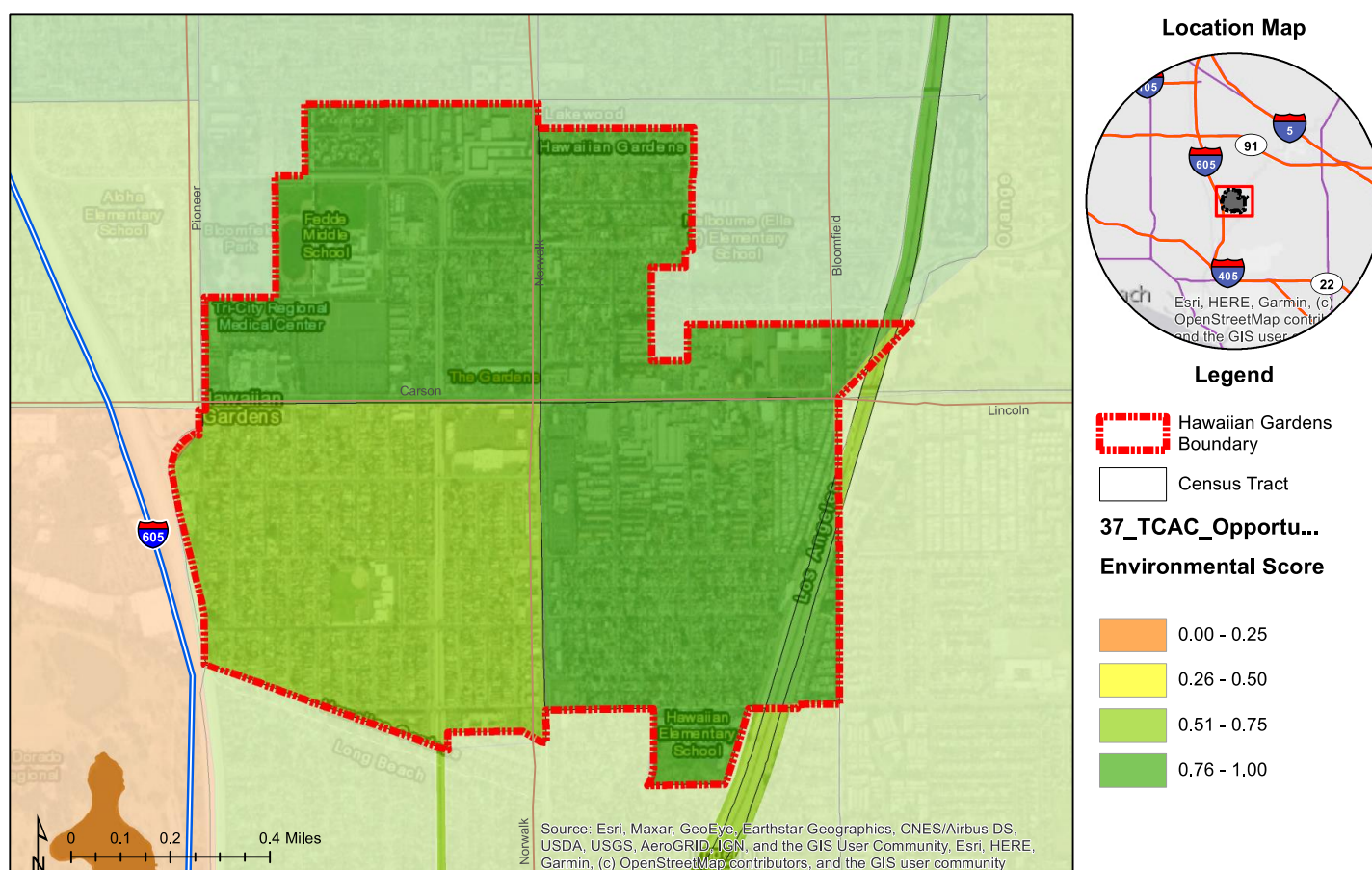
Student Poverty Indicator Studies have consistently shown that attending low-poverty and economically integrated schools boosts educational achievement for low-income students, when compared to attending higher poverty schools. Recent studies have found that the disparity in school poverty rates that Black and white children experience is the primary mechanism through which racial segregation in schools translates to Black-white academic achievement gaps. However, racial integration in schools provides benefits to low-income students and students of color that both overlap and complement the benefits of economic integration in the classroom—including higher levels of educational attainment, reductions in prejudice and negative attitudes across racial groups, and long-term improvements in earnings, health, and rates of incarceration—all while producing no detrimental effects for white



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children. As with the math and reading proficiency indicators, the Task Force averaged the attributes, weighted by school enrollment, from the three closest schools to the centroid of each census tract to develop the tract level score. And similar to the poverty indicator in the economic domain, school poverty rates are measured as the percent of students that do not receive free and reduced-price lunch, to better align with the opportunity-oriented constructions of the other variables in this domain.

Map 8.25 – TCAC Opportunity Areas 2021 Environmental Score by Tract

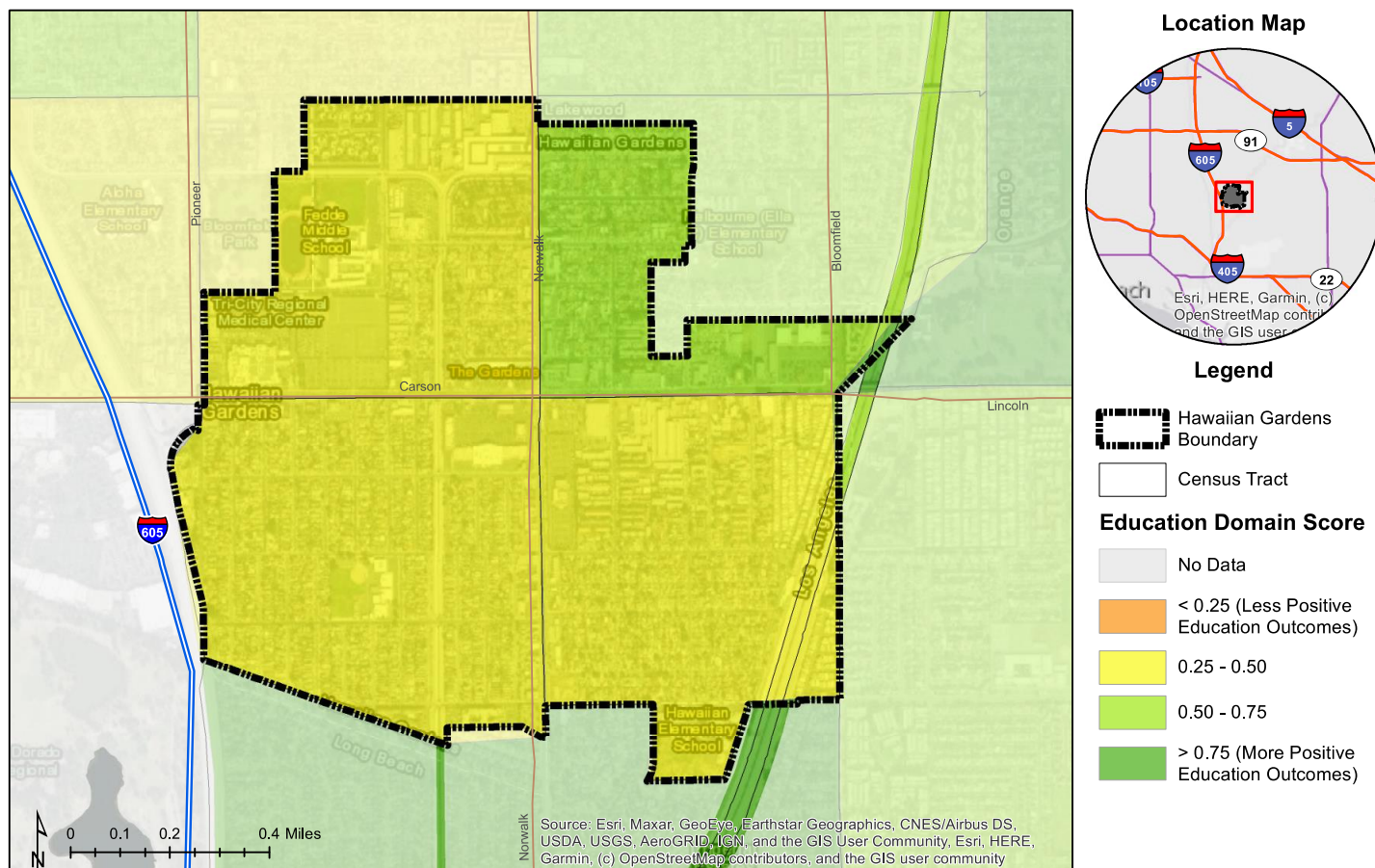


From Map 8.25 – TCAC Opportunity Areas by Environmental Score by Tract, we deduce that three Census Tracts in the City of Hawaiian Gardens have an environmental score of 0.76 to 1.00, while one Census Tract has an environmental score of between 0.51 to 0.75. The Environmental Score is an indication of general environmental well-being based on exposure to the 12 exposure indicators identified above. The higher the score, the lower the environmental health of the community. The City of Hawaiian Gardens is 51% to 100% less healthy than the SCAG region and the state.



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Map 8.26 – TCAC Opportunity Areas (2021) Education Score – Tract



With Map 8.26 – TCAC Opportunity Areas by Education Score – Tract, we deduce that three of the four Census Tracts in the city is in the 0.25 to 0.50 Educational Score Domain, while one Census Tract is in the 0.50 to 0.75 Education Score Domain. This means that 3/4th of the city is at the 50% or less Education Score Domain. Compared to the State, most of the Census Tracts in the City of Hawaiian Gardens score less than the state. The Education Score Domain is an indication of educational achievement and potential, with the higher score indicating more educational accomplishment and, therefore, success.

Overcrowded Households Data

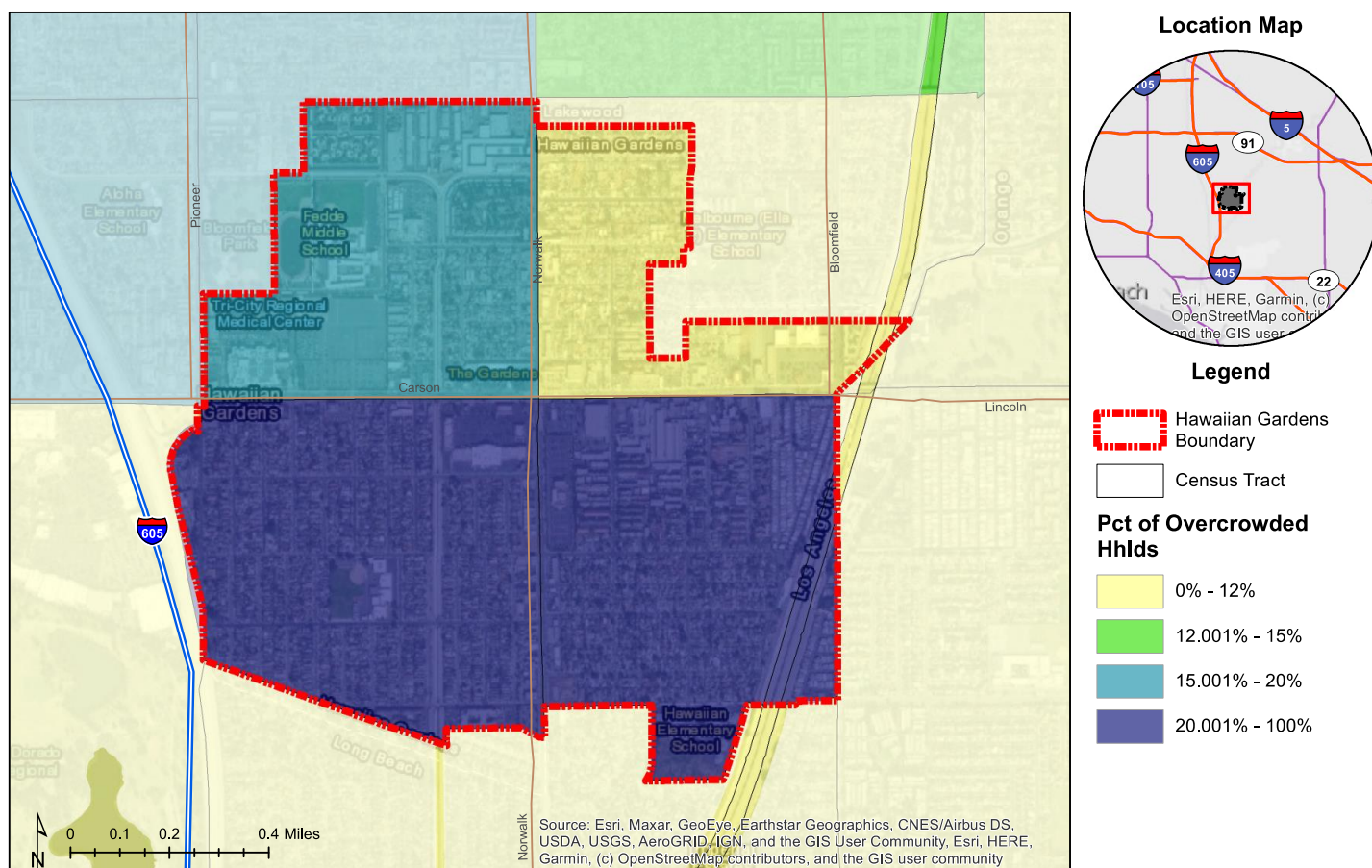
Residential crowding has been linked to an increased risk of infection from communicable diseases, a higher prevalence of respiratory ailments, and greater vulnerability to homelessness among the poor. Residential crowding reflects demographic and socioeconomic conditions. Older-adult immigrant and recent immigrant communities, families with low income and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" – co-residence with family members or friends for economic reasons – is the most reported prior living situation for families and individuals before the onset of homelessness. The household crowding table is part of a series of indicators in the Healthy Communities Data and Indicators Project (HCI) of the Office of Health Equity. The goal of HCI is to enhance public health by providing data, a standardized set of



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statistical measures, and tools that a broad array of sectors can use for planning healthy communities and evaluating the impact of plans, projects, policy, and environmental changes on community health. The creation of healthy social, economic, and physical environments that promote healthy behaviors and healthy outcomes requires coordination and collaboration across multiple sectors, including transportation, housing, education, agriculture, and others. Statistical metrics, or indicators, are needed to help local, regional, and state public health and partner agencies assess community environments and plan for healthy communities that optimize public health.

Map 8.27 – Overcrowded Households (CHHS) – Tract



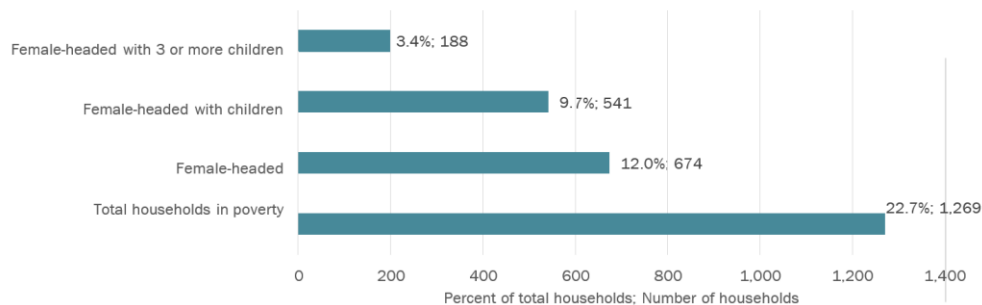
Map 8.27 indicates that there three distinct areas of overcrowding in the City of Hawaiian Gardens based on household information and census tract. In the northeast quadrant of the city (east of Norwalk Boulevard and north of Carson Street), the percentage of overcrowded households is within the 0% - 20% range. In the northwest quadrant of the city (bordered by Norwalk Boulevard to the east and Carson Street to the south), the percentage of overcrowded households is in the 15.001% - 20% range. The areas of the city south of Carson Street is within the 20.001% - 100% range of overcrowded households. Based on Map 8.27, the percentage of overcrowded households varies by census tracts and mirrors the poverty rates as well.



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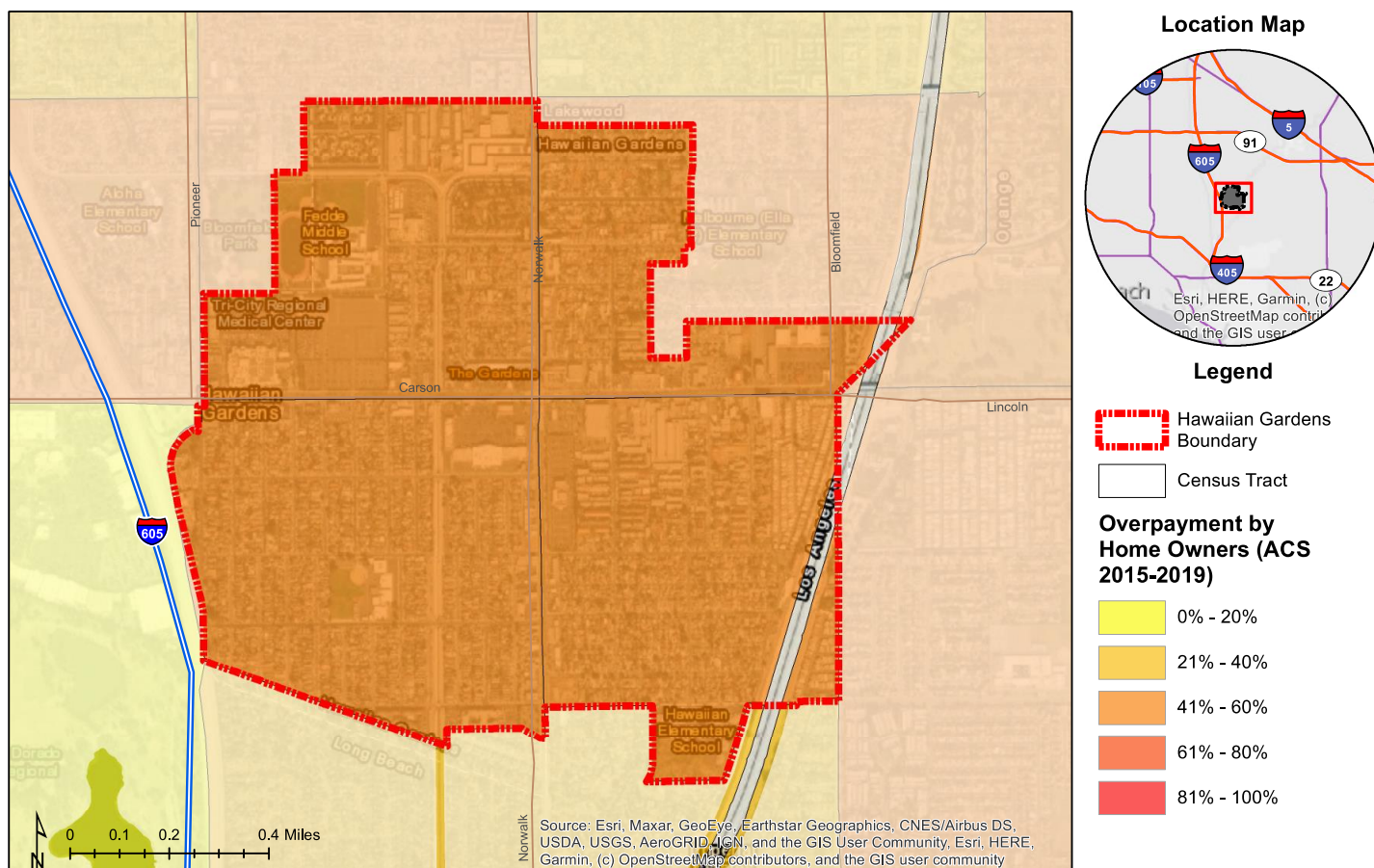
Chart 8.1– Percent of Households in Renter- Occupied Housing Units (HUD) Tract

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

Map 8.28 – Overpayment by Homeowners (ACS, 2015 – 2019) Tract

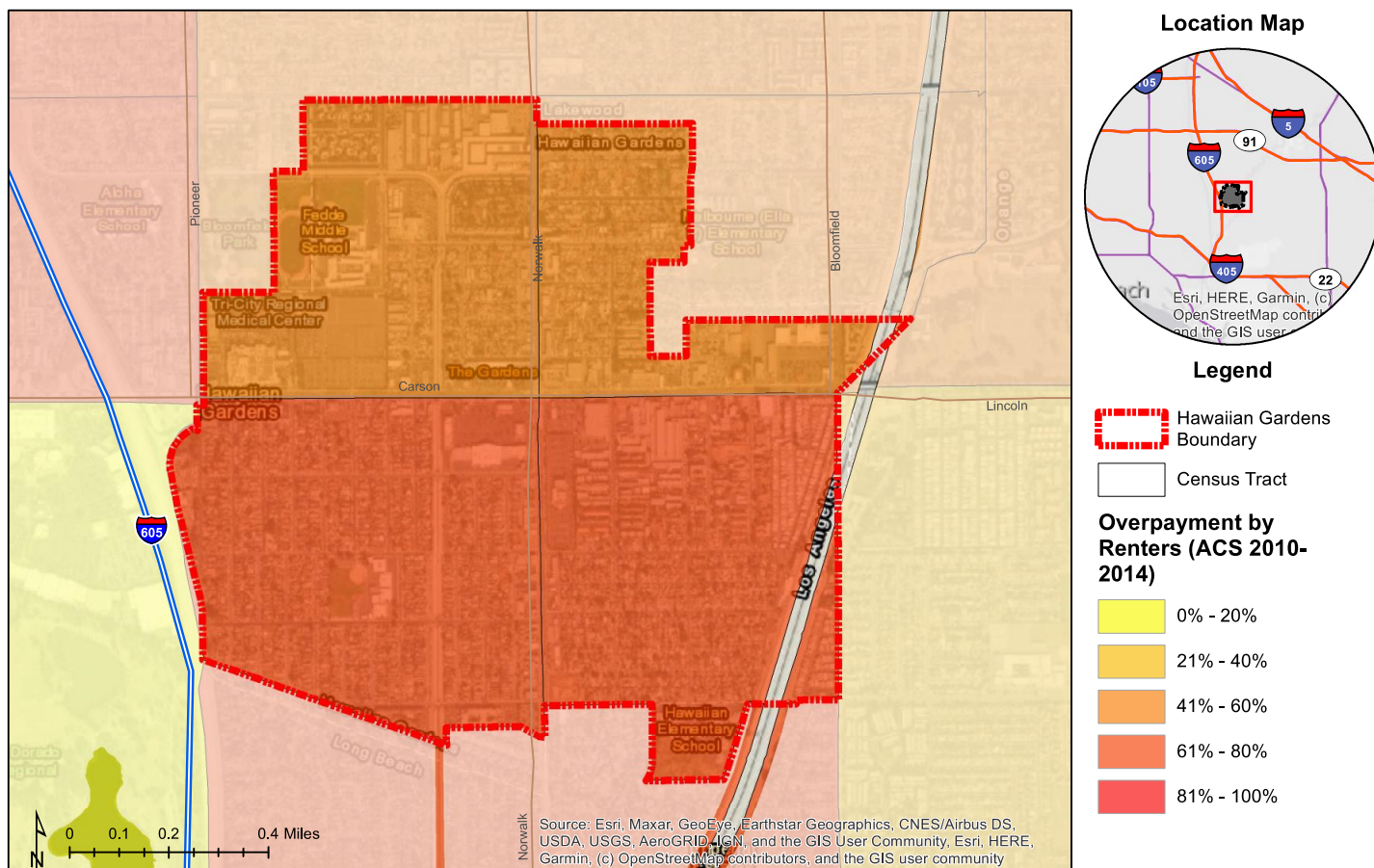


Map 8.28 indicates that between 41% - 60% of the residents of Hawaiian Gardens homeowners overpay on rent or mortgage.



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Map 8.29 – Overpayment by Renters (ACS, 2010 -2014) Tract

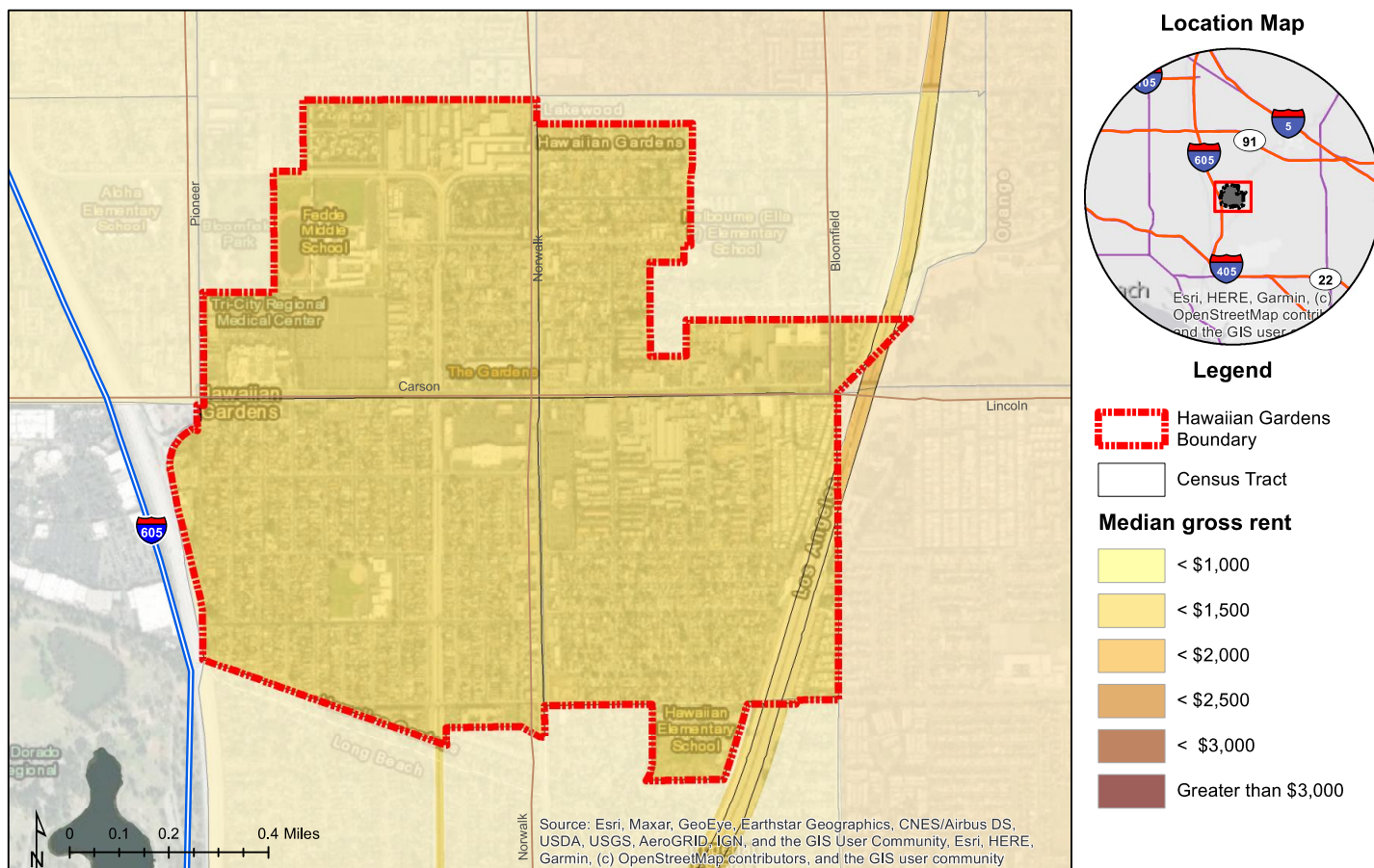


From Map 8.29, we deduce that renters overpay more than homeowners as residents residing south of Carson Street spend a higher percentage of their income on rent or mortgage than those who reside north of Carson Street.



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Map 8.30 – Location Affordability Index (HUD) – Tract

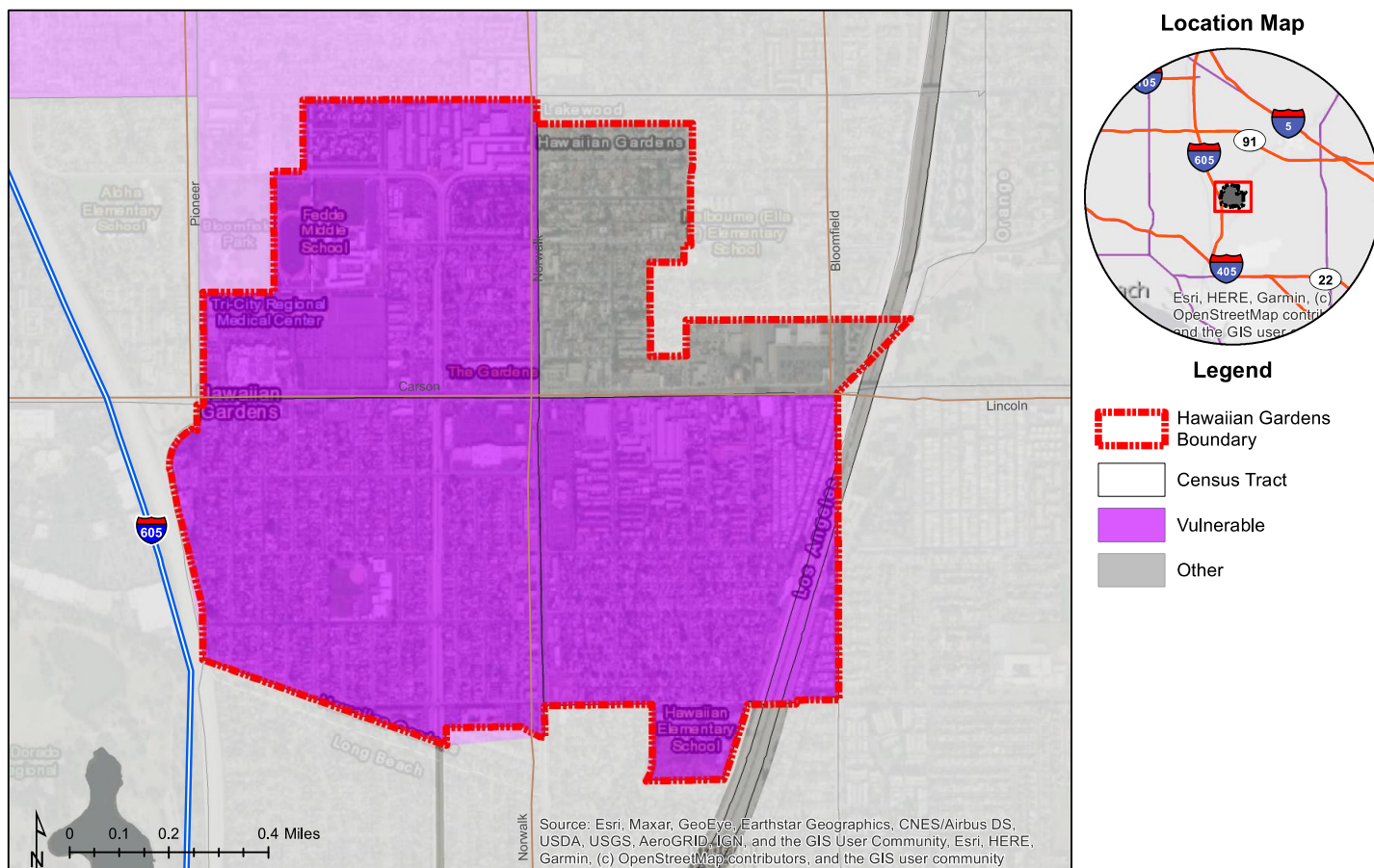


From Map 8.30 – Location Affordability Index – Tract, we deduce that the median gross rent in all the four city Census Tracts is less than \$1,500. This is less than the SCAG region and the State, but more in the percentage of income paid by residents of the city based on their income.



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Map 8.31– Sensitive Communities (UCB, Urban Displacement Project)

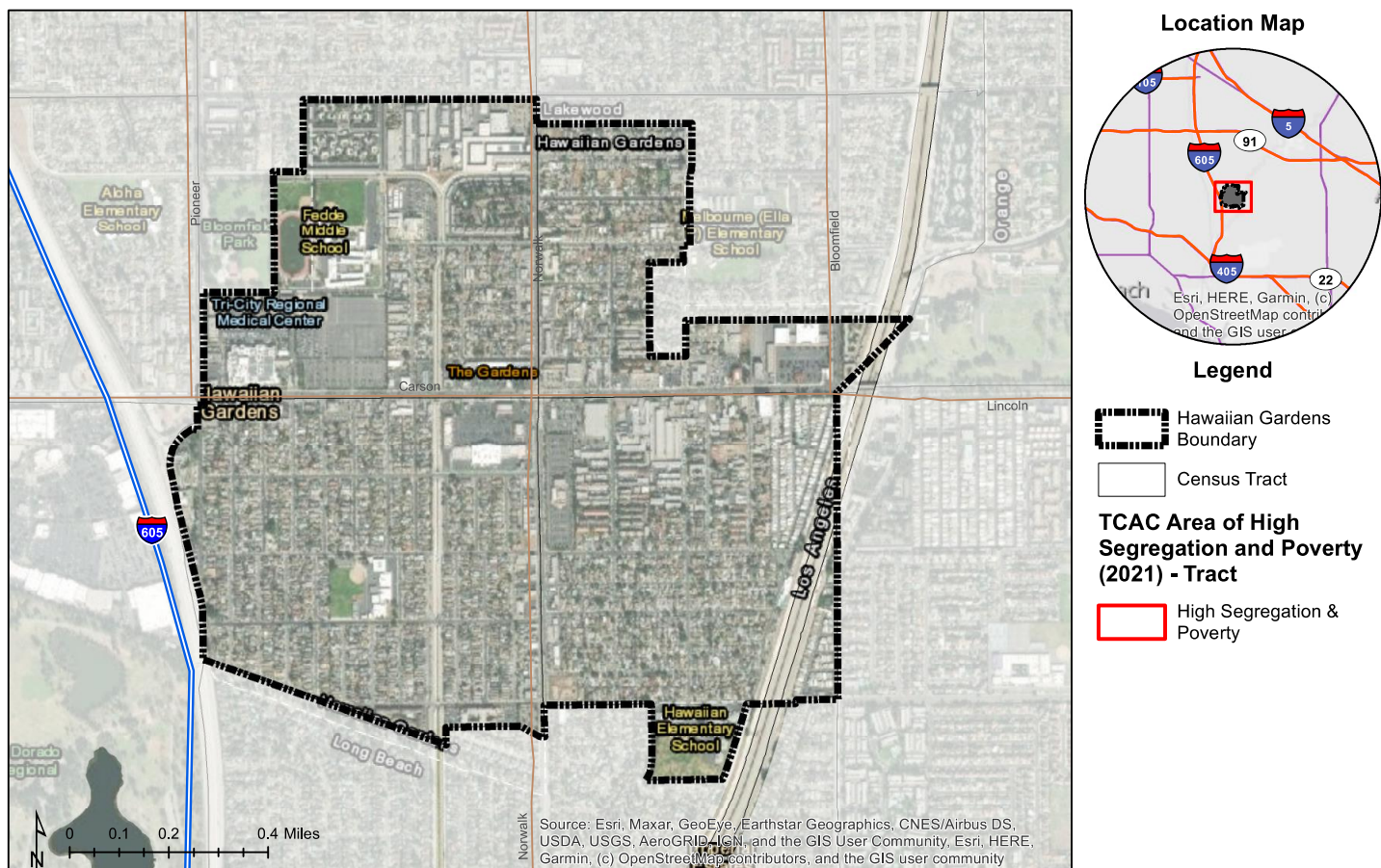


Map 8.31 displays the result of the Urban Displacement Project conducted by the University of California at Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. The research aims to understand and describe the nature of gentrification, displacement, and exclusion, and to generate knowledge on how policy interventions and investment can support more equitable development. The map indicates that Hawaiian Gardens is in the vulnerable category of sensitive communities indicating that most of the city is prone to gentrification.



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Map 8.32 – Areas of High Segregation and Poverty (2021) – Tract

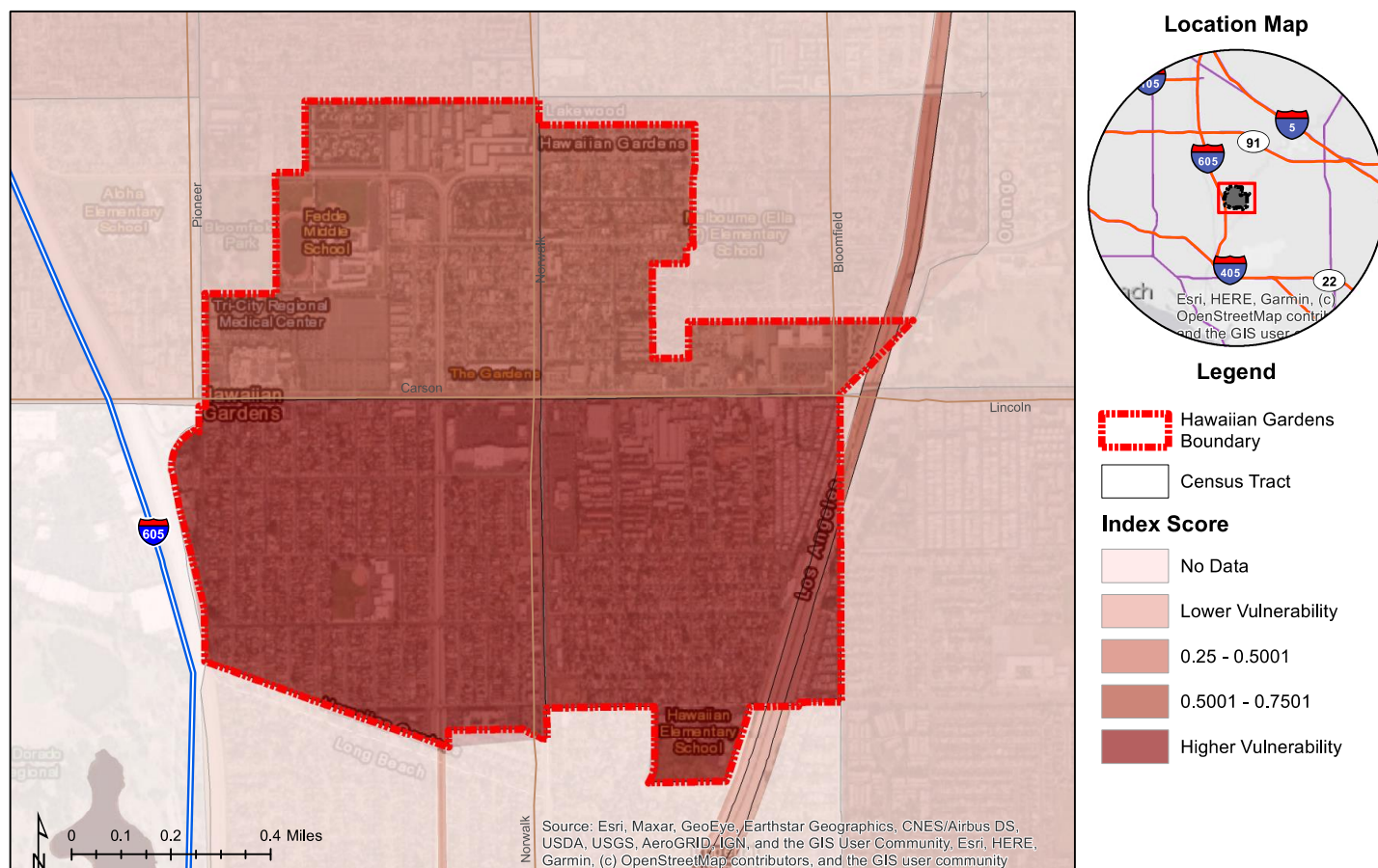


In Map 8.32 – Area of High Segregation and Poverty -2021, we deduce that none of the Census Tracts in the city is considered to be highly segregated and stricken with poverty. In this category, the City of Hawaiian Gardens ranks better than the SCAG region and the State.



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Map 8.33 – Social Vulnerability Index (CDC, 2018) – Tract

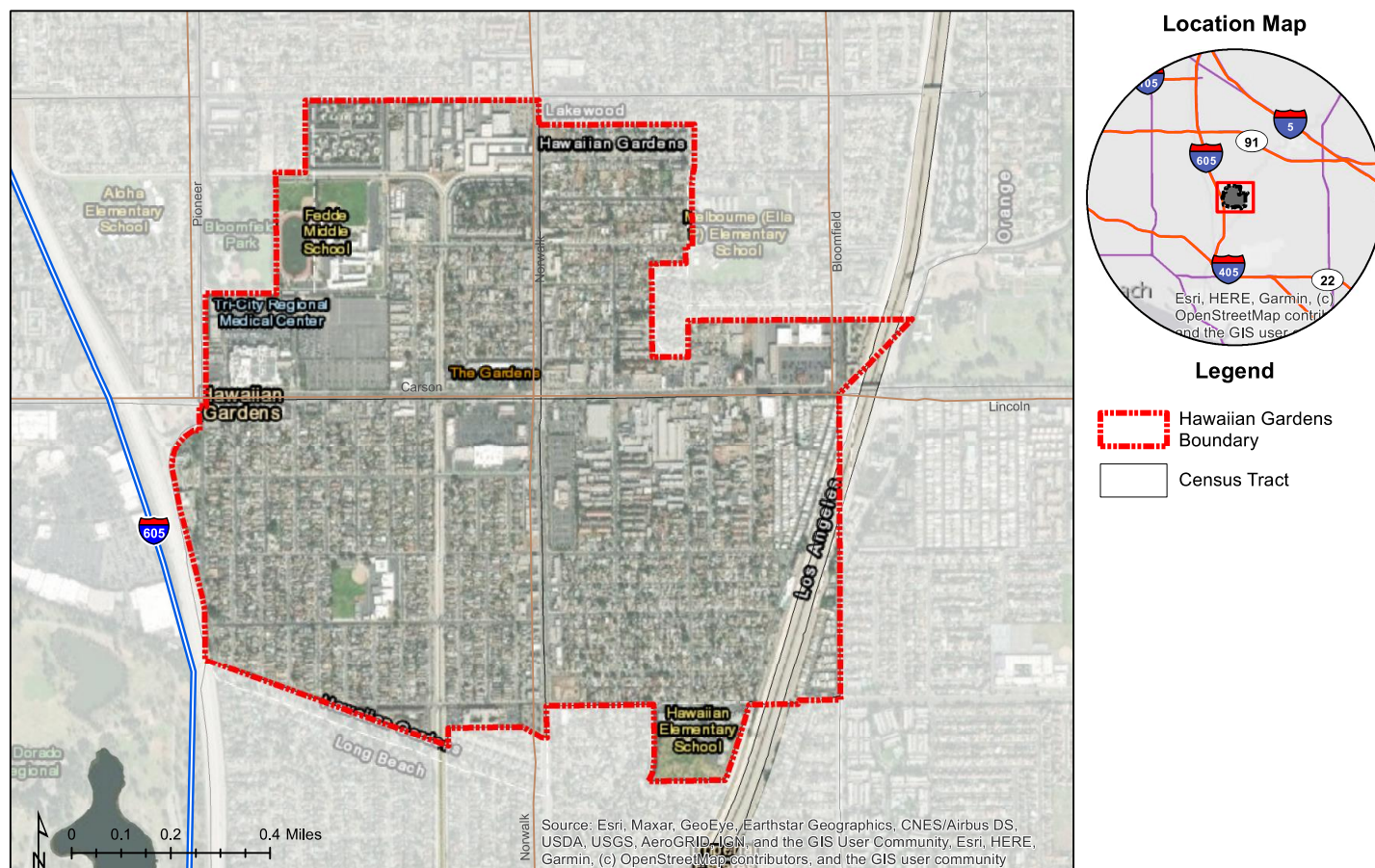


Map 8.33 – Social Vulnerability Index Center for Disease Control (CDC) 2018, shows all the City of Hawaiian Gardens' Census Tracts in the 0.5001 to Higher Vulnerability categories. Specifically, the Census Tracts located north of Carson Street are in the 0.5001 to 0.7501 vulnerability category, meaning these Census Tracts are 50% to 75% more vulnerable than the Census Tracts in the State, and the Census Tracts located south of Carson Street are at the Higher Vulnerability category. **Social vulnerability** refers to the potential negative effects on communities caused by external stresses on human health. Such stresses include natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both human suffering and economic loss.



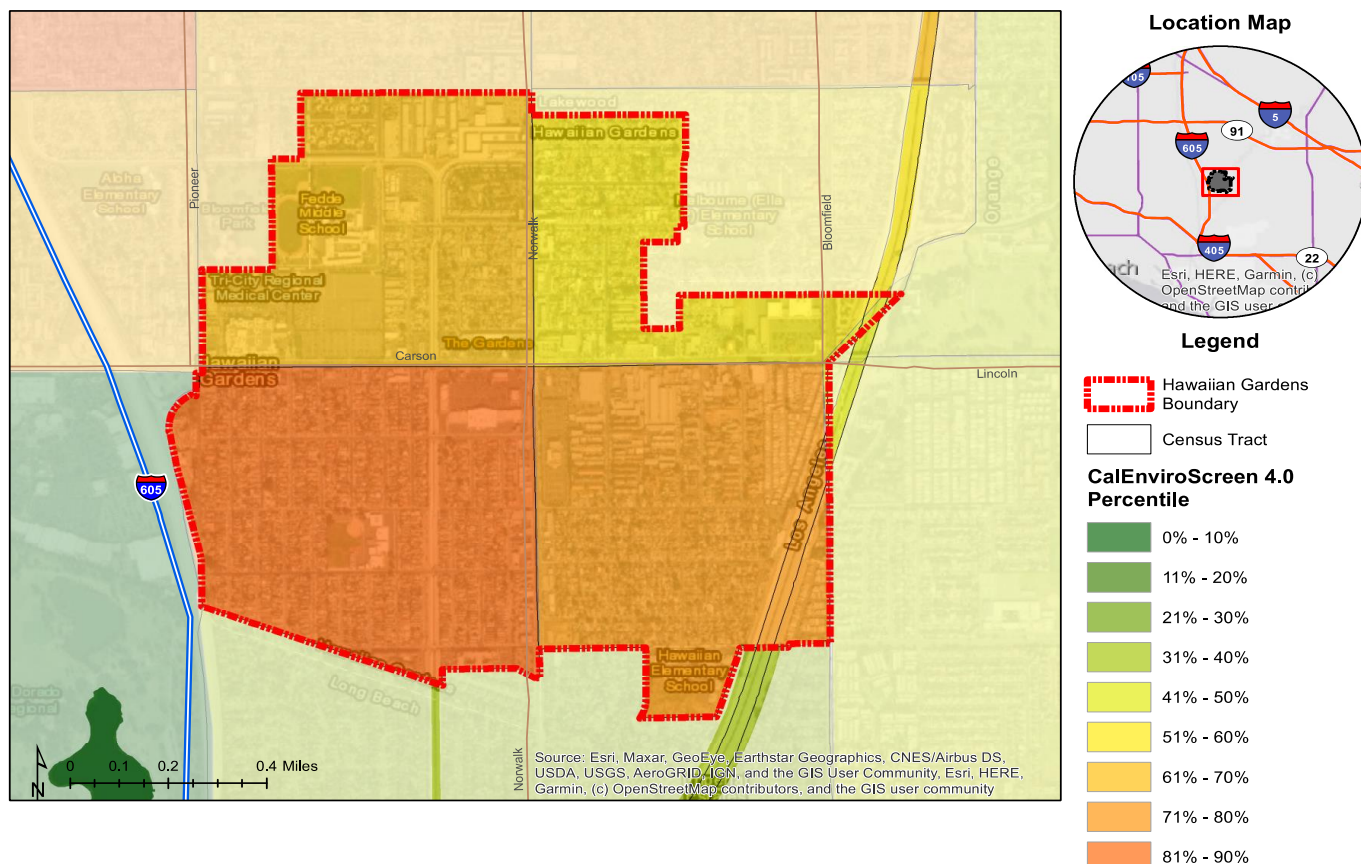
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Map 8.34 – Mobile Home Parks (HIFLD, 2018)



Map 8.34 - Mobile Home Parks does not pinpoint any specific mobile home parks in the City of Hawaiian Gardens. However, we are aware that the Lakewood Mobile Estates located at 12550 Carson Street is in the City of Hawaiian Gardens as is the Bloomfield Mobile Home Park located at 22221 S. Bloomfield Avenue. Lakewood Mobile Estates was built in 1962 and has 200 sites for mobile units. It is age restricted (55+) and provides amenities such as a swimming pool, clubhouse, and recreational facilities. Bloomfield Mobile Home Park is an all-ages community with 48 mobile home sites .

Map 8.35 – CalEnviroScreen 4.0, 2021 – Tract



Map 8.35 – CalEnviroScreen 4.0, 2021 Percentile Score – Tract, shows all four of the city’s Census Tracts with four different percentile scores. The Census Tract located at the northwest quadrant of the city has a 61% to 70% percentile score, while the Census Tract in the southeast quadrant of the city shows a 71% to 80% percentile score. The Census Tract with the lowest percentile score in the city is located at the northeast quadrant of the city, and the Census Tract with the highest percentile score in the city is located at the southwest quadrant of the city. The higher the scores, the more a community is vulnerable to the potential effects of pollution.

CalEnviroScreen scores represent a combined measure of pollution and the potential vulnerability of a population to the effects of pollution. CalEnviroScreen 4.0 does not include indicators of race/ethnicity or age. However, the distribution of the CalEnviroScreen 4.0 cumulative impact scores by race or ethnicity is important. This information can be used to better understand issues related to environmental justice and racial equity in California.

CalEnviroScreen 4.0 results provide an analysis of the relationship between pollution, the potential vulnerability of a population to the effects of pollution, and race/ethnicity. It also shows clear disparities with respect to the racial makeup of the communities with the highest pollution burdens and vulnerabilities. People of color, especially Latino and Black people, disproportionately reside in highly impacted communities in California



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SB 535

As indicated in Map 8.36, portions of the City of Hawaiian Gardens are disadvantaged based on SB 535. Specifically, the southwest quadrant of the city bordered by Carson Street to the north and Norwalk Boulevard to the east, is considered disadvantaged. What this means for the City of Hawaiian Gardens is that in the areas of environmental and social justice, a history of unfair treatment of communities, predominantly communities of people of color and/or low-income residents can be remedied. These communities have been subjected to disproportionate impacts from one or more environmental hazards, socio-economic burdens, or both. Residents have been excluded in policy setting or decision-making processes and have lacked protections and benefits afforded to other communities by the implementation of environmental and other regulations, such as those enacted to control polluting activities.

Disadvantaged communities refer to the areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens include poverty, high unemployment, air and water pollution, presence of hazardous wastes as well as high incidence of asthma and heart disease.

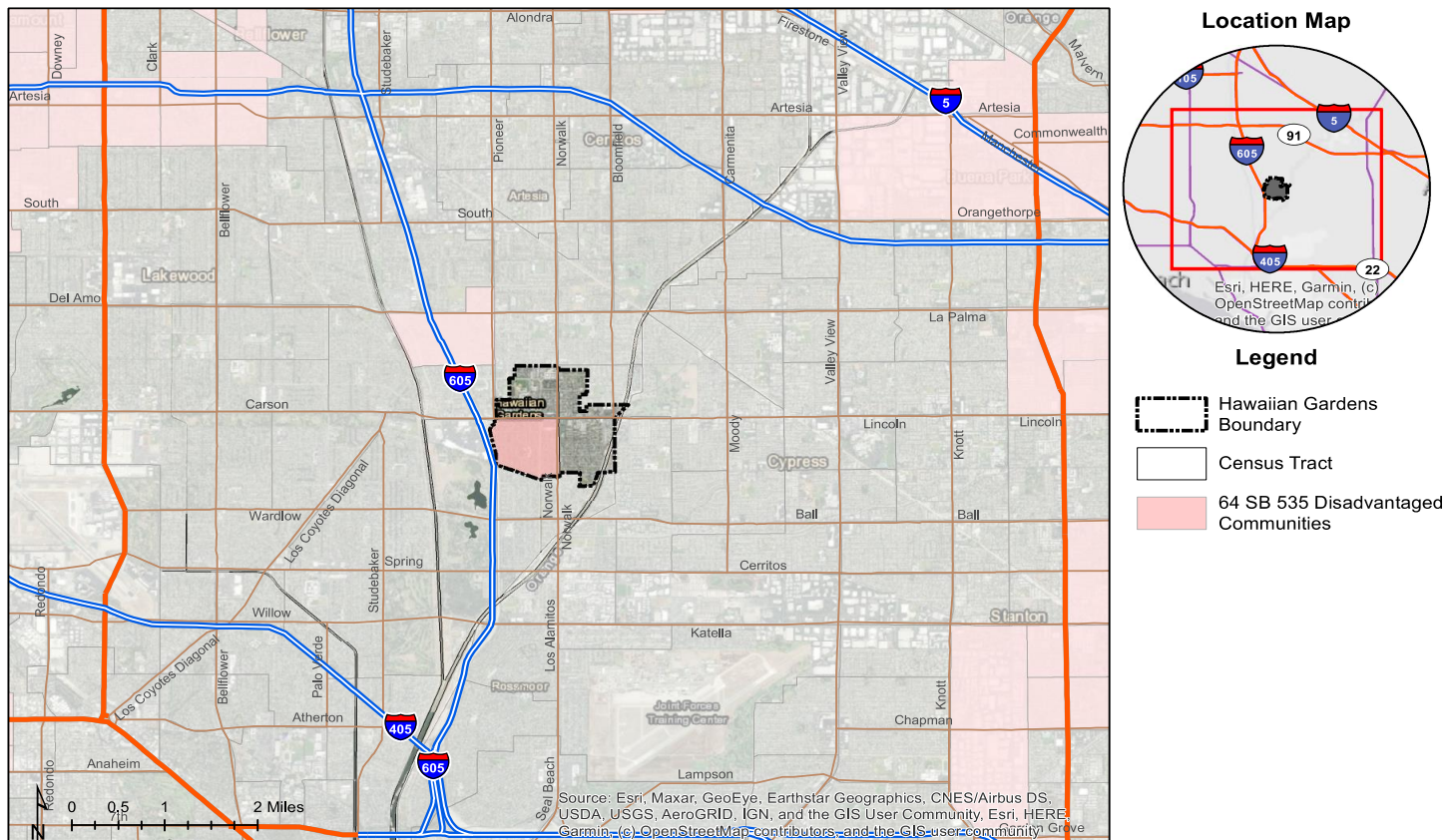
Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time reducing pollution that causes climate change.

Authorized by the California Global Warming Solutions Act of 2006 (AB 32), the cap-and-trade program is one of several strategies that California uses to reduce greenhouse gas emissions that cause climate change. The funds must be used for programs that further reduce emissions of greenhouse gases.

In 2012, the Legislature passed Senate Bill 535 (de Leon), directing that 25 percent of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. The legislation gave CalEPA responsibility for identifying those communities. In 2016, the Legislature passed AB 1550 (Gomez), which now requires that 25 percent of proceeds from the fund be spent on projects located in disadvantaged communities.



Map 8.36 – SB 535 Disadvantaged Communities



Racially or Ethnically Concentrated Areas of Poverty R/ECAPs 2009 – 2013

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more.

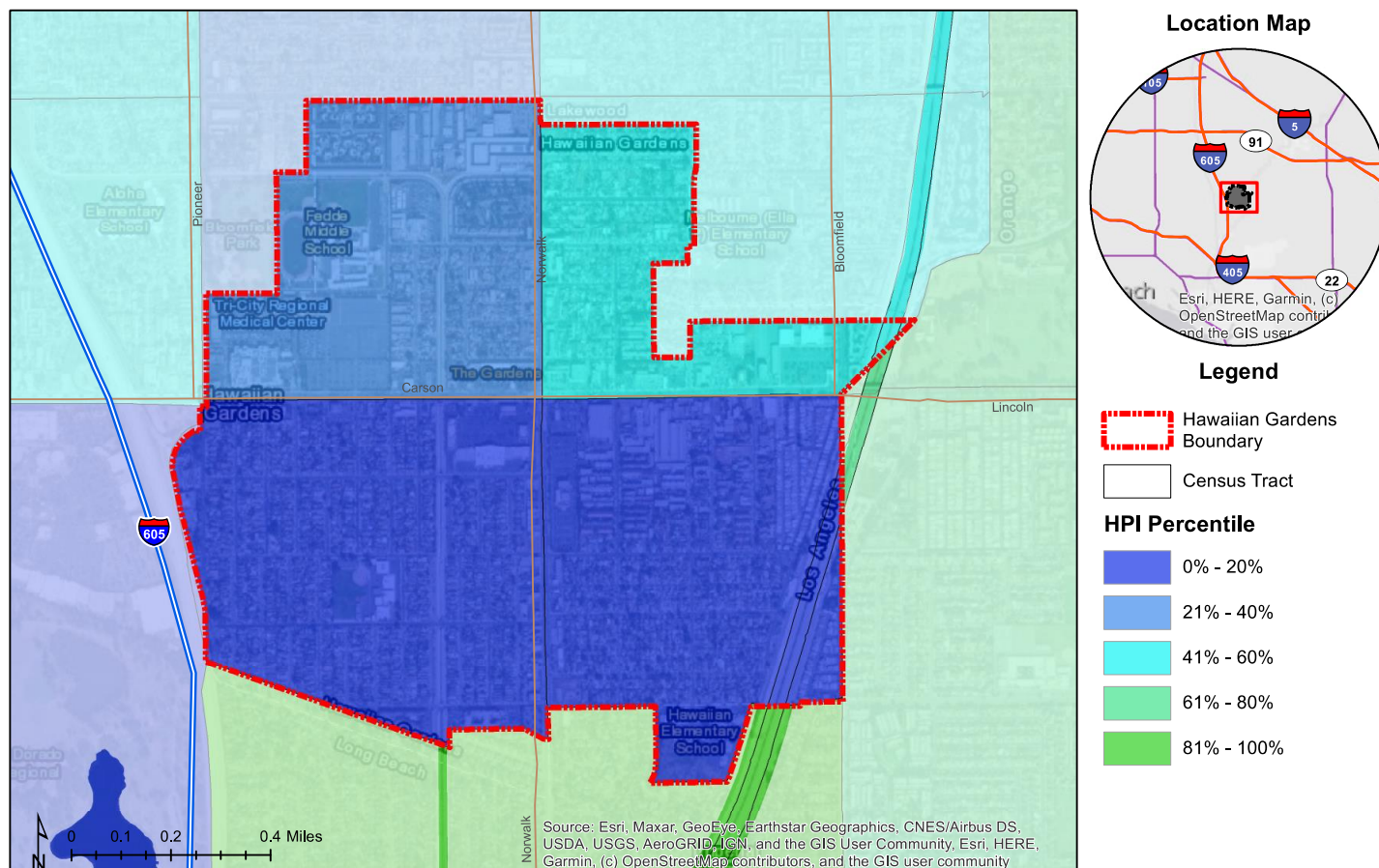
Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the county, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.

One of the mandates of AB 686, Affirmatively furthering Fair Housing is to identify and transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity. It appears from Map 8.36 that the city needs to set achievable goals designed to transform all its census tracts into areas of opportunities.



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Map 8.37 – Healthy Places Index (PHASC, 2021) - Tract



Map 8.37 shows the Health Places Index for the City of Hawaiian Gardens. The Healthy Places Index is structured to highlight the community conditions shaping health outcomes in neighborhoods across California. It is designed to showcase extraordinary data that properly frames and recognizes equity issues communities are experiencing, while also offering policy solutions to improve health for all. To ensure that everyone can live a healthy life, the HPI is a crucial resource for guiding informed prioritization of public and private investments, resource allocations, program planning and service delivery.

The HPI applies a positive, asset-based frame for community conditions that influence health while simultaneously offering a unique granularity of detailed data down to the census tract level across California. The methodology of the HPI score is also unique, as its eight Policy Action Area containing a total of 25 individual indicators are weighted to maximize the overall score's association with life expectancy at birth. Additionally, the HPI offers detailed information on specific and actionable policy solutions to address community conditions across eight policy action areas.

The HPI score is the sum of its eight weighted Policy Action Areas: Economic, Education, Transportation, Social, Neighborhood, Housing, Clean Environment, and Healthcare Access. The final HPI scores are



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then assigned a percentile rank, with ranks closer to 100 indicating healthier community conditions, and ranks closer to 0 indicating less healthy community conditions.

As a city, the two census tracts south of Carson Street are in the 0% to 20% percentile, meaning it is less healthy compared to the region and State. The northwest quadrant of the city (area north of Carson Street and west of Norwalk Boulevard) is within the 21% to 40% percentile, indicating a less healthy community compared to the State. The northeast quadrant of the city bordered by Norwalk Boulevard to the east and Carson Street to the south) is within the 41% to 60% percentile, indicating slightly less healthy conditions exist compared to the rest of the region and State. The closer the percentile score to 100% the higher the healthy community score. The City of Hawaiian Gardens is not considered a city with high health potential. This can be due to a variety of factors such as: economy, education, transportation, social, neighborhood, housing, clean environment, and healthcare access.