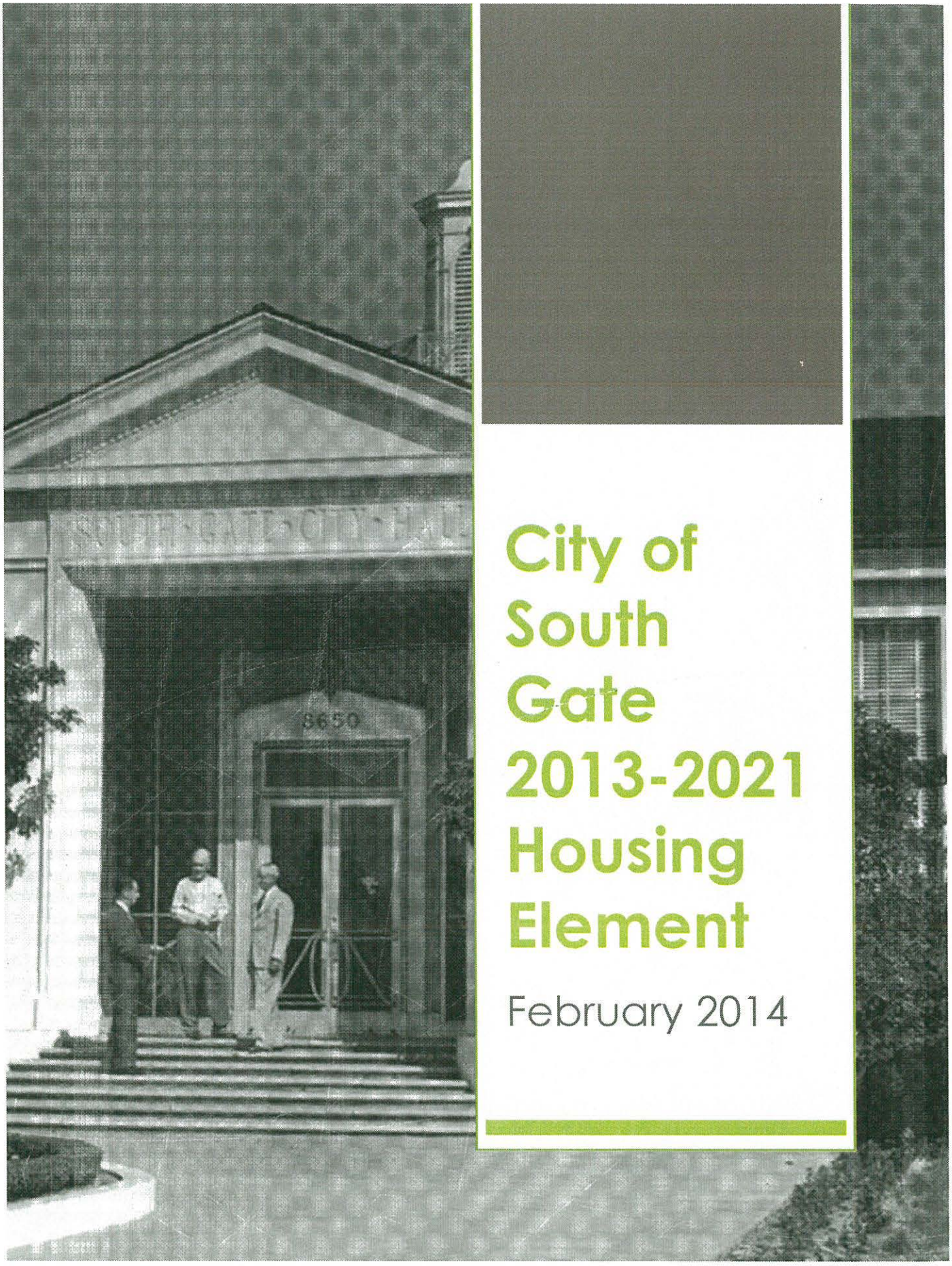


City of South Gate 2013-2021 Housing Element

February 2014

Housing Element

February 2014

City of South Gate
8650 California Avenue
South Gate, CA 90280



RESOLUTION NO. 7581

CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE ADOPTING THE ADDENDUM TO THE GENERAL PLAN 2035 FINAL EIR AND ADOPTING THE CITY OF SOUTH GATE'S 2013-2021 HOUSING ELEMENT

WHEREAS, Government Code Section 65588 requires that all jurisdictions update their Housing Elements by certain statuary deadlines; and

WHEREAS, the 2013-2021 Draft Housing Element was available for public review at the following locations beginning October 17, 2013: City's website, Chamber of Commerce, City Clerk's Office, and Hollydale Library; and

WHEREAS, a study session was conducted on October 29, 2013 before the Planning Commission to discuss the 2013-2021 Draft Housing Element; and

WHEREAS, the 2013-2021Draft Housing Element was prepared to meet the requirements of State law and local housing objectives and is consistent with the other elements of the current City of South Gate General Plan; and

WHEREAS, the Draft Housing Element was submitted to the State's Department of Housing and Community Development (HCD) on December 17, 2013; and

WHEREAS, on December 24, 2013, the City received a letter from the State stating that the 2013-2021 Draft Housing Element has met the statutory requirements of State housing element law; and

WHEREAS, on January 21, 2014, the Planning Commission of the City of South Gate conducted a duly noticed public hearing as required by State law to review the Addendum to the General Plan 2035 Final EIR and the 2013-2021 Housing Element and to receive public comments; and

WHEREAS, at said public hearing, the Planning Commission recommended final approval and adoption of the Addendum to the General Plan 2035 Final EIR and the 2013-2021 Housing Element; and

WHEREAS, on January 28, 2014, the City Council of the City of South Gate conducted a duly noticed public hearing to receive public comments and consider adoption of the Addendum to the General Plan 2035 Final EIR and the 2013-2021 Housing Element; and

WHEREAS, at said public hearing, the City Council unanimously voted to approve and adopt the Addendum to the General Plan 2035 Final EIR and the 2013-2021 Housing Element; and

WHEREAS, the City Council did adopt the South Gate General Plan and General Plan 2035

Program Environmental Impact Report (EIR) (SCH No. 2008071028), including findings of fact and a statement of overriding considerations, on December 8, 2009, by Resolution No. 7345; and

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF SOUTH GATE DOES HEREBY RECOMMEND, RESOLVE AND CERTIFY AS FOLLOWS:

SECTION 1. The City Council hereby approves and adopts the Addendum to the General Plan 2035 Final EIR.

SECTION 2. The City Council affirms by this Resolution that the Housing Element adopted on January 28, 2014, is incorporated by reference herein into General Plan 2035.

PASSED, APPROVED AND ADOPTED this 11th day of February, 2014.

CITY OF SOUTH GATE:

Gil Hurtado, Mayor

ATTEST:

Carmen Avalos, City Clerk

(SEAL)

APPROVED AS TO FORM:

Raul F. Salinas, City Attorney

RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS

CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7581 was adopted by the City Council at their Regular Meeting held on February 11, 2014, by the following vote:

Ayes:	Council Members:	Hurtado, Gonzalez, Morales, Davila and De Witt
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Witness my hand and the seal of said City on February 11, 2014.

Carmen Avalos, City Clerk
City of South Gate, California



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INTRODUCTION

Purpose of the Housing Element

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. To that end, every jurisdiction in California must prepare a Housing Element that identifies and addresses the housing needs in its community. The Housing Element must be updated periodically. This Housing Element for the City of South Gate covers the planning period of October 15, 2013 through October 15, 2021.

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve the affordability of assisted housing developments for lower income households.

The Housing Element is an integral component of the General Plan and one of the two General Plan elements that must be reviewed for compliance with State law by a State agency.[1] The State Department of Housing and Community Development (HCD) is responsible for reviewing the Housing Element for compliance.

[1] The State General Plan law mandates seven elements: Land Use; Circulation; Housing; Conservation; Open Space; Noise; and Safety. The Housing Element and Safety Element are the only two elements that must be reviewed by a State agency for compliance with State law.

Housing Element Contents

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.
- An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
- An analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farmworkers, and the elderly.
- A regional share of the total regional housing need for all income categories.
- An inventory of land suitable for residential development, including vacant and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
- Identifying actual and potential governmental and non-governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups.
- Identifying and analyzing opportunities for energy conservation in residential developments.
- An inventory of at-risk units that have the possibility of converting to market rate.
- A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.[2]

[2] State law recognizes that the total housing need may exceed available resources and a jurisdiction's ability to satisfy identified needs. As a result, quantified objectives do not need to match the total housing need. However, a jurisdiction is required to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Community Outreach

State law requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. Specifically, the jurisdiction must proactively outreach to lower and moderate income persons and persons with special needs. Preparation of the Housing Element must also be coordinated with other local jurisdictions within the regional housing market area.

Planning Commission Study Session

A study session was conducted on October 29, 2013 before the Planning Commission to discuss the Draft 2013-2021 Housing Element. The meeting was advertised in the Wave and special invitations were sent out to a number of agencies serving low and moderate income households, as well as persons with special needs. These agencies were invited to attend the meeting to discuss housing issues and offer suggestions. The agencies invited to the Study Session are listed in Appendix B.

Representatives from the Southern California Rehabilitation Services (SCRS) and Salvation Army Bell Shelter attended the meeting and provided comments on housing needs. SCRS indicated that while the City has affordable housing, the below-market rents are still not subsidized to the level low enough for persons with disabilities. Most persons with disabilities rely on Supplemental Security Income (SSI), which is not adequate to pay rent (even at "affordable rents") and other daily necessities. City staff responded that the only program that provides rent subsidies based on the tenant's ability to pay is the Section 8 Housing Choice Voucher program. The City is planning on reopening the waiting list in the next few months to take in additional applicants. Also, the City recognizes the important services provided by SCRS and has been allocating CDBG funds to support the program. Representative from the Salvation Army expressed appreciation for the City's consistent support of the Bell Shelter operation. The City funds 15 emergency shelter beds at the Bell Shelter and staff works with the shelter to place people in need at the shelter.

Comprehensive Zoning Code Update Workshop Series

The City held a series of workshops to present and receive input on its comprehensive zoning code update. Three community workshops were held in December 2012 for residents:

- December 7, 2012: Two workshops were held on this day at South Gate Park, in the Girls Clubhouse, in the morning and evening.
- December 8, 2012: An all day workshop was held at the South Gate Senior Center.

Both venues were capable of seating at least 150 people. Sandwiches, beverages and desserts were offered at all three workshops. To promote the December workshops, the City distributed

30,000 flyers. The flyers were delivered to every residence and business in the City. Flyers were also distributed to all plan check/license applicants and public counter visitors as well as made available at each of the City's public facilities/venues accessible to the public.

Summer workshops were also held, with the Planning Commission and City Council in attendance, during the summer of 2013:

- June 18th Workshop - An introductory meeting where the draft ordinance was presented and all major changes were discussed.
- August 20th Workshop - Meeting solely focused on proposed new residential standards.
- September 17th Workshop – Meeting focused on mixed use, commercial and industrial standards.

Public Review of Draft Housing Element

The Draft 2013-2021 South Gate Housing Element was available for public review at the following locations beginning on October 17, 2013:

- City's website
- Chamber of Commerce (3350 Tweedy Boulevard)
- City Clerk's Office
- Hollydale Library (12000 Garfield Avenue)

Public Hearings

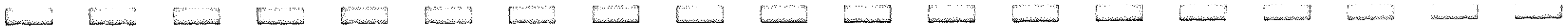
Public hearings will be conducted prior to adoption of the Housing Element by the City Council.

Consistency with General Plan 2035

The 2013-2021 City of South Gate Housing Element was prepared to ensure internal consistency with the General Plan 2035. As such, the goals and policies contained in this Housing Element are entirely consistent with other elements of the General Plan.

When updating the Housing Element, the City carefully evaluated the vision set forth in the General Plan and augmented existing housing goals, policies, and programs to help achieve the General Plan vision. Policies, programs, and actions were crafted to address specific constraints and maximize opportunities. However, the Housing Element does not determine the intensity or distribution of residential growth. Such policy directions are established in the Land Use Element of the General Plan. Consistent with the Land Use Element, the Housing Element sets forth policies and programs to implement the residential component of the Land Use Element. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

The General Plan was comprehensively updated in 2010 and includes policies and analysis relating to flood hazards and flood management. No disadvantaged unincorporated communities are located within the City's planning area.



COMMUNITY PROFILE

Residential neighborhoods in South Gate are at a crossroads. The City's primary land use is single family residential – an essential component of the American Dream. The comparatively small size of many of the homes and, in some cases, proximity to former industrial areas, indicate that South Gate's residential neighborhoods were primarily built to house blue collar and middle class workers in the adjacent industrial areas and other Southland locations. This period of construction and occupation lasted from approximately 1920 to 1970. More recent conditions affecting South Gate have been the de-industrialization of Los Angeles, including closure of many manufacturing plants, and strong immigration pressures.

These trends call for a transformation of the City to respond not only to the changing economic structure and employment base in South Gate, but also a significant growth and diversification in population. The Southern California Association of Governments (SCAG) projects a population growth of 17 percent for South Gate between 2008 and 2035. The housing needs of this growing and diverse population can no longer be met in the predominantly single-family residential neighborhoods. General Plan 2025 introduces a new approach to housing the future residents of South Gate.

The purpose of this Community Profile is to provide a technical overview of the socioeconomic and physical characteristics of the City of South Gate. The data provide information regarding past and present population growth, socioeconomic conditions and housing characteristics that would influence existing and future housing needs in the community.

Population Characteristics

Growth Trends

The 2010 Census reported a total population of 94,396 persons for the City of South Gate. This represents a decrease of approximately two percent since 2000. The City's population growth over the last fifty years is displayed in Table HE-1. Since 1960, South Gate's population has almost doubled; however, much of this growth occurred in the 1990s. Since 2000, the City's population growth has decreased slightly.

Comparing the City's population over time to neighboring cities shows not only the growth patterns of each community but also allows for a regional analysis of population growth and trends. Table HE-2 compares growth in the City of South Gate, the County of Los Angeles and surrounding municipalities. Between 1990 and 2000, the cities of Downey, Lynwood, Paramount, and South Gate reported double-digit population increases. However, during the decade following 2000, most of these communities actually experienced small decreases in

population. During this same time period, however, the County of Los Angeles' population increased by approximately three percent.

Table HE-1: Population Growth (1960-2010)

Year	Population	Percent Change
1960	53,831	---
1970	56,909	5.7%
1980	66,784	17.4%
1990	86,284	29.2%
2000	96,375	11.7%
2010	94,396	-2.1%

Sources:

1. *City of South Gate Housing Element of the General Plan, 1989.*
2. *U.S. Bureau of the Census, 2000 and 2010.*

Table HE-2: Comparative Population Growth (1990-2010)

Jurisdiction	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
South Gate	86,284	96,375	94,396	11.7%	-2.1%
County of Los Angeles	8,863,164	9,519,338	9,818,605	7.4%	3.1%
Bell Gardens	42,335	44,054	42,072	4.1%	-4.5%
Cudahy	22,817	24,208	23,805	6.1%	-1.7%
Downey	91,444	107,323	111,772	17.4%	4.1%
Huntington Park	56,065	61,348	58,114	9.4%	-5.3%
Lynwood	61,945	69,845	69,772	12.8%	-0.1%
Paramount	47,669	55,266	54,098	15.9%	-2.1%

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

Age Characteristics

A review of the population's age distribution is an integral component of determining current and future housing needs within a jurisdiction. Table HE-3 indicates that adults between the ages of 25 and 54 and children (ages five to 19) comprised the largest portions of the City's population. The Census reported a median age of 26 for South Gate in 2000. This median age had increased to 29 by 2010 but was still well below the County's median age of 35. The relative youthfulness of the City's population creates a unique set of issues to be addressed.

While adults and children continue to make up a majority of South Gate's population, only the City's senior population grew in number during the last decade. The number of senior residents (aged 65 and above) increased by approximately 26 percent between 2000 and 2010.

Table HE-3: Age Distribution (1990-2010)

Age Range	1990		2000		2010		Percent Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1990-2010	2000-2010
Under 5 Years	9,205	11.5%	9,692	9.8%	7,963	8.4%	5.3%	-17.8%
5-19 Years	23,940	29.9%	27,954	28.2%	24,870	26.3%	16.8%	-11.0%
20-24 Years	8,810	11.0%	8,719	8.8%	7,839	8.3%	-1.0%	-10.1%
25-54 Years	27,305	34.1%	39,709	40.0%	39,233	41.6%	45.4%	-1.2%
55-64 Years	6,447	8.1%	7,870	7.9%	7,868	8.3%	22.1%	0.0%
65-74 Years	2,208	2.8%	2,818	2.8%	4,007	4.2%	27.6%	42.2%
75+ Years	2,047	2.6%	2,431	2.5%	2,616	2.8%	18.8%	7.6%
Median Age	25.7	---	26.0	---	29.4	---	---	---

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

Table HE-4 provides a comparison of the median age in South Gate, surrounding cities and the County of Los Angeles. Most of the cities in the region exhibited a similar age profile: low median age (youthful population) and a relatively small senior population. The City of Downey and the County as a whole, however, had a significantly higher median age and larger senior population.

Table HE-4: Comparative Age Distribution (2010)

	Median Age	Under 18 Years	% of Total	18-64 Years	% of Total	65+ Years	% of Total
South Gate	29.4	29,374	31.1%	58,399	61.9%	6,623	7.0%
County of Los Angeles	34.8	2,402,208	24.5%	6,350,698	64.7%	1,065,699	10.9%
Bell Gardens	27.3	14,308	34.0%	25,563	60.8%	2,201	5.2%
Cudahy	27.0	8,325	35.0%	14,258	59.9%	1222	5.1%
Downey	33.3	29,972	26.8%	70,221	62.8%	11,579	10.4%
Huntington Park	28.9	18,439	31.7%	35,812	61.6%	3,863	6.6%
Lynwood	27.8	22,977	32.9%	43,025	61.7%	3,770	5.4%
Paramount	28.6	17,630	32.6%	33,052	61.1%	3,416	6.3%

Source: U.S. Bureau of the Census, 2010.

Racial and Ethnic Characteristics

The 2010 Census found that Hispanics were the dominant ethnic group residing within the City of South Gate. A total of 89,442 South Gate residents (approximately 95 percent of the City's population) identified themselves as being of Hispanic origin. The City's proportion of Hispanic residents is much higher than the County's (48 percent). Table HE-5 provides a comparison of the racial and ethnic profile of the City of South Gate and the County of Los Angeles.

Table HE-5: Comparative Ethnic and Race Distribution (2010)

Racial & Ethnic Composition	City South Gate		Los Angeles County	
	Persons	% of Total	Persons	% of Total
Hispanic Origin	89,442	94.8%	4,687,889	47.7%
Non-Hispanic				
White	3,233	3.4%	2,728,321	27.8%
African-American	585	0.6%	815,086	8.3%
Asian/Pacific Islander	716	0.8%	1,348,135	13.7%
Native American	110	0.1%	18,886	0.2%
Other	310	0.3%	220,288	2.2%
Total Population	94,396	100.0%	9,818,605	100.0%

Source: U.S. Bureau of the Census, 2010.

Household Characteristics

The household characteristics of a community provide critical information regarding housing needs. These data are important indicators of areas where intervention and/or housing programs may be needed. Household and family incomes are indicators of housing affordability for a community just as the owner/renter ratio may determine the stability of the housing market. The household characteristics for the City of South Gate provide important information to assist decision makers in adopting programs and policies to alleviate specific housing problems.

Composition and Size of Households

The Census Bureau definition of a ***"family"*** is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. The definition of a ***"household"*** is the total number of persons that occupy a housing unit whether related or unrelated. The Census Bureau does not include persons living in convalescent or retirement homes, or those living in other group quarters, as living within a household. Analyzing household composition and size trends within a jurisdiction helps to determine the type and number of housing units required in a community. Table HE-6 presents a comparison of households by type for the City of South Gate over the past two decades.

Table HE-6: Households by Type (1990-2010)

Household & Family Type	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Total Population	86,284	100.0%	96,375	100.0%	94,936	100.0%
In Group Quarters	263	0.3%	141	0.1%	88	0.1%
Total Households	22,428	100.0%	23,213	100.0%	23,278	100.0%
Family Households	18,281	81.5%	20,063	86.4%	20,150	86.6%
Married Couple Families	13,087	58.4%	13,843	59.6%	13,183	56.6%
Single Parent Households	5,194	23.2%	3,714	16.0%	3,656	15.7%
Average Household Size	3.84	---	4.15	---	4.05	---
Average Family Size	4.19	---	4.37	---	4.24	---
Non-Family Households	4,147	18.5%	3,150	13.6%	3,128	13.4%
Householder Living Alone	3,389	15.1%	2,414	10.4%	2,292	9.8%
Householder 65+ (Alone)	1,784	8.0%	1,110	4.8%	996	4.3%

Sources: U.S. Bureau of the Census, 1990, 2000, and 2010 Census.

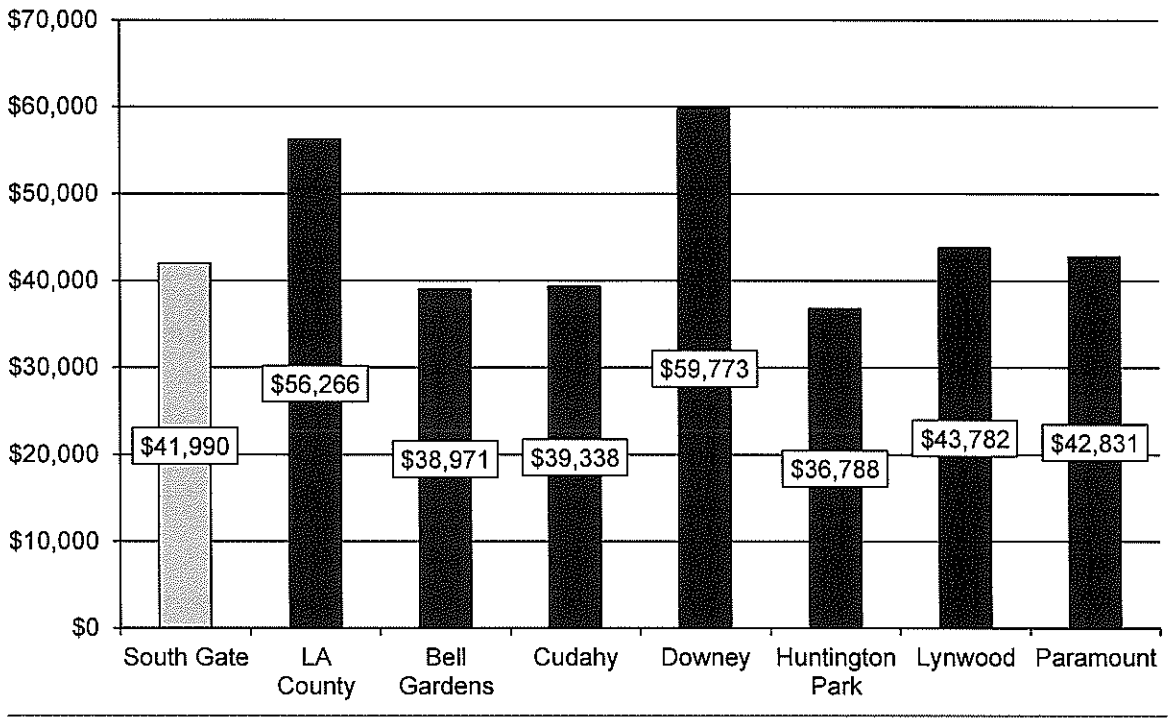
Persons residing in group quarters have typically comprised a negligle proportion of South Gate's population (less than one percent). Among total households in the City, most were considered family-households; the proportion of family-households in South Gate increased from 82 percent in 1990 to 87 percent in 2010. The City's average household size and family size increased noticeably between 1990 and 2000 but seemed to have leveled off by 2010. Among the City's non-family households, the majority were single persons living alone. The numbers both of non-family households and of single persons living alone declined after 1990. Seniors comprised a significant portion (i.e., 49 percent) of these single-person households, but the number of single-person senior households is also declining.

Household Income

Income is the most important factor in determining whether a household or family is able to balance housing costs with basic necessities of life while avoiding housing problems such as cost burden and overcrowding. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others.

According to the 2007-2011 ACS, the estimated median household income for South Gate was $41,990. Figure HE-1 compares the City's median household income with that of nearby communities and Los Angeles County. As shown, the median household income in the City was comparable to neighboring jurisdictions. The City of Downey was the only jurisdiction with a median income that exceeded the County median of $56,266.

Figure HE-1: Median Household Income (2011)



Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data were tabulated by SCAG using the 2005-2009 ACS (Table HE-7). As shown below, between 2005 and 2009, approximately 51 percent of the City's households were in the lower income category while approximately 49 percent had incomes of moderate or above. The proportion of lower income households in South Gate is noticeably higher than in Los Angeles County as a whole (i.e., 41 percent), indicating that the need for affordable housing in the City may be more acute than elsewhere in the region.

Table HE-7: Income Distribution

Income Group	Number of Households	Percent of Total	LA County Percent
Extremely Low (30% or less)	3,338	14.1%	13.7%
Very Low (31 to 50%)	3,718	15.7%	11.5%
Low (51 to 80%)	5,089	21.4%	15.6%
Moderate (81 to 100%)	4,999	21.1%	16.8%
Above Moderate (over 100%)	6,598	27.8%	42.4%
Total	23,743	100.0%	100.0%

Source: SCAG (ACS, 2005-2009).

Employment

Approximately 63 percent of South Gate's working age population was in the labor force, according to the 2007-2011 American Community Survey (ACS). Countywide, the labor participation rate was slightly higher—at approximately 65 percent. Unemployment among South Gate residents (8.4 percent) was higher than for the County (6.4 percent).

The City of South Gate is home to a range of employment opportunities, including manufacturing, office, and service jobs. Table HE-8 lists the major employers in the City. As shown, almost all of the major employers are manufacturing and distribution companies.

Table HE-8: Major Employers (2013)

Employer	Product or Service	Employees
HUDD Transportation Services	Trucking/Distribution	654
J.B. Hunt Transport, Inc.	Trucking	523
World Oil Co.	Fuel Distribution	450
Koo's Manufacturing	Denim Jeans	400
International Window	Windows/Doors	250
Shultz Steel Company, Inc.	Metal Forging	232
Armstrong World Industries	Floor Tiles	231
Pan Pacific Petroleum	Asphalt Felts	230
Sam's Club	Wholesale/Retail General Merchandise	200

Source: Market Study of Calden Court Apartments, March 6, 2013.

Table HE-9 displays the occupational characteristics of South Gate residents from the 2007-2011 ACS. It also provides the mean annual wages for these occupations in the Los Angeles metropolitan area, according to the State Employment Development Department. As demonstrated in Table HE-9, the majority of employed South Gate residents held sales and office (29 percent) and production, transportation, and material moving (26 percent) occupations. These occupations were among the lowest paid occupations in Los Angeles County in 2012.

Table HE-9: Occupation and Wage Comparison

Occupation	Employed	Percent	2012 Mean Annual Wage in County
Management, Business, Science, and Arts Occupations	5,912	15.5%	$124,479
Service Occupations	7,155	18.8%	$27,415
Sales and Office Occupations	10,999	28.8%	$40,620
Natural Resources, Construction, and Maintenance Occupations	4,230	11.1%	$52,784
Production, Transportation, and Material Moving Occupations	9,840	25.8%	$32,269
Total	38,136	100.0%	$52,381

Sources:

1. *U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.*
2. *State Employment Development Department, 2012 Occupational Employment Statistics (OES) Survey.*

Housing Problems

Housing problems include overcrowding and overpayment (cost burden). Both are related either directly or indirectly to household income compared to housing costs.

Estimates of Housing Needs

The SCAG data estimating the number of households at each income level presented earlier do not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in South Gate. Detailed CHAS data based on the 2005-2009 ACS data is displayed in (Table HE-11). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of housing problems faced by South Gate households vary according to household income, type, and tenure. However, the following observations can be made about the City:

- In general, renter-households had a higher level of housing problems (71 percent) compared to owner-households (66 percent).

- A larger proportion of very low income households had a housing problem (88 percent) than extremely low (82 percent) and low income (65 percent) households.

- Of the 4,735 extremely low income South Gate households identified in 2009, approximately 80 percent incurred a housing cost burden exceeding 30 percent of monthly income and 66 percent incurred a housing cost burden exceeding 50 percent of monthly income.

- Projected housing needs for extremely low income households through the end of the planning period include a need for additional Housing Choice Vouchers and new or substantially rehabilitated rental housing of adequate size and at affordable rates to avoid or alleviate the problems of overcrowding and cost burden.

Overcrowding

HCD defines overcrowding as a unit that is occupied by more than one person per room, including living and dining room but excluding kitchen, bathrooms and hallways. Severe overcrowding occurs when a unit is occupied by more than 1.5 persons per room. Generally, overcrowding occurs as a result of high housing costs in relation to income. This situation forces families to live together in a housing unit, pooling income in order to pay the rent or mortgage. However, some cultures (such as Hispanic and Asian households) tend to have larger household size either because of the number of children in the family or the practice/preference of multi-generation living or living with extended family members. With a scarcity of units of sufficient size to accommodate large and very large families, overcrowding can result.

The City of South Gate is essentially a built-out community with very little remaining vacant residentially zoned land. As a community with a significant number of large-family households, the City of South Gate is especially vulnerable to overcrowding. Significant overcrowding exists as families and extended family members live together in order to pool the money needed each month to pay for housing. The intensity of use caused by this condition significantly reduces the useful life of the existing housing stock. Seniors, in particular, are especially susceptible to increased competition for available housing due to their fixed and limited incomes. Illegal conversion of garages into living units and doubling up of families are also common in the community.

As shown in Table HE-11, overcrowding in the City is severe. Overall, 25 percent of South Gate households were living in overcrowded units, compared to just 12 percent of Los Angeles County households. Overcrowding disproportionately affected the City's renter-households; approximately 29 percent of renter-households experienced overcrowding compared to 20 percent of owner-households.

Table HE-10: Overcrowding by Tenure

	South Gate		LA County	
	Number	% of Total	Number	% of Total
Owner Occupied Units	10,503	100.0%	1,539,554	100.0%
Not Overcrowded				
0.50 or Less Occupants Per Room	3,234	30.8%	943,714	61.3%
0.51 to 1.00 Occupants Per Room	5,146	49.0%	502,405	32.6%
Overcrowded				
1.01 to 1.50 Occupants Per Room	1,551	14.8%	70,469	4.6%
>1.51 Occupants Per Room	572	5.4%	22,966	1.5%
Renter Occupied Units	13,215	100.0%	1,678,964	100.0%
Not Overcrowded				
0.50 or Less Occupants Per Room	2,646	20.0%	717,054	42.7%
0.51 to 1.00 Occupants Per Room	6,763	51.2%	669,576	39.9%
Overcrowded				
1.01 to 1.50 Occupants Per Room	2,576	19.5%	158,151	9.4%
>1.51 Occupants Per Room	1,230	9.3%	134,183	8.0%
Total Overcrowded		25.0%		12.0%

Source: Bureau of the Census, American Community Survey (ACS), 2007-2011.

Cost Burden

Monthly housing payments for a considerable number of South Gate residents exceed the 30 percent affordability standard. According to special data developed for HUD, one-half of the City's households spent more than 30 percent of their gross income on housing costs in 2009 (Table HE-11).

Extremely low and very low income households were particularly cost-burdened, with approximately 80 percent of these households overpaying for housing. Among the extremely low and low income households, with the exception of senior homeowners, both owner- and renter-households were equally impacted. Among low income households, however, housing cost burden affected a significantly higher proportion of owner-households than renter-households, indicating that rental housing is generally more affordable to this income group.

Table HE-11: Housing Cost Burden by Tenure and Household Type

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Seniors	Small Families	Large Families	Total	Seniors	Large Families	Total	
Extremely Low (0-30%)	810	1,755	820	3,635	495	165	1,100	4,735
With any housing problem	75.9%	89.7%	100.0%	86.9%	49.5%	87.9%	66.4%	81.9%
With cost burden >30%	75.9%	88.9%	89.0%	84.0%	49.5%	87.9%	66.4%	79.9%
With cost burden >50%	57.4%	75.8%	72.6%	68.6%	32.3%	87.9%	57.3%	66.0%
Very Low (31-50%)	255	2,175	820	3,610	415	495	1,620	5,230
With any housing problem	94.1%	93.8%	97.0%	95.2%	34.9%	91.9%	72.8%	88.2%
With cost burden >30%	94.1%	84.8%	75.6%	83.9%	34.9%	86.9%	70.7%	79.8%
With cost burden >50%	29.4%	18.2%	15.2%	20.4%	27.7%	58.6%	48.5%	29.1%
Low (51-80%)	160	2,000	725	3,235	475	1,170	2,810	6,045
With any housing problem	12.5%	51.5%	81.4%	57.0%	30.5%	88.9%	73.7%	64.8%
With cost burden >30%	12.5%	21.5%	10.3%	20.7%	26.3%	61.5%	61.4%	39.6%
With cost burden >50%	0.0%	1.0%	0.0%	0.9%	14.7%	24.8%	27.0%	13.1%
Moderate/Above Moderate (>80%)	55	1,615	645	2,555	505	2,050	5,180	7,735
With any housing problem	18.2%	21.1%	60.5%	30.1%	22.8%	66.1%	45.6%	40.5%
With cost burden >30%	18.2%	4.6%	0.0%	3.3%	22.8%	30.2%	27.9%	19.8%
With cost burden >50%	0.0%	0.0%	0.0%	0.0%	2.0%	6.3%	5.4%	3.6%
Total Households	1,280	7,545	3,010	13,035	1,890	3,880	10,710	23,745
With any housing problem	69.1%	66.1%	86.2%	70.7%	34.1%	77.2%	59.1%	65.4%
With cost burden >30%	69.1%	51.8%	47.3%	52.5%	33.3%	49.4%	47.1%	50.1%
With cost burden >50%	42.2%	23.1%	23.9%	25.0%	18.8%	22.0%	22.9%	24.1%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Special Needs Groups

State Government Code Section 65580-65589.8 requires that households and/or persons with special needs be identified in the Housing Element. Special needs groups in South Gate include: seniors, single parent households, large households, persons with disabilities, farm workers, persons living in poverty and the homeless. The City may also have a large number of undocumented immigrants. These population groups are identified as special needs groups because their specific circumstances often make it difficult for them to find and secure affordable housing. Table HE-12 summarizes characteristics of the special needs population in South Gate. These groups are also discussed in further detail below.

Table HE-12: Special Needs Groups

Special Needs Group	Persons or Household	Renter	Owner	Percent of Total
Senior-Headed Households	3,280	1,220 (37.2%)	2,060 (62.8%)	14.1%
Households with a Senior Member	5,093	n.a.	n.a.	21.9%
Seniors Living Alone	996	521 (52.3%)	475 (47.7%)	4.3%
Single-Parent Households	3,656	n.a.	n.a.	15.7%
Female Single-Parent Households	2,501	--	--	10.7%
Large Households	8,590	4,013 (46.7%)	4,577 (53.3%)	36.9%
Persons with Disabilities**	6,851	n.a.	n.a.	7.3%
Agricultural Workers*	213	n.a.	n.a.	0.2%
Persons living in Poverty*	18,456	n.a.	n.a.	19.6%
Homeless***	199	n.a.	n.a.	<1.0%

Notes:

**=2010 Census data not available. Estimate is from the 2007-2011 ACS.*

***=2010 Census data not available. Estimate is from the 2009-2011 ACS.*

****=2010 Census data not available. Estimate is from 2011 Greater Los Angeles Homeless Count Report.*

n.a.= Data not available.

Sources:

1. *Bureau of the Census, 2010 Census.*
2. *Bureau of the Census, American Community Survey (ACS), 2007-2011 and 2009-2011.*
3. *2011 Greater Los Angeles Homeless Count Report.*

Seniors

Many seniors live modestly on fixed incomes of social security and personal retirement funds. Seniors are also more likely to have physical ailments that limit mobility. This combination of factors causes seniors to be especially vulnerable to fluctuations in housing costs, health care availability, and transportation accessibility.

The 2010 Census reported a total of 6,623 persons in South Gate that were 65 years or older. Seniors represent approximately five percent of the City's population. Among the City's seniors, 3,280 persons (50 percent) were heads of households and 996 seniors (15 percent) lived alone. Furthermore, according to the 2011 ACS, a total of 1,028 persons 65 years of age or older were living below the poverty level, representing approximately 16 percent of the total senior population. ACS data also estimates that approximately 41 percent of senior residents have one or more disabilities, the majority of which were ambulatory and independent living difficulties.

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income seniors. In addition, the City allocates Community Development Block Grant (CDBG) funds to a

Meals on Wheels program that provides hot, nutritious meals to the homes of frail, inbound seniors. Seniors can also benefit from the activities and programs offered at the South Gate Senior Center and Oldtimers Center, including fitness and cultural classes, travel excursions, social and health services, and a lunch program. Elderly residents in need of transportation can utilize South Gate Phone-A-Ride (P.A.R.), which provides low cost transportation services to local destinations within City limits as well as medical appointments at 16 approved destinations outside of the City.

Single-Parent Households

Single-parent households must often live with only one income. This limitation, combined with their childcare needs, makes single-parent households a unique special needs group. About 16 percent of the City's households in 2010 were single-parent households, and approximately two-thirds of these households were headed by a female.

Compared to the general population, a larger proportion of female-headed single parent households were living below the poverty level. According to the 2007-2011 ACS, approximately 20 percent of all South Gate households were living in poverty, while 43 percent of the female-headed single parent households lived in poverty.

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income households, including single-parent households. In addition, the City offers a range of affordable rental and ownership housing for single-parent households through the Acquisition/Rehabilitation Program, Home Improvement Program, First-Time Homebuyer Program, and Neighborhood Stabilization Program. The City also funds programs and services with CDBG funds that assist single parent households, including the Teen Challenge Ministry Institute, which offers after school learning and prevention programs designed to provide safe and effective homework assistance to youth. Additional opportunities for youth and their families include various sports programs, the teen town program, the Teen Center located at the South Gate Sports Center, recreation programs at The Girls Clubhouse, and the tiny two and tot time programs.

Large Households

Both the State and HUD define a large household as one with five or more members. Large households are considered a special needs group due to the general shortage of housing units that are adequately sized and affordable to these households. According to the 2010 Census, about 37 percent of the households in South Gate were large households. A larger proportion of owner-households (43 percent) had five or more members compared to renter-households

(32 percent). According to the 2007-2011 ACS, the average household size in South Gate was 4.22 for owner-households and 3.85 for renter-households.

Generally, housing units with three or more bedrooms are considered to be adequate for large households. Finding affordable adequately sized rental housing, though, is often a problem for large renter-households, particularly those with lower incomes. According to the 2007-2011 ACS, only 26 percent of the 8,248 housing units in South Gate with three or more bedrooms were occupied by renters.

Table HE-13: Large Households by Tenure

	Owner-Households		Renter-Households		Total	
	Number	Percent	Number	Percent	Number	Percent
Small Households (up to 4 persons)	6,081	57.1%	8,607	68.2%	14,688	63.1%
Single-Households	843	7.9%	1,449	11.5%	2,292	9.8%
Large Households (5 or more persons)	4,577	42.9%	4,013	31.8%	8,590	36.9%
Total	10,658	100.0%	12,620	100.0%	23,278	100.0%

Source: U.S. Bureau of the Census, 2010 Census.

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income households, including large households. In addition, the City offers a range of affordable rental and ownership housing for large households through the Home Improvement Program and First-Time Homebuyer Program. Large households in South Gate can also benefit from the general programs and services available to all lower income households in the City.

Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in South Gate have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disability. However, according to 2009-2011 ACS data, persons with disabilities made up seven percent of the population in South Gate (Table HE-14). The majority (53 percent) of the City's disabled population was between the ages of 18 and 64, though a substantial proportion (38 percent) were among the seven percent

of the City's residents that were aged 65 and older. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were the most prevalent (54 percent); cognitive (35 percent) and independent living (34 percent) difficulties were also common.

Disabled individuals have unique housing needs because they may be limited in mobility or in their ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is also often compounded by design and location requirements, which can drive up housing costs. For example, wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist these individuals with their specific housing needs.

Table HE-14: Disability Status

Disability Type	Percent of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	10.9%	16.6%	33.2%	22.5%
With a vision difficulty	23.0%	26.8%	21.3%	24.4%
With a cognitive difficulty	63.3%	36.2%	27.7%	35.3%
With an ambulatory difficulty	16.4%	54.1%	63.3%	54.4%
With a self-care difficulty	22.0%	20.2%	34.3%	25.8%
With an independent living difficulty	--	33.0%	42.2%	33.7%
Total Persons with Disabilities	586	3,623	2,630	6,839

Notes:

1. *Persons under 5 years of age are not included in this table.*
2. *Persons may have multiple disabilities.*

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2009-2011.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can

be defined as developmentally disabled is 1.5 percent. This equates to 1,416 persons in the City of South Gate with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2012, approximately 664 South Gate residents with developmental disabilities were being assisted at the South Central Los Angeles Regional Center. Most of these individuals were residing in a private home with their parent of guardian and 350 of these persons with developmental disabilities were under the age of 18.

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

Resources

The City recently completed two HOPE projects, consisting of four units each for a total of eight units, for extremely low income developmentally disabled individuals. The City also provides CDBG funds to a number of programs and supportive services for persons with disabilities, such as the Meals on Wheels Program for frail and home-bound seniors and Southern California Rehabilitation Services (which provides home improvements that can range from installing grab bars, constructing wheel chair ramps, and widening doorways to persons with disabilities). The Housing Choice Vouchers Program also provides rental assistance to lower income households, including households with disabled persons. Residents in need of transportation can also utilize South Gate Phone-A-Ride (P.A.R.), which provides low cost transportation services to local destinations within City limits as well as medical appointments at 16 approved destinations outside of the City.

Farmworkers

South Gate is essentially built-out and there is no agriculturally designated land in the City. Furthermore, the 2007-2011 ACS found only 213 South Gate residents employed within the occupational category of farming, fishing and forestry, representing less than one percent of the City's total population. Those employed in this occupation are also most likely employed as gardeners, landscapers or in plant nurseries.

Resources

Because farmworkers makes up such a small percentage of the City's total population no specific programs for this special needs group are necessary. The housing needs of farmwokers can adequately be addressed through the general programs and services available to all lower and moderate income households.

Residents Living Below the Poverty Level

The Census Bureau defines poverty based upon Directive 14 issued by the Office of Management and Budget. The Census Bureau uses a set of income thresholds that vary by household size to determine poverty. If the total income for a household falls below the relevant federal poverty threshold, then that household is considered as being "below the poverty level." Table HE-15 presents the extent of poverty in South Gate. Approximately 20 percent of the City's households received incomes below the poverty level in 2011. In general, families with children, particularly female-headed families with children, were the most likely to be affected by poverty.

Table HE-15: Poverty by Household Type

	Below Poverty	
	Number	Percent
Family Households	3,955	84.1%
Families with Children	3,232	68.7%
Female-Head of Households	1,846	39.2%
With Children	1,550	33.0%
Non-Family Households	749	15.9%
Seniors (65+)	360	7.7%
Total Households below Poverty Level	4,704	100.0%

Note: Numbers represent those for whom poverty status has been reported. "Families with Children", "Female-Head of Households", and Female-Head of Households" are subcategories of families.

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

Resources

Residents living below the poverty level in South Gate can benefit from a variety of family services supported with CDBG funds, including the Southeast Churches Service Center which assists families with obtaining adequate food and the Teen Challenge Ministry Institute which offers after school learning and prevention programs designed to provide safe and effective homework assistance to youth. Additional services for this special needs group include various sports programs, the teen town program, the Teen Center located at the South Gate Sports Center, recreation programs at The Girls Clubhouse, and the tiny two and tot time programs. Additionally, the Housing Choice Vouchers Program also provides rental assistance to

households earning lower incomes. Persons living in poverty can also access various affordable housing programs offered by the City.

Homeless

In 2011, the Los Angeles Homeless Service Authority (LAHSA) undertook a homeless enumeration effort. This comprehensive study included a field enumeration, field surveys, telephone surveys, and a sophisticated statistical analysis used to project homelessness in non-enumerated areas. For the purposes of this study, the HUD definition of an unsheltered homeless person was used: someone who is either living on the streets, or living in a vehicle, encampment, abandoned building, garage, or any other place not normally used or meant for human habitation. The overall homeless population of the Greater Los Angeles Continuum of Care (CoC) at a given point in time was estimated to be 45,422 people. Approximately 28,450 were unsheltered, and 16,882 people were living in either emergency shelters or transitional housing programs at the time of the enumeration.

LAHSA covers Los Angeles County, which is divided into eight Service Planning Areas (SPAs). The City of South Gate is located within SPA 7 (East Los Angeles) at the western edge of the service area. The 2011 homeless count estimated that 4,759 homeless persons were in SPA 7, representing approximately 11 percent of the homeless persons in the County. As an opt-in area, a specific homeless count for South Gate was conducted as part of the LAHSA study. This survey estimated that 199 homeless persons were located within the City of South Gate based on the City's general population proportion to that of SPA 7.

Resources

Homeless persons in South Gate have access to a number of homeless shelters and programs that are located within SPA 7. These include:

- **Rio Hondo Temporary Home, Norwalk** – Provides emergency food and transitional shelter for families with children in the Cerritos, Downey, La Mirada, Montebello, Norwalk, Pico Rivera, Santa Fe Springs and Whittier areas. There are no geographical restrictions for residents.

- **Santa Fe Springs Transitional Living Center, Whittier** – Provides shelter for homeless families in transition, most of whom are single parents or victims of domestic violence and substance abuse, in Los Angeles County.

- **Hospitality Housing, Whittier** – Provides homeless support services for single adults 18 years and older and families with children.

- **Birch Grove Homes, Norwalk** - Provides supportive services to 20 persons in an existing permanent housing program for persons with mental health disabilities.

- **Community Housing Options, scattered sites** - Provides permanent supportive housing to homeless persons and families living with HIV/AIDS or dual diagnoses.

- **Denker House/Harvest House, scattered sites** - Provides supportive services in an existing permanent housing program for persons with disabilities.

- **Homes for Life Foundation, Norwalk** - Provides permanent housing to eight persons with mental health disabilities in eight one-bedroom apartment style units.

- **Su Casa Domestic Violence Network, Lakewood** - Provides crisis intervention service for domestic violence victims and their children, for a maximum of 30 consecutive days.

- **Salvation Army, Bell Shelter** – Provides emergency shelter services and transitional care for up to 350 homeless men and women.

While no homeless facilities are located in South Gate, the City provides Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds annually to various nonprofit organizations that offer a range of homeless and supportive services for those who are homeless and at-risk of becoming homeless. Programs and agencies that have received funding support from the City include: the Homelessness Assistance Program, LAHSA, Southeast Churches Service Center and Salvation Army Bell Shelter.

Housing Characteristics

Housing Trends and Types

Housing growth in South Gate was modest but steady during the 1990s and the 2000 Census recorded 24,269 housing units in the City, representing a six percent increase from ten years earlier (Table HE-16). This growth, however, slowed dramatically during the 2000s and the City's housing stock actually decreased slightly (by less than one percent) by 2010. Residential development trends in surrounding communities were similar to those in South Gate. Typically, residential development in this region occurs primarily on small infill sites with the recycling of single-family homes into higher intensity residential projects.

The majority of housing units in South Gate, according to the 2007-2011 ACS, were single-family homes, which comprised approximately 70 percent of all units (Table HE-17). Most of these units (approximately 89 percent) were detached single family units. Multi-family units comprised just 29 percent of South Gate's housing stock.

Table HE-16: Comparative Housing Growth

Jurisdiction	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
South Gate	22,946	24,269	24,160	5.8%	-0.4%
County of Los Angeles	3,163,343	3,270,906	3,445,076	3.4%	5.3%
Bell Gardens	9,546	9,788	9,986	2.5%	2.0%
Cudahy	5,416	5,542	5,770	2.3%	4.1%
Downey	34,302	34,759	35,601	1.3%	2.4%
Huntington Park	14,515	15,335	15,151	5.6%	-1.2%
Lynwood	14,525	14,987	15,277	3.2%	1.9%
Paramount	13,726	14,591	14,571	6.3%	-0.1%

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

Table HE-17: Changes in Housing Stock: 2000-2011

Housing Type	2000		2011 (Estimate)	
	Number	Percent	Number	Percent
Single Family	15,600	64.3%	17,214	69.7%
Detached	12,339	50.8%	15,336	62.1%
Attached	3,261	13.4%	1,878	7.6%
Multi-Family	8,391	34.6%	7,123	28.8%
2-4 Units	3,695	15.2%	3,434	13.9%
5 + Units	4,696	19.3%	3,689	14.9%
Mobile Homes and Other	278	1.1%	355	1.4%
Total Units	24,269	100.0%	24,692	100.0%

Source:

1. *U.S. Bureau of Census, 2000 Census.*
2. *U.S. Bureau of Census, American Community Survey (ACS), 2007-2011.*

Tenure and Vacancy

The 2010 Census recorded a total of 23,278 occupied housing units for the City of South Gate. Owner-occupied units comprised 46 percent of all occupied units, while renter-occupied units made up the remaining 54 percent.

According to the ACS, most of the City's single-family detached housing was owner-occupied in 2011 (63 percent). Homeownership is often a significant factor in maintaining the stability of single-family neighborhoods and encouraging reinvestment. To promote homeownership, the City currently offers a first-time homebuyer program.

Vacancy rates within a community are an indicator of the availability and cost of housing. Vacancy rates below five percent for rental housing and two percent for ownership housing are generally indicative of a critical shortage of housing. According to the 2010 Census, the ownership vacancy rate in South Gate was 1.5 percent, while the rental vacancy rate was 3.6 percent. (At the same time, the rate in Los Angeles County as a whole for rental units was 5.8 percent.) The rates for South Gate suggest a very tight suboptimal housing market.

Age of Housing Stock

A majority of the residential development in the City of South Gate occurred just after World War II. More than 50 percent of the City's housing stock was constructed between 1940 and 1959.

Typically, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. With a vast majority (approximately 90 percent) of the City's housing stock built prior to 1980, housing rehabilitation is clearly a priority need for the community. Table HE-18 summarizes the age of the City's housing stock. City staff estimates approximately 25 percent of housing units in the City require substantial rehabilitation and no housing units require replacement.

Table HE-18: Year Units Built

Year Built	Units Built	Percent
1939 or Earlier	4,450	18.0%
1940 to 1959	12,495	50.6%
1960 to 1969	3,227	13.1%
1970 to 1979	2,002	8.1%
1980 to 1989	1,160	4.7%
1990 to 1999	618	2.5%
2000 to 2004	615	2.5%
2005 or Later	125	0.5%
Total	24,692	100.0%

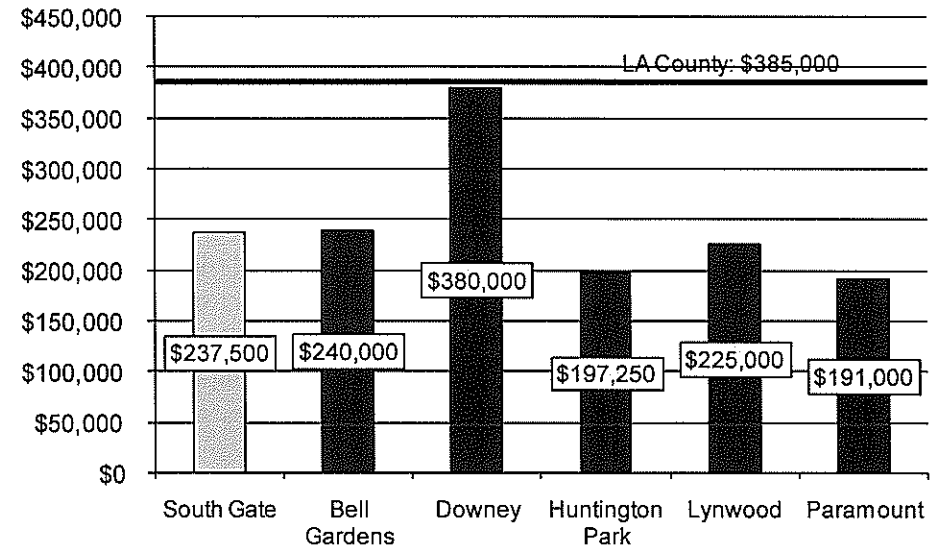
Sources: Bureau of the Census, American Community Survey (ACS), 2007-2011.

Housing Costs and Affordability

Ownership Housing Prices

According to DataQuick, a company that collects real estate data, median home prices in South Gate and nearby jurisdictions (with the exception of Downey) were well below the countywide median sales price of $385,000 (Figure HE-2). The City's median home sales price through March 2013 was $237,500, approximately 38 percent less than the County's median price.

Figure HE-2: Median Home Sales Price (March 2013)



Note:
1. *Real estate data for Cudahy is not available.*
2. *2013 estimates represent sales data through March 2013.*

Source: www.DQNews.com, May 2013.

The City's median sales price in 2012 represents an increase of approximately four percent from the previous year. By contrast, during this same time period, most neighboring jurisdictions actually experienced a decline in median home price (Table HE-19). By early 2013, however, this trend appears to have reversed and home prices in the region (with some exceptions, including Huntington Park) are now increasing steadily. When comparing monthly sales data through March 2013, the City experienced an increase in median sales price of five percent, while most neighboring jurisdictions saw significantly larger increases.

Table HE-19: Annual Median Home Prices (2011-2013)

Jurisdiction	2011 (Annual)	2012 (Annual)		March 2013		Percent Change in Median Sale Price	
	Price	Number Sold	Price	Number Sold	Price	2011-2012	March 2012-March 2013
South Gate	$230,000	392	$240,000	26	$237,500	4.4%	-5.2%
County of Los Angeles	$315,000	83,770	$330,000	7,172	$385,000	4.8%	24.2%
Bell Gardens	$220,000	157	$212,500	12	$240,000	-3.4%	12.3%
Downey	$340,000	776	$330,000	68	$380,000	-2.9%	13.4%
Huntington Park	$216,000	209	$210,500	16	$197,250	-2.6%	-12.3%
Lynwood	$220,000	300	$222,250	29	$225,000	1.0%	1.2%
Paramount	$170,000	243	$150,000	20	$191,000	-11.8%	46.9%

Notes:
1. *Real estate data for Cudahy is not available.*
2. *2013 estimates represent sales data through March 2013. Percent change in median sale price between 2012 and 2013 is based on median prices reported for March 2012.*

Source: www.DQNews.com, May 2013.

Rental Housing Costs

The City had a rental vacancy rate of less than four percent in 2011, slightly below what is typically considered optimum and indicating a tight rental market. Few units in the City are even publicized as being available for rent in local newspapers or Internet listings. Instead, non-traditional advertising practices, such as placing for-rent signs outside of the residence or using word-of-mouth, are more commonplace in the City. Table HE-20 summarizes average market rents by unit size based on available rental listings from Craigslist.org that were reviewed during May 2013. As presented, average rental costs in South Gate ranged from $850 for a one-bedroom studio to $2,200 for a three-bedroom unit. The documented median rent for all housing units, regardless of size, was $1,200 and the average rent was $1,293.

According to the City's Housing Inspector, two bedroom units in the City range from $980 to $1,500 and three bedroom units range from $1,500 to $1,900. In general, most of the housing units available for rent were one- to three-bedroom units. Larger rentals and studios had very limited availability.

Table HE-20: Median and Average Market Rents by Number of Bedrooms (2013)

Housing Type	# of Listings	Median Rent	Average Rent	Rent Range
0	2	$850	$850	$850
1	13	$860	$845	$675 to $970
2	7	$1,395	$1,399	$1,095 to $1,700
3	11	$1,800	$1,836	$1,500 to $2,200
4+	0	--	--	--
Totals	33	$1,200	$1,293	$675 to $2,200

Source: www.Craigslist.org; accessed May 14, 2013.

Housing Affordability

The State has established the threshold of affordable housing cost at 30 percent of gross household income.[3] Table HE-21 provides estimates of affordable rents and home prices based on HCD's 2013 income limits for Los Angeles County, current mortgage rates(i.e., 4.0 percent for 30-year fixed-rate mortgage), and cost assumptions for utilities, taxes and insurance. Based on the housing costs presented earlier in Table HE-19 and Table HE-20, most South Gate residents, with the exception of extremely low income and most very low income households, are able to afford both ownership and rental housing in the City. Many of the units available, however, are typically smaller and large households may still have difficulty securing appropriately sized housing.

[3] Affordable housing cost is set at 30% of income for all renters and owners except for median and moderate income homeowners. Their affordable housing cost for home purchase is set at 35%.

Table HE-21: Estimated Affordable Housing Price by Income and Household Size (2013)

	Annual Income	Affordable Cost		Utilities		Taxes/ Insurance	Affordable Prices	
		Rental	Ownership	Rental	Ownership		Rent	Home Price
Extremely Low Income								
1-Person	$20,250	$506	$506	$76	$92	$101	$430	$72,846
2-Person	$23,150	$579	$579	$96	$112	$116	$483	$81,690
3-Person	$26,050	$651	$651	$114	$130	$130	$537	$90,999
4-Person	$28,900	$723	$723	$153	$169	$145	$570	$95,188
5-Person	$31,250	$781	$781	$170	$186	$156	$611	$102,171
Very Low								
1-Person	$33,750	$844	$844	$76	$92	$169	$768	$135,684
2-Person	$38,550	$964	$964	$96	$112	$193	$868	$153,372
3-Person	$43,350	$1,084	$1,084	$114	$130	$217	$970	$171,525
4-Person	$48,150	$1,204	$1,204	$153	$169	$241	$1,051	$184,791
5-Person	$52,050	$1,301	$1,301	$170	$186	$260	$1,131	$198,988
Low Income								
1-Person	$53,950	$1,349	$1,349	$76	$92	$270	$1,273	$229,709
2-Person	$61,650	$1,541	$1,541	$96	$112	$308	$1,445	$260,896
3-Person	$69,350	$1,734	$1,734	$114	$130	$347	$1,620	$292,548
4-Person	$77,050	$1,926	$1,926	$153	$169	$385	$1,773	$319,312
5-Person	$83,250	$2,081	$2,081	$170	$186	$416	$1,911	$344,215
Median Income								
1-Person	$61,050	$1,526	$1,781	$76	$92	$356	$1,450	$310,119
2-Person	$69,750	$1,744	$2,034	$96	$112	$407	$1,648	$352,709
3-Person	$78,500	$1,963	$2,290	$114	$130	$458	$1,849	$396,037
4-Person	$87,200	$2,180	$2,543	$153	$169	$509	$2,027	$434,205
5-Person	$94,200	$2,355	$2,748	$170	$186	$550	$2,185	$468,262
Moderate Income								
1-Person	$73,250	$1,831	$2,136	$76	$92	$427	$1,755	$376,371
2-Person	$83,700	$2,093	$2,441	$96	$112	$488	$1,997	$428,465
3-Person	$94,200	$2,355	$2,748	$114	$130	$550	$2,241	$481,295
4-Person	$104,650	$2,616	$3,052	$153	$169	$610	$2,463	$528,967
5-Person	$113,000	$2,825	$3,296	$170	$186	$659	$2,655	$570,355

Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

Sources: HCD (2013); and Veronica Tam and Associates (2013).

Table HE-21 shows the maximum amount that a household can pay for housing each month (e.g., rent, mortgage, and utilities) without exceeding the 30 percent income-to-housing cost ratio that is the threshold for overpayment. This amount can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. Based on financing criteria noted earlier, the maximum affordable home price for an extremely low income household ranges from $72,846 to $102,171 based on 2013 income limits. Homeownership is out of reach for all extremely low income households. Similarly, after deductions for utilities, an extremely low income household can afford to pay $430 to $611 in rent per month, depending on the household size. In practical terms, this means that even a five-person extremely low income household cannot afford an average priced one-bedroom without severe overpayment or overcrowding.

Very Low Income Households: Very low income households earn 50 percent or less of the AMI. Based on the 2013 income limits, the maximum affordable home price for a very low income household ranges from $135,684 for one-person to $198,988 for a five-person households. Based on the sales data presented in Table HE-19, very low income households cannot afford the median sales price for a home in the City, regardless of size. As outlined in Table HE-21, a very low income household can afford to pay $768 to $1,131 in monthly rent, after deductions for utilities and depending on household size. Generally, very low income families cannot afford to rent in South Gate.

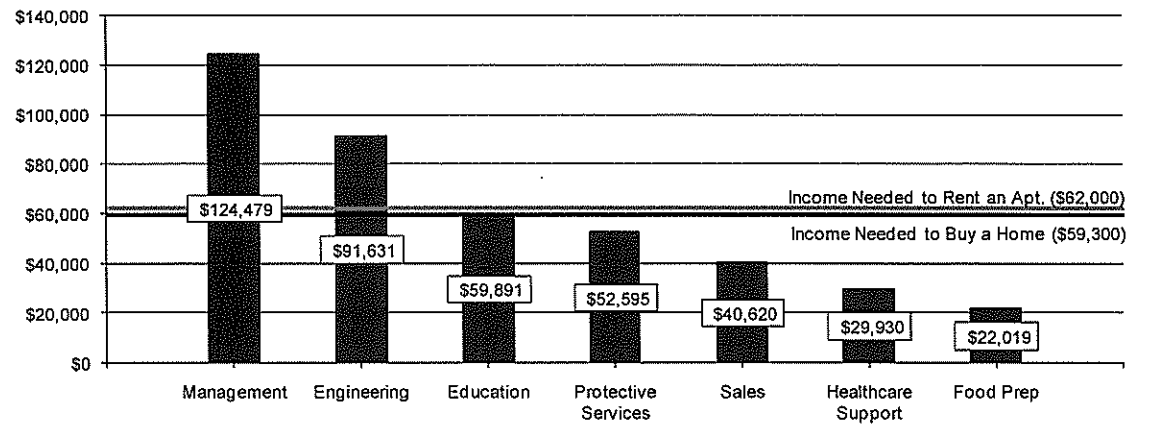
Low Income Households: Low income households earn 51 percent to 80 percent of the AMI. The maximum affordable home price for a low income household ranges from $229,709 for a one-person household to $344,215 for a five-person household. Based on the data presented in Table HE-19 and Table HE-20, low income households with two or more persons can generally afford to purchase and rent homes in South Gate; however, larger households may still have difficulty finding affordable large rental units.

Median Income Households: Median income households earn 80 percent to 100 percent of the AMI. The maximum affordable home price for a median income household ranges from $310,119 for a one-person household to $468,262 for a five-person household. Based on the sales data presented in Table HE-19 and Table HE-20, ownership and rental housing in South Gate is generally affordable to median income households.

Moderate Income Households: Moderate income households earn 100 percent to 120 percent of the AMI. The maximum affordable home price for a moderate income household ranges from $376,371 for a one-person household to $570,335 for a five-person household (see Table HE-21). Moderate income households in the City can afford to purchase and rent homes in South Gate.

As shown in Figure HE-3, to afford a median-priced home of $237,500 in 2013, a household income of approximately $59,300 (32 percent less than the County median income for a family of four) would be needed (Table HE-21). Renting an average apartment at $1,293 would require a slightly higher income of $62,000. Based on wage data from 2012, many of the occupations that employ South Gate residents pay wages lower than the minimum required to afford housing in the City.

Figure HE-3: Income Needed to Afford Housing Compared with Income (2013)



Sources: State Employment Development Department (2013) and Veronica Tam and Associates (2013).

Affordable Housing

Inventory of Subsidized Housing

The City has a number of affordable rental housing developments that are subsidized to affordable levels for lower income households. The length of affordability control is dependent on the requirements of the funding programs. Table HE-22 presents this inventory, providing project information on total units, subsidized units, funding programs used to maintain affordability, and potential date for the subsidized units to convert to market-rate housing due to expiration of subsidies or deed restrictions.

In compiling the inventory, only project-based assistance received by the developments is considered, including density bonus, financial subsidies using local, state, or federal funds, and land write-downs. Rental developments that accept tenant-based assistance such as Section 8 vouchers are not included in the inventory as the vouchers are portable with the tenants and therefore do not guarantee the long-term affordability of specific units.

Table HE-22: Inventory of Subsidized Rental Housing for Lower Income Households

Project Name	Total Units	Subsidized Units	Funding Program	Potential Conversion Date
At-Risk				
Pennsylvania Square	75	75	Section 8 New Construction	1/12/2014
Dudlext II Senior Apartments	34	20	HOME Funds and Redevelopment Housing Set-Aside	2016
Pine Place	22	18	Redevelopment Housing Set-Aside	2016
Subtotal	131	113		
Not At-Risk				
Ardmore Terrace Senior Apartments	35	22	Redevelopment Housing Set-Aside	2033
Burke Avenue Apartments 8953-8957 Burke Avenue	8	8	HOME	2037
11343 Pennsylvania Avenue	4	4	HOME	2038
2418 Glenwood Pl.	4	4	HOME	2038
Hollydale Plaza Apartments	101	101	LIHTC	2038
California Senior Plaza (8933 California Avenue)	69	69	Redevelopment Housing Set-Aside	2061
Subtotal	221	208		
Total	352	321		

Source: City of South Gate, 2013.

Description of Subsidized Units

A total of nine publicly subsidized, multi-family rental complexes are located within the City of South Gate. Collectively, these complexes offer 208 rental housing units that are deed-restricted as housing affordable to lower income households. All of the restricted units are targeted to seniors or people with developmental disabilities. The nine affordable communities include:

- **Pennsylvania Square:** This 75-unit complex was developed with a HUD Section 221(D)(4) market-rate financing which places no affordability control on the units developed. The affordability of this senior complex is maintained by a Section 8 contract that is due to expire on January, 12, 2014; however, this contract is expected to be renewed prior to the expiration date as the property owner has not yet filed the required Notice of Intent to opt out of the Section 8 program.

- **Dudlext II Senior Apartments (South Gate Park Villas):** The 20-unit Dudlext II Senior Apartments were constructed with federal HOME funds and a City of South Gate Redevelopment Agency land write down.

- **Pine Place:** This 22-unit complex is occupied by qualified senior citizens. Pine Place is a locally assisted development with funds provided through the South Gate Redevelopment Agency. Additionally, the project was granted parking concessions that

also constituted local assistance. The project was completed in 1986 and has a total of 18 subsidized units with a 30-year deed restriction due to expire in 2016.

- **Ardmore Terrace Senior Apartments:** This 35-unit senior housing development was constructed in 1988. A total of 22 units are maintained as affordable as a condition of the City's financial participation. Assisted units within this project are not at risk of converting to market rate until 2033.

- **Burke Avenue Apartments:** This eight unit complex was constructed in 2011, with a total of eight units maintained as affordable housing in cooperation with the Oldtimers Foundation. Assisted units within this project are not at risk of converting to market rate until 2037.

- **11343 Pennsylvania Avenue:** A total of four units, designated as affordable special needs housing for persons with developmental disabilities were constructed in 2013. Assisted units within this project are not at risk of converting to market rate until 2038.

- **2418 Glenwood Place:** A total of four units, designated as affordable special needs housing for persons with developmental disabilities were constructed in 2013. Assisted units within this project are not at risk of converting to market rate until 2038.

- **Hollydale Plaza Apartments:** Hollydale Plaza is an affordable apartment community comprised of 101 one- and two- bedroom units for seniors. The community was developed by LINC Housing and Meta Housing Corporation in 2010 using four percent low-income housing tax credits.

- **California Senior Plaza:** This affordable senior project is located at 8933 California Avenue. The project consists of 69 moderate income senior units and was funded in part with Redevelopment Housing Set-Aside funds.

Units at Risk

The cost of constructing new affordable housing has continued to rise; therefore, it is important that a community preserves its existing affordable housing stock. State law requires that the Housing Element assess the potential conversion of subsidized units to market-rate housing due to expiration of deed restrictions or subsidy contracts. The analysis must cover a ten-year period. Therefore, for this Housing Element, the "at risk" analysis covers the period of October 15, 2013 through October 15, 2023. During this ten-year period, a total of 113 units within the Pennsylvania Square, Dudlext II Senior Apartments, and Pine Place developments are considered at risk of converting to market-rate housing (see Table HE-22) due to the potential expiration of their Section 8 contracts.

Preservation Options and Cost Analysis

This cost analysis is intended as a general analysis to establish an order of magnitude regarding the costs associated with various options to preserve the affordability of Pennsylvania Square, Dudlext II, and Pine Place (totaling 113 units). The actual costs will depend on the market conditions at the time of conversion and detailed analysis should be conducted.

Rent Subsidies

Upon expiration of the Section 8 contract, tenant-based rent subsidies funded by other funding programs could be used to preserve the affordability of the at-risk units. Similar to Section 8 rental assistance, the City could provide rent subsidies to very low income households at Pennsylvania Square, Dudlext II, and Pine Place. The level of the subsidy required to preserve the at-risk affordable units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. Table HE-23 presents a calculation of the rent subsidies required to preserve the affordability of the 113 at-risk units.

Based on the estimates and assumptions shown in this table, approximately $333,576 in annual rent subsidies would be required (in 2013 dollars). The amount of annual subsidies will vary depending on market conditions.

Table HE-23: Rent Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Monthly Subsidy
Very Low Income (50% AMI)						
One-Bedroom/2 person household	113	$1,101	$34,200	$855	$246	$27,798
Total Monthly	113			$27,798		
Total Annual Subsidy				$333,576		

Notes:

1. *Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.*
2. *Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).*
3. *The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.*
4. *The monthly subsidy covers the gap between the FMR and the affordable housing cost.*

Source: Veronica Tam and Associates, 2013.

Transfer of Property to Non-Profit Ownership

One option to preserve this development as affordable housing is to transfer the ownership of these at-risk buildings to nonprofit ownership, provided the owners are willing to sell. Table HE-24 presents an estimated market value of Pennsylvania Square, Dudlext II, and Pine Place using general assumptions on operating cost, rent income, and building condition.

Table HE-24: Estimated Market Value of At-Risk Units

Project Units	Pennsylvania Square	Dudlext II	Pine Place
One-Bedroom Units	75	20	18
Annual Operating Cost	$202,500	$54,000	$48,600
Gross Annual Income	$941,355	$251,028	$225,925
Net Annual Income	$738,855	$197,028	$177,325
Market Value	$9,235,688	$2,462,850	$2,216,565

Market value is estimated with the following assumptions:

1. *Fair Market Rent for one-bedroom is $1,101 (Table HE-23).*
2. *One-bedroom unit is 600 square feet in size.*
3. *Vacancy rate = 5%*
4. *Annual operating expenses per square foot = $4.50*
5. *Market value = Annual net project income*multiplication factor*
6. *Multiplication factor for a building in moderate condition is 12.5.*

New Construction of Replacement Units

Preservation of the at-risk units as long-term affordable housing depends on the intent of the property owners. If preservation proves to be infeasible, construction of new affordable units may be the only option to replenish the City's affordable housing stock.

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, financing and type of construction. The City of South Gate, similar to most cities within a highly urbanized setting, is essentially built-out with few vacant parcels of any size remaining. Most development is limited to in-fill housing, especially recycling less intensively developed sites. As with all commodities, when there is limited supply and great demand, the cost escalates commensurately. Thus land costs are generally very high throughout California but are even more so in communities where vacant lots are scarce. Based on general assumptions for average construction costs, it would cost approximately $9.9 million to construct 113 affordable replacement units, excluding land costs and soft costs such as architecture and engineering. Including land costs, the total costs to develop replacement units would be significantly higher.

Table HE-25: Estimated New Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
One-Bedroom	113	600	81,360	$9,892,359
Total	113		81,360	$9,892,359
Average Per Unit Cost:				$87,543

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsides in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of constructing 113 replacement units is high ($9,892,359 plus land and soft costs). In comparison, the annual costs of providing rental subsidies to preserve the 113 assisted units are relatively low ($333,576); however, long-term provision of rental subsidies for at least 55 years would cost over $39 million. The option of acquiring the three projects and transferring ownership to non-profit housing organizations is also costly ($13,915,103).

HOUSING CONSTRAINTS

Market and governmental factors, and infrastructural limitations may constrain the construction, rehabilitation, affordability, and maintenance of housing. These constraints ultimately influence the type and number of housing units available in the City.

Market Constraints

Factors such as current interest rates, land prices and cost of construction affect the cost of housing and may constrain the production of affordable units. Interest rates and loan costs, at the writing of this Housing Element, have been among the lowest in over 25 years. However, land costs are higher than ever and significantly raise the cost of housing. Specifically, the high cost of land and construction has priced many families out of the homeownership market.

Land Availability and Cost

Housing demand far exceeds the available housing units within the Southern California real estate market. In areas such as South Gate, where the City is essentially built-out and available land is extremely limited, the supply and demand paradigm is out of balance. Residentially designated vacant land in South Gate is nearly non-existent. Based on a survey of listings for vacant land in June 2013 on Realtor.com, only one vacant property in the entire City was available for sale at a cost of approximately $871,200 per acre. Furthermore, much of the housing in South Gate was built before the 1950s and the lots are narrow by today's standards. The single vacant lot available for purchase is only 6,400 square feet. Future residential development must rely on lot consolidation and conversion of underutilized land for more intensified uses.

In order to assemble a usable parcel that would accommodate multi-family housing, which is most needed in South Gate, or new construction of single-family units, large parcels are required. A multi-family parcel is generally at least 7,500 feet in size or larger. Often, with smaller parcels it is necessary for the private developer to acquire properties as these become available for sale and hold the properties until such time as sufficient land is acquired to complete a development that is a cost-effective return on investment. Carrying costs associated with this process can make or break a project. Additionally, this is a speculative process in that it may not be possible to assemble the required land if the adjacent property owners are unwilling sellers just as it is entirely possible that the price of the land escalates as property owners learn of the project and hold out for a higher purchase price.

As part of the City's comprehensive General Plan update, the City provided additional opportunities for housing development through increased density and other incentives.

Several strategic areas will provide for mixed-use development of ground floor retail with housing.

Construction Costs

The construction cost factor has significant impact on the cost of new housing. Labor and the cost of building materials combined can account for approximately 40 to 50 percent of the price of a new home. However, construction costs are consistent throughout the region and therefore would not specifically constrain housing development in South Gate.

Building costs can be reduced if amenities and the quality of building materials are maintained at just the minimum standards that ensure health, safety and adequate performance. These reductions may reduce the initial sales price but may also diminish the useful life of the home over time as well as the buildings contribution to the character of the community.

Another factor related to construction costs is the number of units that can be developed at a single site which allows for reductions in building costs through economies of scale. This cost reduction is particularly beneficial when coupled with density bonuses which allow for more units than would be permitted according to the existing zoning. The density bonus serves as an incentive to the private developer to construct affordable housing. Pursuant to State law, the City of South Gate offers density bonus and other regulatory incentives to developers that include affordable housing within the development.

Financing

Interest rates are determined by national policies and economic conditions, over which municipalities have little ability to influence. However, jurisdictions can and do offer interest rate write-downs and soft-second downpayment assistance to close the gap between the amount at which the mortgage lender will qualify the potential homebuyer and the actual cost of the mortgage. These types of programs extend home purchasing opportunities to a broader economic segment of the population. Due to drastic reductions in the City's CDBG and HOME allocations, the City of South Gate has discontinued its Down Payment Assistance Program for low-income, first-time homebuyers.

Mortgage rates in recent years have been at an all-time low and many homeowners are taking the opportunity to refinance home loans to lower mortgage payments. These low interest rates also make it easier for first-time homebuyers to enter the market. As of August 2013, the average interest rate in the western region of the U.S. was 4.36 percent for a 30-year fixed mortgage.[4]

[4] http://www.freddiemac.com/pmms/

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. HMDA requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

Table HE-26: Disposition of Home Purchase and Improvement Loan Applications (2011)

Loan Type	Total Applications	Approved		Denied		Other	
		#	%	#	%	#	%
Government Backed Purchase Loans	467	323	69.2%	71	15.2%	73	15.6%
Conventional Purchase Loans	203	134	66.0%	31	15.3%	38	18.7%
Refinance	1,024	610	59.6%	219	21.4%	195	19.0%
Home Improvement Loans	83	39	47.0%	34	41.0%	10	12.0%
Total	1,777	1,106	62.2%	355	20.0%	316	17.8%

Notes:

1. *Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.*
2. *Percent Other includes loan applications that were either withdrawn or closed for incompleteness.*

Source: www.LendingPatterns.com™, 2013.

Overall, in 2011, a total of 670 households applied for loans, either conventional or government-backed, to purchase homes in South Gate (Table HE-26). About 69 percent of government backed loans were approved, while conventional home purchase loans had a slightly lower approval rate at 66 percent. Fewer households in South Gate applied for home improvement loans in 2011 (just 83 households), 47 percent of which were approved. The majority of loan applications submitted in the City during 2011 were for home refinancing (1,024 applications); 60 percent of these applications were approved.

Foreclosures

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

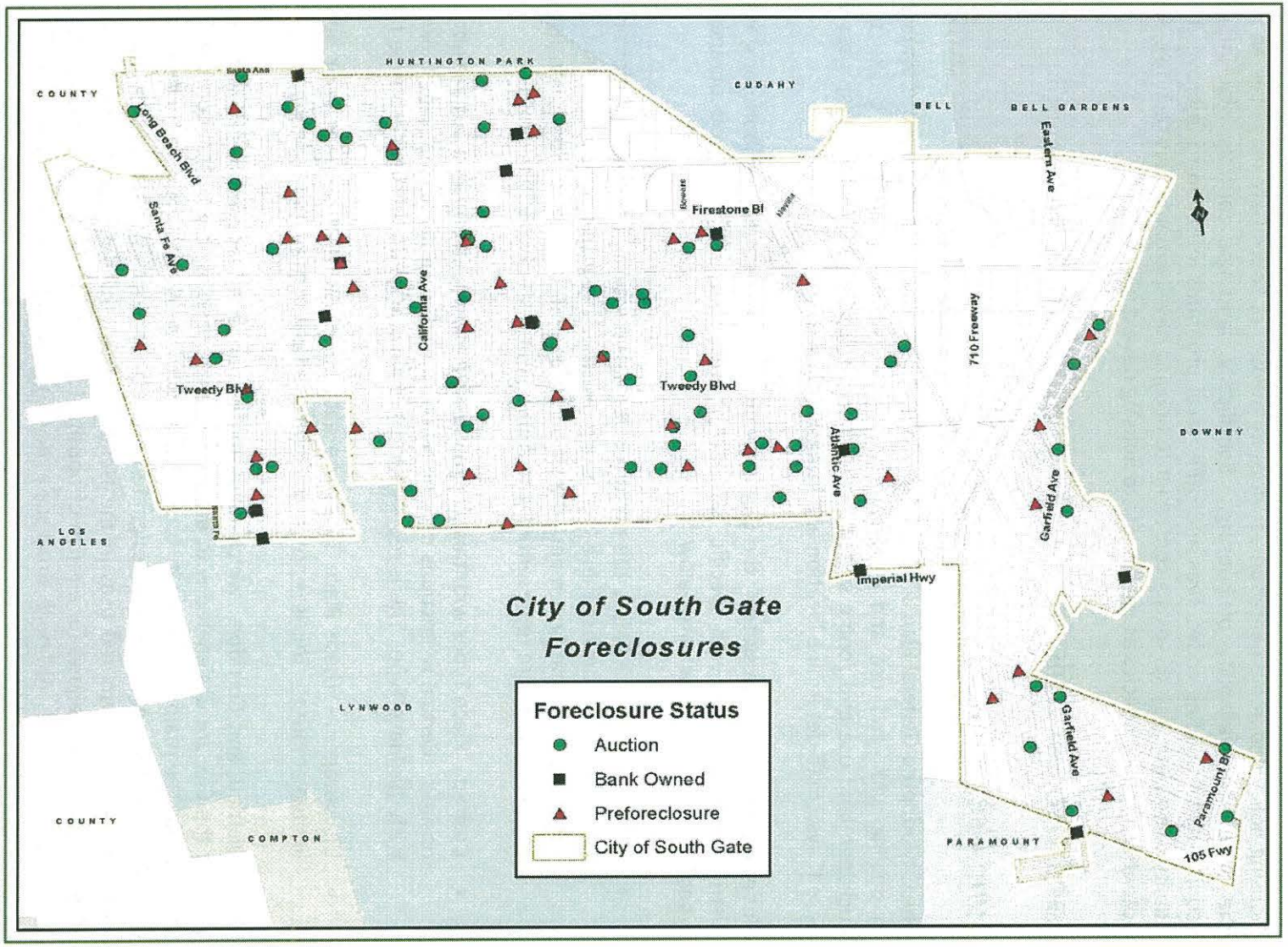
Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a

borrower is at least 90 days behind in making payments. As of May 2013, 46 properties in South Gate were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 87 properties in South Gate were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. In May 2013, the City of South Gate had a total of 46 bank-owned properties. Figure HE-4 illustrates the location and status of foreclosed properties in the City of South Gate.

Figure HE-4: Foreclosures in South Gate



Governmental Constraints

Housing policy and implementation activities by the City of South Gate may have an impact on the price and availability of housing. Specifically, land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. This section assesses the potential of public policies as constraints to housing development.

Land Use Controls and Development Standards

Land Use Controls

The City adopted General Plan 2035 in 2009. As part of the General Plan update, a new concept in dealing with land use and development standards was introduced. Unlike traditional Euclidean land use and zoning system, the proposed South Gate General Plan uses a "form-based" system to determine location and intensity of uses.

Under this new land use system, the City is divided into residential neighborhoods, mixed-use districts, and corridors, with specific "strongly desired," "desired", and "discouraged" "place types". Definitions of each are below:

- Strongly Desired – This is the preferred Place Type for a district or corridor and should be implemented unless there is a strong overriding reason not to implement it. This is the Place Type that best meets the vision for each district or corridor. For districts and corridors, these are represented with a green dot in the Place Type table.

- Desired – Place Types with this designation are allowed in the area but are not as highly desired. Certain restrictions may be placed on future projects that would like to build with this Place Type. This is represented with an orange dot in the Place Type table.

- Discouraged – These Place Types are allowed in the district or corridor but in very limited amounts. This is represented with a red dot in the Place Type table.

Unlike Districts and Corridors, which allow more than one Place Type, primarily residential areas of the City are designated with either the Neighborhood Low or Neighborhood Medium designation. The majority of the City is designated with the Neighborhood Low designation and a small percentage of areas are designated as Neighborhood Medium (Figure HE-5). Single-family homes are permitted uses in the Neighborhood Low designation. The Neighborhood Medium designation allows for a range of housing types including single family, duplex, triplex, and small apartments. Although small-scale recycling and infill residential projects will continue to occur in these neighborhoods, significant residential growth is not desired or anticipated, except within the Corridor Transition Overlay Zone (discussed later). Neighborhood Medium

High and Neighborhood High areas are incorporated into the City's Districts and Corridors areas.

Districts are areas of higher intensity development located throughout the City (Figure HE-6). The design and desired land use mix of Districts varies from area to area. Some, such as the new transit-oriented village near the intersection of Firestone and Atlantic Avenues, will create a pedestrian- and transit-oriented environment. These districts will incorporate some mixed use residential development at a higher density than surrounding areas. Districts will serve as a focal point for new housing to meet anticipated growth in population.

Corridors are the major transportation thoroughfares and access routes in the City (Figure HE-7). Corridors also include the parcels fronting the roadway and may be several parcels deep to allow for significant redevelopment opportunities. Corridors should be attractive, contain a diverse mix of uses – including residential uses at higher densities than currently exist – provide safe travel for pedestrians, bicycles, transit vehicles and automobiles, and enable people and goods to circulate with relative ease.

The City recognizes the tremendous need for workforce housing in the region and the benefits of providing residential uses along transportation corridors and near employment centers, and creating a resident population in commercial nodes. The South Gate General Plan 2035 fosters increased residential opportunities in select districts and corridors where a range of housing types are encouraged or permitted. Table HE-27 provides a description of the various Place Types. Table HE-28 and Table HE-29 provide a matrix of districts and corridors that illustrate Place Types where residential uses are strongly desired or desired.

Corridor Transition Overlay Zone: This designation facilitates the consolidation of parcels to spur redevelopment along the corridors while providing a transition between the higher density and mix of uses along the corridor and lower density residential areas. Parcels in the Corridor Transition Overlay Zone have a base Place Type designation (such as Neighborhood Low or Neighborhood Medium). If the Corridor Transition Overlay Zone parcels are developed in conjunction with the parcels along the corridor then the designation for these parcels is increased to the designation of the corridor.

If development along the corridor occurs without involving the Overlay Zone parcels, then the parcels may be "upzoned" to the next higher neighborhood density Place Type on their own. On the other hand, if no development occurs along the adjacent corridor then development in the Corridor Transition Overlay Zone may only occur at the existing "base" designation applied to the parcel.

Table HE-27: Place Types

Neighborhood Low			
This designation covers the majority of residential areas of the City and is intended to preserve the existing character and nature of the neighborhoods. This designation provides for low to moderate intensity single-family residential uses with some parcels allowing second units on the parcel.			
Frontage and Building Placement: Buildings shall be set back from the street and sidewalk to a depth that is consistent with those in the existing neighborhood.	*Uses:* Single-Family	*Density:* 0-12 du/ac	*Height:* 2 stories
Neighborhood Medium			
The purpose of this designation is to provide areas for a mix of single-family and lower density multi-family residential housing. These areas are located along collector streets as a transitional area between higher intensity uses and lesser intensity single-family areas and in neighborhoods that already exhibit a high degree of diversity in the type and density of housing.			
Frontage and Building Placement: Buildings should be set back from the street, depending on the building type and overall character of the block. The setbacks shall be generally consistent on a block-by-block basis so long as the buildings create an attractive pedestrian and street environment.	*Uses:* Single-Family Duplex Triplex Fourplex Townhouse Rowhouse	*Density:* 9-20 du/ac	*Height:* 3 stories
Neighborhood Medium-High			
This designation provides for attached single-family and multi-family housing. This designation is generally located along relatively high frequency roadways. Development in this designation will add a mix of housing types in the City and serve as a transition between the corridors and adjacent single-family areas.			
Frontage and Building Placement: Buildings should have minimal setbacks from the street with frontages that support the creation of attractive and public spaces along streets and sidewalks.	*Uses:* Duplex Triplex Fourplex Townhouse Rowhouse Multi-Family	*Density:* 21-40 du/ac (up to 45 du/ac if amenities are provided)	*Height:* 4 stories (up to 5 stories if amenities are provided)
Neighborhood High			
The purpose of this designation is to provide for condominiums and apartment developments where public transit is readily available and where there is a diverse mix of uses. This designation is typically found along major transportation corridors or as a part of districts that are expected to be redeveloped over the life of the General Plan.			
Frontage and Building Placement: Buildings shall be located directly at the property line or pushed back from the property line and landscaped.	*Uses:* Multi-Family	*Density:* 41-75 du/ac (up to 85 du/ac if amenities are provided)	*Height:* 6 stories (up to 8 stories if amenities are provided)
Neighborhood Center			
This designation is intended to establish a neighborhood focus that is distinguished by civic buildings, small-scale commercial and mixed-use buildings and multi-family housing. The designation allows for a diverse mix of uses to create nodes or focal points where numerous neighborhoods meet.			

Table HE-27: Place Types

Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk with public uses, such as plazas or outdoor seating, separating the building from the sidewalk.	*Uses:* Multi-Family	*Density:* 12-40 du/ac	*Height:* 3 stories
Boulevard Medium-High			
This designation provides for vertical and horizontal mixed use developments along major corridors throughout the City, such as Paramount, Atlantic, and Tweedy. This designation is intended to allow for relatively high intensity uses that increase the amount and diversity of housing units in South Gate and allow for the addition of office uses.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.	*Uses:* Multi-Family	*Density:* 21-40 du/ac	*Height:* 4 stories (up to 5 stories if amenities are provided)
Boulevard High			
This designation provides for vertical and horizontal mixed use developments along major corridors throughout the City, such as Firestone and Long Beach. This designation is intended to allow for higher intensity uses that increase the amount and diversity of housing units in South Gate and allow for the addition of office uses to the City's land use mix.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.	*Uses:* Multi-Family	*Density:* 41-75 du/ac (up to 85 du/ac if amenities are provided)	*Height:* 3-5 stories (up to 8 stories if amenities are provided)
Urban Village			
This designation is intended to create mixed use districts in key locations of the City such as the Gateway Transit Village area. The designation provides for vertical and horizontal mixed use developments that increase residential and employment opportunities in the City.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.	*Uses:* Multi-Family	*Density:* 41-100 du/ac (up to 120 du/ac if amenities are provided)	*Height:* 8 stories (up to 10 stories if amenities are provided)

Table HE-28: Allowable Place Types by District

Legend:
- ● Highly Desired
- ● Desired
- ● Discouraged
- x Not Allowed

District Name	Neighborhood Low	Neighborhood Medium	Neighborhood Medium-High	Nieghborhood High	Neighborhood Center	Boulevard Medium-High	Boulevard High	Urban Village	Single-Use Retail	Main Street	Office/R&D	Light Industrial/Flex	Manufacturing/Distribution	Civic/Institutional	Open Space
	Place Types														
El Paseo/South Gate Towne Center - Sub-area 1	x	x	x	x	x	x	x	●	●	x	●	x	x	x	●
El Paseo/South Gate Towne Center - Sub-area 2	x	x	x	x	x	x	x	x	x	x	x	x	●	x	●
El Paseo/South Gate Towne Center - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	x	●	●
South Gate Triangle - Sub-area 1	x	x	x	x	x	x	x	x	●	x	●	●	●	●	●
South Gate Triangle - Sub-area 2	x	x	x	x	x	x	x	x	●	x	●	●	●	●	●
Imperial - Sub-area 1	x	x	●	x	x	●	x	x	●	x	x	x	x	x	●
Imperial - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	●	x	x	●
Imperial - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	●	x	●
Hollydale Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
Tweedy Educational District	x	x	●	x	x	●	x	x	x	x	x	x	x	●	●
Rayo Industrial - Sub-area 1	x	x	x	x	x	x	x	x	x	x	●	●	●	●	●
Rayo Industrial - Sub-area 2	x	x	x	x	x	●	x	x	●	x	●	●	x	x	x
Gateway - Sub-area 1	x	x	x	x	x	x	x	●	●	x	x	x	x	x	●
Gateway - Sub-area 2	x	x	x	●	x	x	x	●	x	x	●	●	x	●	●
Gateway - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	●	x	●
Gateway - Sub-area 4	x	x	x	x	x	●	x	x	●	x	x	x	x	x	●
Ardine Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
Firestone Industrial	x	x	x	x	x	x	●	x	●	x	●	●	●	x	●
Southwest Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
South Gate College - Sub-area 1	x	x	x	x	x	x	x	x	x	x	●	●	x	●	●
South Gate College - Sub-area 2	x	x	●	x	x	●	x	x	●	x	●	x	x	●	●
Civic Center	x	x	x	x	x	●	x	●	x	x	x	x	x	●	●

Table HE-29: Allowable Place Types by Corridor

Legend:
- ● Highly Desired
- ● Desired
- ● Discouraged
- x Not Allowed

Corridors	Neighborhood Low	Neighborhood Medium	Neighborhood Medium-High	Neighborhood High	Neighborhood Center	Boulevard Medium-High	Boulevard High	Urban Village	Single-Use Retail	Main Street	Office/R&D	Light Industrial/Flex	Manufacturing/Distribution	Civic/Institutional	Open Space
	Place Types														
Garfield - Sub-area 1	x	●	x	x	x	x	x	x	x	x	x	x	x	x	●
Garfield - Sub-area 2	x	x	x	x	x	x	x	x	●	●	x	x	x	x	●
Garfield - Sub area 3	x	●	x	x	x	x	x	x	●	●	x	x	x	x	●
Paramount	x	x	x	x	x	●	x	x	●	●	x	x	x	●	●
Atlantic - Sub-area 1	x	x	x	●	x	x	●	x	●	x	x	x	x	●	●
Atlantic - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
California - Sub-area 1	x	●	x	x	●	x	x	x	●	x	x	x	x	x	●
California - Sub-area 2	x	●	x	x	●	x	x	x	●	x	x	x	x	x	●
California - Sub-area 3	x	●	x	x	●	x	x	x	x	x	x	x	x	x	●
California - Sub-area 4	x	●	x	x	●	x	x	x	x	x	x	x	x	●	●
California - Sub-area 5	x	●	x	x	●	x	x	x	x	x	x	x	x	●	●
Firestone	x	x	x	●	x	x	●	x	●	x	x	x	x	●	●
Century Boulevard	x	x	●	x	●	x	x	x	●	x	x	x	x	x	●
Imperial West	x	●	x	x	x	x	x	x	●	x	x	x	x	x	●
Tweedy - Sub-area 1	x	●	x	x	●	x	x	x	●	x	x	x	x	●	●
Tweedy - Sub-area 2	x	x	x	x	x	x	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 3	x	x	●	x	x	●	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 4	x	●	x	x	x	x	x	x	x	x	x	x	x	●	●
Tweedy - Sub-area 5	x	x	x	x	x	●	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 6	x	x	x	x	x	●	x	x	●	●	x	x	x	x	●
Long Beach - Sub-area 1	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
Long Beach - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
Long Beach - Sub-area 3	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
State - Sub-area 1	x	x	●	x	x	x	x	x	x	●	x	x	x	x	●
State - Sub-area 2	x	●	x	x	x	x	x	x	●	x	x	x	x	●	●
State - Sub-area 3	x	●	x	x	x	x	x	x	●	x	x	x	x	●	●
State - Sub-area 4	x	●	x	x	●	x	x	x	●	x	x	x	x	●	●

Figure HE-5: Neighborhoods

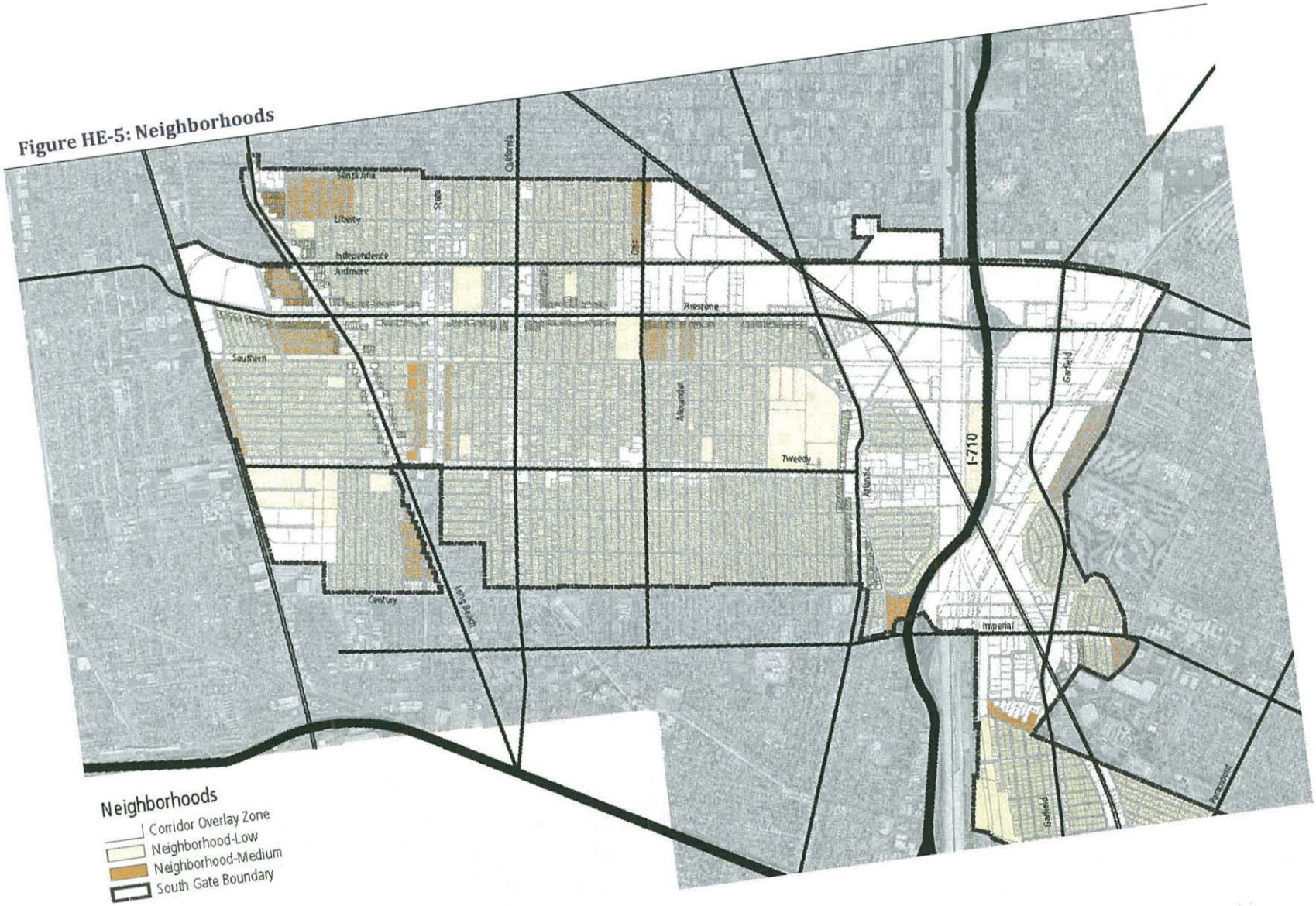


Figure HE-6: Districts

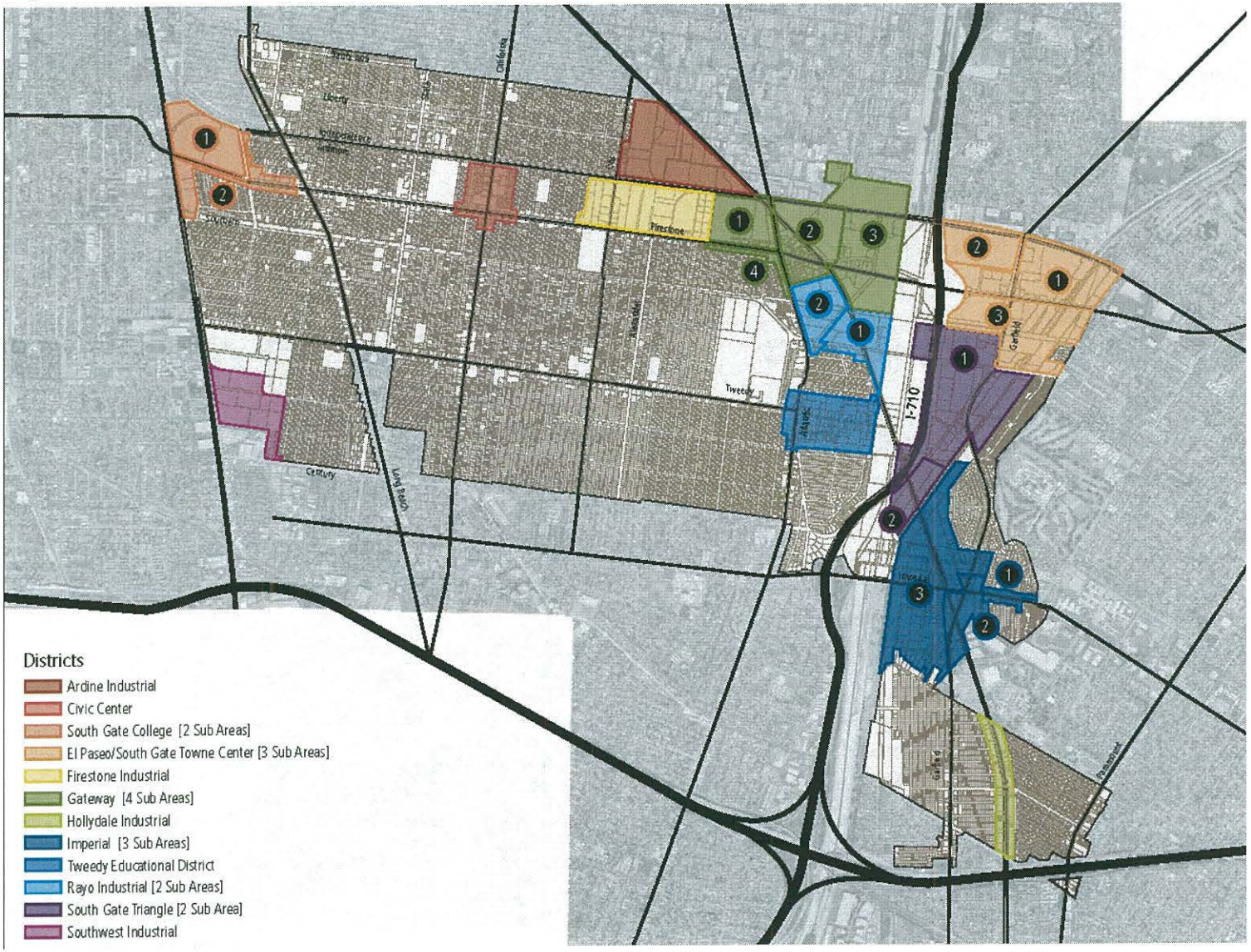
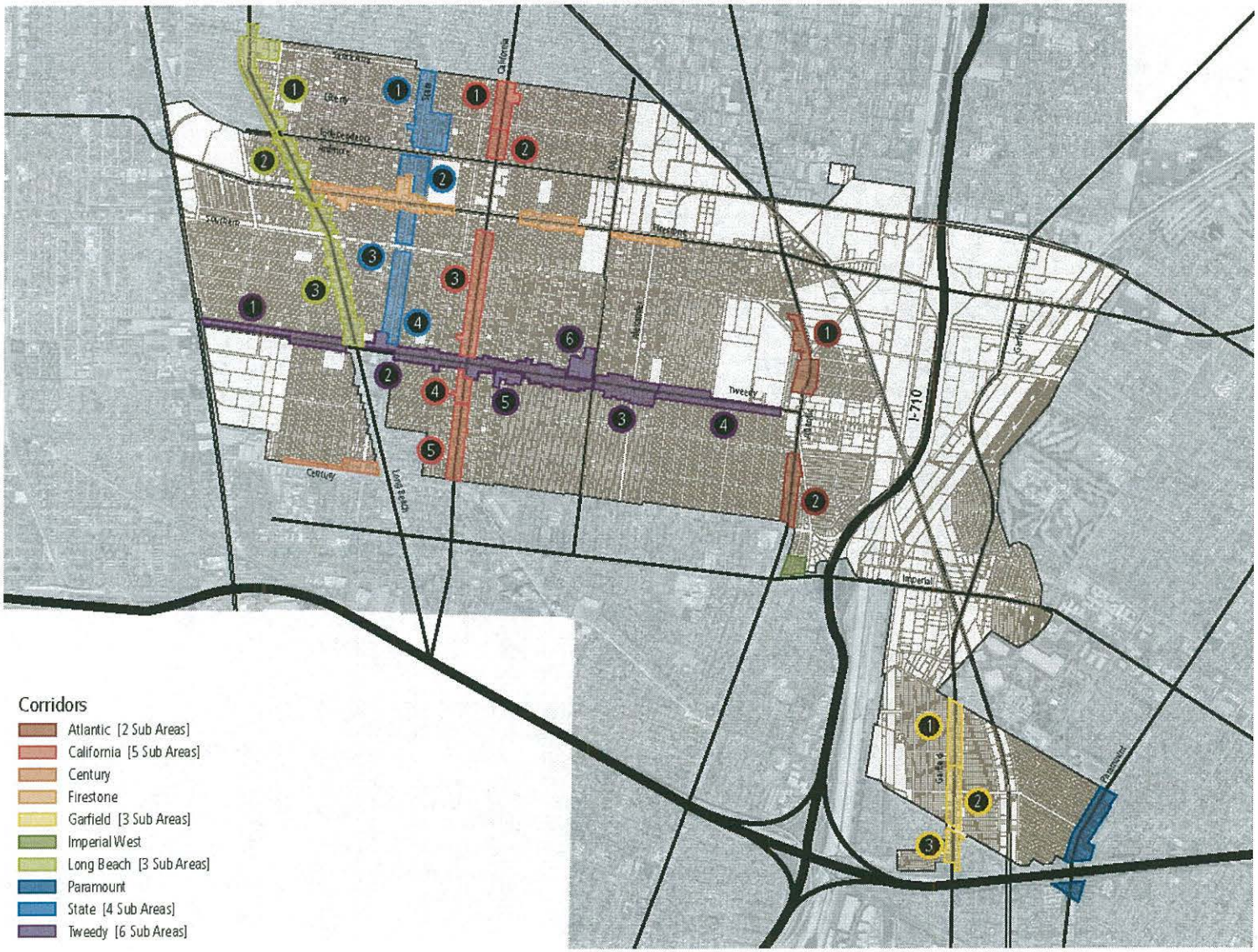


Figure HE-7: Corridors



Development Standards

In 2010 the City of South Gate adopted General Plan 2035, which offers increased opportunities for housing growth, expanded housing options, and enhanced neighborhoods for South Gate residents through mixed use and high density residential development. To implement the Land Use Plan with innovative policies, a new set of development standards is required, necessitating a comprehensive update to the City Zoning Code. Such an update to the Zoning Code, however, would be a massive undertaking, requiring significant financial and staffing resources. In the meantime, the City was required by State law to demonstrate its ability to accommodate the 1,490-unit Regional Housing Needs Allocation (RHNA) for the 2008-2013 Housing Element, with adequate mixed use and residential sites that had appropriate zoning and development standards. To allow implementation of the new General Plan while the Zoning Code was being comprehensively updated, the City of South Gate prepared a focused Interim Zoning Code amendment. The Interim Zoning Code addresses only certain corridors and districts identified in the 2008-2013 Housing Element as having capacity for mixed use and high density residential development in the near term. The Interim Zoning Code establishes specific development standards to implement a variety of housing types within these districts and corridors as envisioned by the General Plan 2035.

The City is currently undertaking a comprehensive update to the Zoning Code to implement the entire General Plan. Adoption of the Zoning Code Update is anticipated by Fall 2014. Until the new Zoning Code is updated, the Interim Zoning Code will remain in effect. Table HE-30 outlines the zones that allow residential and mixed use place types. Development standards established in the Interim Zoning Code are incorporated into the Draft Comprehensive Zoning Code Update.

Table HE-30: Zones Allowing Residential Uses

Zone	General Plan "Place-Type"
Urban Mixed Use Zones	
Civic Center (CIV)	Urban Village (41 to 100 units per acre) Civic/Institutional
Transit Village (TV)	Neighborhood High (41 to 75 units per acre) Urban Village (41 to 100 units per acre) Office/R&D
Urban Flex (UF)	Office/R&D Light Industrial/Flex Neighborhood Medium-High (21 to 40 units per acre) Boulevard Medium-High (21 to 40 units per acre) Boulevard High (41 to 75 units per acre)
Corridor 1 (CDR 1)	Single-Use Retail Neighborhood High (41 to 75 units per acre) Boulevard High (41 to 75 units per acre)
Corridor 2 (CDR 2)	Single-Use Retail Neighborhood Medium-High (21 to 40 units per acre) Neighborhood High (41 to 75 units per acre) Boulevard Medium-High (21 to 40 units per acre) Boulevard High (41 to 75 units per acre)
Urban Neighborhood (UN)	Single-Use Retail Office/R&D Light Industrial/Flex Boulevard Medium-High (21 to 40 units per acre) Boulevard High (41 to 75 units per acre) Neighborhood Medium-High (21 to 40 units per acre)
Main Street (MS)	Main Street/Neighborhood Center (12 to 40 units per acre)
Commercial and Industrial Zones	
Regional Commercial (RC)	Single-Use Retail Office/R&D Urban Village (41 to 100 units per acre)
Residential Neighborhood Zones	
Neighborhood Low (NL)	Neighborhood Low
Neighborhood Medium (NM)	Neighborhood Medium
Mobile Home Park (MH)	Neighborhood Low

Source: City of South Gate Municipal Code Public Review Draft June 2013.

Density and Height Bonuses: Under State law (Senate Bill 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to lower or moderate income households or senior citizen developments. State law also requires that local governments provide regulatory incentives and concessions to qualifying projects and a process for waiving or reducing development standards under certain circumstances. Updated density bonus provisions consistent with State law are included in the comprehensive Zoning Code Update (anticipated adoption by Spring 2014).

The various Place Types established in General Plan 2035 accommodate a range of housing options, from low-density single-family homes to high-density multi-family housing up to 100 units per acre in Mixed Use Districts. In addition to the State density bonus provisions for affordable housing, the City offers density and height increases in exchange for certain amenities, which will be determined either on a case-by-case basis or as specified in the Zoning Code. Specifically, if public improvements are provided, a development can receive density increases as follows:

- *Neighborhood Medium-High:* A density bonus of up to five additional dwelling units per acre.
- *Neighborhood High:* A density bonus of up to 10 additional dwelling units per acre
- *Boulevard Medium-High*: A density bonus of up to 5 additional dwelling units per acre and 0.25 FAR for nonresidential uses.
- *Boulevard High:* A density bonus of up to 10 additional dwelling units per acre and 0.5 FAR for nonresidential uses.
- *Urban Village:* A density bonus of up to 20 additional dwelling units per acre and 0.5 FAR.
- *Civic/Institutional:* A density bonus of up to 1.0 FAR.

Parking: As part of the comprehensive Zoning Code Update to implement General Plan 2035 (anticipated adoption by Spring 2014) the City will establish the following parking requirements (Table HE-31):

Table HE-31: Proposed Parking Standards

Housing Type	Parking Requirement
Development in the NL zone	
Efficiency/Studio	1.0 to 1.5 spaces per unit
2 to 4 Bedrooms	2.0 spaces per unit
5 Bedrooms	3.0 spaces per unit
6 or more Bedrooms	3.0 spaces per unit plus one paved open space on-site
Second Dwelling Unit	1.0 spaces per unit
Live/Work Units	2.15 spaces per unit
Development in Urban Mixed Use zones	
Efficiency/Studio	1.0 to 1.5 spaces per unit, assigned plus 0.15 guest spaces per unit
Two to Three Bedroom Unit	2.0 spaces per unit, assigned plus 0.2 guest spaces per unit
Senior Housing	0.8 spaces per unit plus 0.3 guest spaces per unit
Live/Work Units	2.0 spaces per unit plus 0.15 guest spaces per unit
Multi-Family Development in any other zones	
Efficiency/Studio	1.0 to 1.5 spaces per unit
2 Bedrooms	2.0 spaces per unit
3 or more Bedrooms	2.0 covered spaces per unit, plus 1.0 uncovered space per unit
Live/Work Units	2.15 spaces per unit

Source: City of South Gate Municipal Code Public Review Draft June 2013.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including single-family homes, multi-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing and farmworker housing. Table HE-32 summarizes the City's zoning provisions for various types of housing.

Table HE-32: Provisions for a Variety of Housing Types

	NL	NM	MH	TV	UF	CC	CDR1	CDR2	UN	MS	RC
Single-Family	P	P	--	--	--	--	--	--	--	--	--
Duplex/Two-Family Residential	P	P	P	--	--	--	--	--	--	--	--
Multi-Family	--	P	--	P	P	P[1]	P	P	P	P[1]	C
Ground Floor Residential	--	--	--	P	--	--	P	P	P	--	--
Mixed Use	--	--	--	P	P	P	P	P	P	P	C
Live/Work	P	P	--	--	--	--	--	--	--	--	--
Residential Care Facility (6 or Fewer)	P	P	P	P	P	P	P	P	P	P	--
Mobile Home/Mobile Home Park	--	--	P	--	--	--	--	--	--	--	--
Second Dwelling Unit	P	--	--	--	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	--	P	--	--	--	--	--	--
Transitional Housing[2]	P	P	P	P	P	P	P	P	P	P	C
Supportive Housing[2]	P	P	P	P	P	P	P	P	P	P	C
Single-Room Occupancy	P	P	--	--	--	--	--	--	--	--	--

P= Permitted, C=Conditionally Permitted, A=Accessory Use, -- = Not Permitted

Note:

1. *Upper Floor Use. Permitted on the 2nd story or above subject to compliance with all applicable provisions of the Zoning Code, subject to first obtaining a Code Compliance Certificate.*
2. *Considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.*

Source: City of South Gate Municipal Code Public Review Draft June 2013.

The following types of housing are highlighted to demonstrate the City's compliance with specific State regulations. Overall, the Land Use Plan offers tremendous flexibility in building types and uses.

Single-Family Homes: Single-family homes are defined as "a single, detached dwelling unit designed for habitation by a single household on an individual lot." They are permitted in the Neighborhood Low (NL) and Neighborhood Medium (NM) areas of the City. The majority of the City is designated NL and a small percentage of areas are designated as NM.

Multi-Family Homes: The Zoning Code defines multi-family dwelling units as a building, parcel, or site with three or more dwelling units (attached or detached). They are permitted in the NM area and most of the City's urban mixed use, commercial and industrial zones. Multi-family residential is restricted to upper floor use in the CC and MS zones and requires a conditional use permit in the RC zone.

Mixed Use Development: Mixed use developments are permitted in all of the City's urban mixed use, commercial and industrial zones. However, mixed use projects in the RC zone do require a conditional use permit.

Mobile Homes: The City permits manufactured housing placed on a permanent foundation in all its residential zones. Such housing is subject to the same development standards and design review as stick-built housing. Mobile home parks are permitted in the City's MH zone. Overall, only one percent of the City's housing stock is comprised of factory-built homes.

Second Units: Second units are permitted with a ministerial building permit in the Neighborhood Low (NL) zone, in accordance with the following performance standards:

- A second dwelling unit shall not be permitted within a condominium development or planned unit developments occurring in any zone.
- The minimum size of the lot must be equal to or larger than 6,000 square feet.
- The lot must have an existing single-family detached dwelling unit (main dwelling) and can not already have a second dwelling unit on-site.
- The size of the second unit can not exceed 30 percent of the living area of the main dwelling and must be a minimum of 240 square feet and a maximum of 640 square feet. The unit can also have a maximum of one bedroom.
- Maximum building height of 35 feet or equal to the height of the main dwelling, whichever is less.
- Located within the rear half of the lot.
- May be located on the first or second floor, attached or detached from the main dwelling.
- Maximum 45% lot coverage, including the sum of the main dwelling and the second dwelling unit.
- The utilities for the second unit shall not be metered separately from that of the main dwelling unit for gas, electricity, trash, water or sewer services. All utilities for the

property shall also be undergrounded and both units (main dwelling and the second dwelling unit) must also be equipped with "hardwired" smoke detectors with battery backup.

- Prior to the issuance of a building permit for the additional second unit a deed restriction shall be recorded for the property which specifies:
    - The total number of dwelling units on the property shall be limited to two units;
    - That one of the dwelling units (main or second unit) shall be continuously owner-occupied;
    - Parking spaces, including garage, shall be maintained free and clear of storage and debris;
    - Units (main and second dwelling unit) shall not be metered separately;
    - The units are prohibited from being sold separately; and
    - Second dwelling unit approval shall be revoked if any portion of the deed restriction is violated or not complied with, at which time the second dwelling unit would be converted to living space for the main dwelling.
- The second unit shall provide a minimum of one on-site parking space, subject to the following standards:
    - Minimum parking space dimension shall be 10 feet by 20 feet;
    - Shall meet City standards and not block access to the main dwelling garage;
    - May not be in tandem or perpendicular to an adjacent parking space or garage; and
    - Shall not be permitted within the required setbacks (front or corner side) for the lot.
- All applicable zoning standards related to height, setbacks, building separation, floor area ratio and lot coverage, shall be adhered to.
- Occupancy shall be limited to a maximum of two persons.
- An application for a permit may be made to convert an illegal accessory dwelling unit to a conforming legal second unit, and the standards and requirements for the conversion shall be the same as or proposed new construction of a second unit.
- The second unit shall be architecturally compatible with the main single-family residence with respect to styling, roofing, window and door treatment, materials, colors, textures, height, scale, bulk and is compatible to the surrounding neighborhood.
- The establishment of the proposed second unit will not adversely affect the neighborhood with respect to on-street parking demand and utilization, traffic, noise, concentration of accessory dwelling units or other impacts that could result in significantly adverse impacts on public services and resources.

Second dwelling units are also permitted as an accessory use in the City's urban mixed use, commercial and industrial zones. Since adoption of the Second Unit Ordinance pursuant to AB 1866 (passed in 2002), the City has experienced substantial second unit construction. Since 2004, 103 second units/granny flats have been constructed.

Emergency Shelters: As part of the City's comprehensive update to the Zoning Code (anticipated adoption by Spring 2014), the City identified the Urban Flex (UF) zone as the zone

in which emergency shelters would be permitted by right, pursuant to Senate Bill 2 passed in October 2007.

Transitional and Supportive Housing: Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months). It is defined in Section 50675.2 of the Health and Safety Code as rental housing for stay for at least six months but where the units are re-circulated to another program recipient after a set period.

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. Similar to transitional housing, supportive housing can be operated as either regular rental housing developments or as group quarters.

The Zoning Code will be comprehensively updated (anticipated adoption by Spring 2014). As part of the update, transitional housing is now defined as "a building or group of buildings configured as rental housing units, operated under program requirements that call for the termination of assistance and recirculation of the assisted unit or another eligible program recipient at some predetermined future point in time, which shall be no less than 6 months." Supportive housing is now defined as "facility or use that provides housing with no limit on length of stay that is occupied by the target population, as defined by Section 50675.14 of the California Health and Safety Code, and that is linked to on-site or off-site services that assist the tenant to retain the housing, improve his or her health status, maximize his or her ability to live, and, when possible, work in the community." Transitional and supportive housing meeting these definitions is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Single-Room Occupancy: The South Gate Zoning Update includes provisions for SRO apartments in the NL and NM zones. The City currently has one 11-unit SRO development. SRO hotels in South Gate cannot have more than 20 units and must be consistent with the following minimum requirements:

- Full community kitchen and laundry as part of each building;
- Laundry facility shall provide one washer and one dryer per six units;
- Each unit shall include a private interior kitchenette, bathroom, and closet;
- The maximum distance from a bus line or major arterial shall be 1,000 feet;
- Electric and telephone utilities shall be metered separately for each unit, while the meters for gas, water, or sewer services, and for trash pick-up shall be for the entire building;
- The property shall include on-site management;

- The building must be operated by a certified non-profit organization under contract with the City of South Gate to provide housing for low and very low income residents;
- Utilities for the apartment building shall be underground;
- Occupancy shall be limited to a maximum of one person per room;
- Each unit shall be equipped with "hardwired" smoke detectors with battery backup;
- Residents must sign one year leases for occupancy; and
- All other development standards must be adhered to.

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

Definition of Family: Many zoning ordinances in California define a "family" as: 1) an individual; 2) two or more persons related by blood, marriage or adoption; or 3) a group of not more than a specified number of unrelated persons as a single housekeeping unit. However, the California court cases have ruled that such definition is invalid. Some definitions of family may impermissibly limit the development and siting of group homes for persons with disabilities by defining a family with blood relation or with size. Courts have ruled that defining a family serves no legitimate or useful objective or purpose recognized under the zoning and land planning power of the jurisdiction and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discriminating between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family.

The South Gate Zoning Code Update proposes to remove the definition of "family" (anticipated adoption by Spring 2014).

Residential Care Facilities: The proposed South Gate Zoning Code Update defines residential care facility as "an integrated facility that provides accommodations for, and varying level of care to, residents depending on need. The use contains the following components: independent living units; residential care facilities; and continuing care, Alzheimer, and related facilities. This use may include supportive medical and non-medical services directly affiliated with the treatment of on-site patients." The definition also makes a distinction between "residential care facility, general" which serves six or fewer persons and "residential care facility, large" which serves more than six persons. Residential care facilities for six or fewer persons are permitted in all residential and urban mixed use zones. Facilities for seven or more are conditionally permitted in the same zones.

Reasonable Accommodation Procedures: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in local zoning laws, land use regulations, and other public policies when such accommodations may be necessary to afford disabled

persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable request to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments. Another reasonable request may be to relax the maximum lot coverage when room addition in the ground floor is required to accommodate the housing need of a person with disabilities.

In the City of South Gate, requests for reasonable accommodation are reviewed by the Division of Building and Safety, Housing Division and Community Development Department, as appropriate, and decided on a case-by-case basis. Application for reasonable accommodation related to building codes are reviewed by the Division of Building and Safety and submitted as part of the building permit process. Application for reasonable accommodation related to land use and zoning codes, and other development procedures are reviewed by the Community Development Department and submitted as part of the development application. A reasonable accommodation procedure is included as part of the comprehensive Zoning Code Update (anticipated adoption by Spring 2014).

Permits and Fees: There is no fee for the City to consider a request for reasonable accommodation. Typical building permit fees would apply.

Building Codes: The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, and California Building Standards Code is reviewed and enforced by the Division of Building and Safety as a part of the building permit submittal.

On- and Off-Site Improvements

For new development, the City may require street improvements along the entire frontage of a property abutting the public right-of-way. Improvements may include the following: pavement to the center of the street or alley, curbs, gutters, sidewalks, driveways, drainage facilities, sewer facilities, water facilities, street lighting, parkway trees, right-of-way dedication, modifications to or undergrounding of existing utilities. Such improvements are typical for urbanized, built-out communities with aging infrastructure.

Design Criteria	Right of Way
Major Highway	100'
Secondary Street	80'
Collector Street	60'
Local and Cul-de-Sac Street	54'

Other improvements may be required if, in the determination of the Director of Public Works, such improvements are directly related to the development of the site of the proposed building

or structure and are required to protect the public health, safety and welfare or to comply with state or federal statutes or regulations. To facilitate development, the City has determined that the estimated costs of all such requirements shall not exceed 50 percent of the valuation of any structure for which a building permit is requested.

To promote development in the CIV, TV, CDR 1, CDR 2, and UN 1 zones, height bonus is available when a developer certain public improvements are provided in the General Plan.

Planning and Development Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing necessary services and infrastructure. Table HE-33 provides a listing of fees charged by the City of South Gate for residential development. Other fees may be assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for required improvements or the builder may need a Variance, Conditional Use Permit, or Site Plan Review. The fee for sidewalks, curbs and gutters has changed over the years but the City does not impose Quimby fees. Table HE-33 also shows a comparison of the planning fees required for a standard residential development in adjacent communities. In general, planning fees charged by the City of South Gate are most similar to the fees assessed by the City of Long Beach.

For a typical single-family project, the planning and development fees total approximately $16,729 per unit. For a typical multi-family project, the planning and development fees total $16,889 per unit. Planning and development impact fees charged for a typical multi-family project and for a single-family unit are summarized in Table HE-34. While the City's fees are higher than most neighboring cities, with the exception of Long Beach, overall planning and impact fees are moderate. Also, per-unit fees are similar for single-family and multi-family housing.

Due to budgetary constraints, the City is unable to waive or reduce the fees for affordable housing projects. However, affordable housing funds, such as HOME funds, may be used to subsidize affordable housing projects, mitigating the cost impact of fees charged by the City.

Table HE-33: Comparison of Planning Fees

Fee Type	South Gate	Huntington Park	Inglewood	Long Beach	Compton
Site Plan Review	Less than 1 acre: $4,387 More than 1 acre: $2,500 deposit+ hourly rate and expensed	N/A	$100 + 1% of construction	SPR Committee Approval: $6,558 PC Approval: $13,116	N/A
Conditional Use Permit	$3,623	$1,900	$750	Minor: $5,465 Major: $8,744	$1,500-$2,500
Time Extensions	$253	$543	N/A	$1,093	$350
Variance	$3,434	$1,900	$750	$6,012	$600-$1,800
Zone Change	$5,454	$2,171	$500	$10,930	$2,500
General Plan Amendment	$6,550	$3,256	$600	$10,930	$3,000
Tentative Parcel Map	$4,304	$1,900	$500	$5,629 + $137 per unit	$1,500
Tentative Tract Map	Less than 1 acre: $5,763 More than 1 acre: $2,500 deposit+ hourly rate and expensed	$1,900	$500 + $30/lot	$5,629 + $137 per unit	$2,500
Lot Line Adjustment	$3,383	N/A	N/A	$2,733	$500

N/A = Not Available

Sources: City of South Gate (2012); City of Long Beach (2012); City of Compton (2009); City of Huntington Park (2011); City of Inglewood (2000).

Table HE-34: Planning and Development Impact Fees for Typical Projects

Fees	Single-Family Unit	Multi-Family Unit (an 18-unit project)
Building and Safety Plan Check Fee	$1,650	$13,860
Building Permit Fees	$1,441	$11,840
Plumbing Permit	$250	$8,509
Electrical Permit	$230	$4,161
Mechanical Permit	$300	$3,960
Sewer Connection	$60	$817
Road Mitigation Fee	$0	$41,604
Art in Public Places Fee	$0	$25,209
Water Impact Fee*	$5,250	$63,000
Public Works PC Fee	$520	$4,000
County Sanitation Fee	$2,000	$22,140
School Fee	$4,800	$100,800
Certificate of Occupancy	$228	$4,104
Total Fees	$16,729	$304,004
Per-Unit Fees	$16,729	$16,889

Source: City of South Gate, 2013.

The water impact fee for a single-family unit ranges from $3,500 to $7,000. An average of $5,250 (for a three bedroom, one bathroom 1,200 square foot house) is used here to estimate typical total fees.

Local Processing and Permit Procedures

The City permits various residential uses by right in their respective districts/neighborhoods. However, site plan approval is required for all parcels over 15,000 square feet or where two or more parcels are proposed to be consolidated for the development of a single project. Criteria for site plan approval include:

- The site for the proposal is in conformity with the general plan, is adequate in size and shape to accommodate such use, provides all yards, wall fences, parking and loading areas, landscaping, open spaces and other facilities necessary to make the proposal compatible with the abutting land and uses within the community.

- The site for the proposal has adequate access to a public street or highway designed to carry the volume and quantity of traffic movements generated by the proposal.

- The proposal will mitigate potential adverse effects on the abutting land or uses and the community.

- The conditions as stated by the Planning Commission are deemed necessary to protect the public health, safety and general welfare, and such conditions may include but not be limited to the following:

- Additional yard areas, open spaces and buffer areas;
- Fences, walls, landscaping and the maintenance thereof;
- Dedication and improvements of streets, alleys and service roads;
- Control of all signs;
- Regulations controlling noise, smoke, vibration, dust, fumes, odor, and other nuisances; and
- Such other conditions the commission may deem necessary to develop the city in an orderly and efficient method and in conformance with the intent and purpose set forth in this title and general plan.

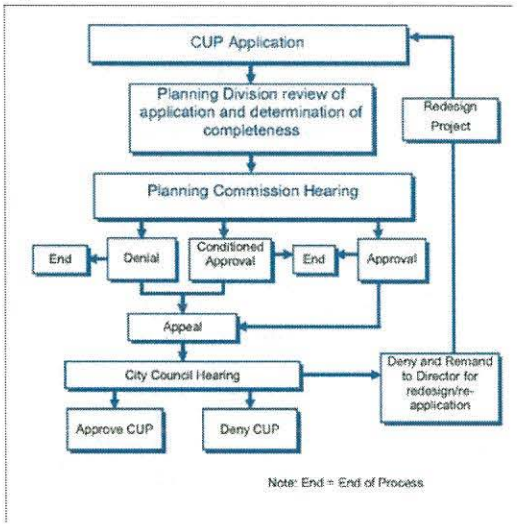
Conditional Use Permits and Variances

The City uses the CUP process and variances to control the location and operation of certain types of land uses to ensure public health, safety or general welfare or to mitigate/avoid material detriment to the property of other persons in the vicinity. The South Gate Zoning Code sets forth specific reasons for granting conditional use permits:

- Reduce the detrimental effects of land uses on adjacent properties;
- Compensate through conditions for specialized technology; and
- Maintain a degree of compatibility between land uses throughout the City.

A CUP typically takes 90 days to process and requires a public hearing before the Planning Commission. Decisions by the Planning Commission can be appealed to the City Council. Figure HE-8 illustrates the City's Conditional Use Permit Process.

Figure HE-8: Conditional Use Permit Process

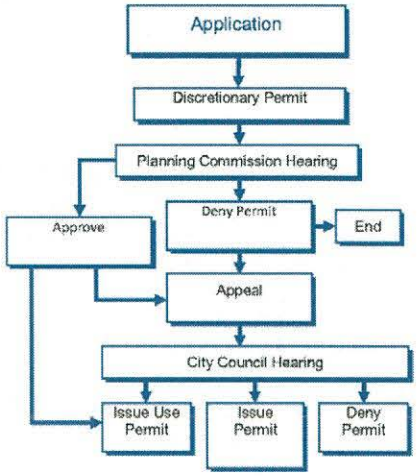


According to the proposed Zoning Code Update, in order to receive a variance the following must be shown:

- There must be exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same vicinity and zone; and
- The exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of this Code, and not a result of any applicant/property owner action(s); and
- The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, and would be denied to the property based on the application of the provisions of this Code without the issuance of the variance; and
- The granting of the variance will not be materially detrimental to the public welfare or injurious to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property/improvements in the same vicinity and zone; and
- That the granting of the variance will not confer on the applicant any special privilege that is denied by this Code to any other property or class of use in the same vicinity and zone; and
- That the granting of the variance is consistent with the intent of the General Plan.

A variance typically takes 90 days to process and requires a public hearing before the Planning Commission. Decisions by the Planning Commission can be appealed to the City Council. Figure HE-9 illustrates the City's Variance Process.

Figure HE-9: Variance Process



After conditional use permit or variance applications are submitted, the Planning Commission gives public notice of the intention to consider the granting of the application at a public hearing. The resolution of the hearing must be mailed to the applicants within 14 days of the decision.

Parcel Map

When an owner or subdivider wishes to divide one or more parcels so as to produce not more than a total of four parcels and does not wish to record a subdivision map as provided law, they must record a parcel map in the following procedure:

- An original and 16 prints of the map must be filed with the planning commission and will be dispersed to appropriate parties by the Secretary of the planning commission.
- Within ten days, the planning commission will either approve, conditionally approve, or disapprove of the map.
- The map must also be approved by the City engineer.

Tentative Tract Map

A tentative tract map (TTM) is prepared after the subdivider has conferred with the City engineer and the secretary of the City planning commission. The TTM must be prepared in accordance with the Subdivision Map Act and must be filed with the commission not less than 20 days prior to the date of the planning commission meeting. The planning commission must conduct a public meeting to consider a tentative tract map after 20 days of the filing of the map. Action approving, conditionally approving or disapproving the TTM shall be taken within 50 days of the filing.

Processing Time

The processing time needed to obtain development permits and required approvals is often cited as a factor that contributes to the high cost of housing. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing "one stop" processing and eliminating costly duplication of effort. The passage of Assembly Bill 884, which took effect on January 1, 1978, has also helped reduce governmental delays by: 1) limiting processing time in most cases to one year; and 2) minimizing and/or eliminating "red tape" by requiring agencies to specify in writing the information required to complete an acceptable application for a building permit. Table HE-35 summarizes the processing time required for different types of applications. However, many of these applications can be processed concurrently.

Table HE-35: Permit Processing Time by Type of Application

Development Application	Processing Time
Site Plan Review	90 days
Conditional Use Permit	90 days
Variance	90 days
Zone Change Application	120 days
General Plan Amendment	180 to 270 days
Tentative Parcel Map	120 days
Tentative Tract Map	120 days
Lot Line Adjustment	30 days

Source: City of South Gate, 2013.

The City of South Gate has adopted a program that expedites processing for residential construction. Under this program, most project fees and permits may be processed within 90 to 180 days. Table HE-36 summarizes the planning review and processing times by type of development. A typical multi-family or mixed use development can be reviewed and approved within three to six months, once an application is deemed complete. Such review and processing times are typical and comply with the Streamlining Act, and do not constrain residential development.

Furthermore, the comprehensive update to the Zoning Code (anticipated adoption by Spring 2014) simplified the processing time and requirements. Residential and mixed use developments will be permitted by right unless the proposal requests for an adjustment that is beyond the built-in flexibility in the Code, or involves a use that requires discretionary review.

Table HE-36: Planning Review and Processing Times by Type

Project Type	Single-Family	Multiple-Family	Multiple-Family (with Subdivisions)	Mixed Use
Permits Required	Building Permit	Staff Review[1]	Staff Review[1] TTM/TPM	Staff Review[1]
Reviewing Body	Staff	Community Development Director	Planning Commission	Planning Director
Public Hearing Required?	no	no	yes	no
Appeal Body (if any)	None	Planning Commission	City Council	Planning Commission
Estimated Total Processing Time	90 days	90 days	90 days	90 days

Notes:

1. *SPR = Site Plan Review required if project site is over 15,000 square feet.*
2. *TTM/TPM = Tentative Tract Map/Tentative Parcel Map*

Building Code and Enforcement

The City of South Gate currently uses the following Codes: 2010 California Administrative Code, 2010 California Residential Code, 2010 California Energy Code, 2010 California Green Building Standards Code, 2010 California Referenced Standards Code, 2009 Uniform Solar Energy Code, 2009 Uniform Swimming, Pool, Spa and Hot Tub Code, 2010 California Historical Building Code, and 2010 California Existing Building Code. No local amendments that would impede housing development were adopted.

The City of South Gate maintains an active Code Enforcement Program which works together with residents and the business community to preserve clean and safe neighborhoods. The City has adopted codes that address property maintenance standards which include building, zoning, housing, landscaping, signage, graffiti and swimming pool fences. Complaints are assigned to code enforcement officers who investigate and give written notice to violators advising them to correct the violation. In addition to complaints, code violations are also identified through referrals and field patrols. Violations are determined based on all permits on file, plans and any other records that will assist in the process. Low income code violators are referred to the Housing Division's Homeowner Rehabilitation Program. The City initiates legal action to obtain compliance through the office of the City prosecutor if the violation remains uncorrected. In recent years, 90 percent of inspections lead to identification of violations and five percent lead to citations. Ten percent of violations were referred to outside agencies for assistance.

Environmental Constraints

The following discussions are obtained from the Environmental Impact Report (EIR) for General Plan 2030 Update, which provides for the growth potential assumed in this Housing Element as presented in the Housing Resources section and as detailed in the Appendix.

Hazardous Materials

Future residential development is expected to occur as high-density residential and mixed-use developments along major corridors. Some of these properties are currently occupied by industrial operations. According to the General Plan EIR, 169 sites in the City contain wells, underground storage tanks, and pipelines, 25 of the underground storage tanks have reported leaks. Therefore, there is a potential where future developments may occur on sites that require remediation or are located near properties that contain hazardous conditions.

While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to maintain risk to acceptable levels. Compliance with measures established by Federal, State and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage and transport of hazardous materials in the City. In addition, the General Plan Update contains goals and policies, as well as the recommended mitigation measures that would further reduce hazardous materials impacts to a less than significant level.

Seismic Hazards

The City is located within a seismically active region of southern California. The nearest active or potentially active fault to South Gate is the Newport-Inglewood Fault Zone, located approximately 5.7 miles southwest of the City. Additionally, several active faults that can generate ground shaking in South Gate are located within 50 miles of the City. The City is located in Seismic Zone 4, the highest hazard zone, and is therefore susceptible to strong groundshaking. Furthermore, the City is situated in an area of active crustal compression with recently deposited alluvial sediments and would likely experience groundshaking due to a seismic event.

Implementation of the General Plan could expose people or structures to potential substantial adverse effects as a result of strong seismic groundshaking. Mitigation has been recommended in order to reduce impacts associated with seismically induced groundshaking to less than significant levels. The mitigation involves compliance with the recommendations detailed in site-specific Geotechnical Studies conducted as part of future development. Also, numerous controls would be imposed on future development through the permitting process that would further lessen impacts associated with seismically-induced groundshaking. The design, construction, and engineering of buildings within the City would be subject to compliance with the City's Building Code and UBC. Additionally, the Healthy Community Element of the General

Plan includes objectives, policies, and implementation actions to protect the community from risks associated with seismic hazards. These measures acknowledge safety concerns pertaining to seismic groundshaking. All future development would be subject to compliance with applicable building codes (i.e., City Building Code, Uniform Building Code, California Building Code), General Plan policies, the Natural Hazards Mitigation Plan, and recommended mitigation, which would lessen potential impacts associated with strong seismic groundshaking to less than significant levels.

Flooding

Two types of flooding primarily affect the City of South Gate: riverine and urban flooding. Riverine flooding is the over bank flooding of rivers and streams. The Los Angeles River and Rio Hondo Channel represent the primary flood risk for the City of South Gate. Urban flooding occurs as land is developed with impermeable surfaces. Additionally, Whittier Narrows, Hansen, and Sepulveda Dams, and Garvey Reservoir could result in dam inundation of South Gate if any of these facilities were to fail.

The entire City is at risk of seasonal temporary urban flooding. Sections of the City are occasionally prone to urban flooding, especially low lying areas. This occurs because of "debris accumulation in storm drains and flood control basins, and over burden pumping stations and aged drainage systems. Although development associated with implementation of the General Plan would increase impermeable surfaces within the City, the increase potential for urban flooding in the City would not be significant as the City is currently approximately 98 percent developed. Additionally, the Green City Element include objectives, policies, and implementation actions that address potential flooding hazards, reducing potential flooding impacts to less than significant levels. Therefore, urban flooding impacts associated with implementation of the General Plan would be less than significant.

Service and Facility Infrastructure

South Gate's utility and circulation infrastructure is currently at or beyond capacity. New housing construction will require expansion of the City's infrastructure capacity. As part of the City's comprehensive update to the General Plan, the City identified the current infrastructure and the need that will be created with additional development and prepared a capital improvement plan to upgrade the existing infrastructure to meet these development projections.

Water Supply

The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs. The total capacity of both active and stand-by wells is 32.97 million gallons per day (MGD), or

101.19 acre-feet per day. This represents a surplus over the City's average daily demand of 9.32 MGD, and the City's maximum daily demand of 16.78 MGD. Because the total capacity of these existing wells exceeds maximum daily demand, additional wells are not required. However, reservoir storage capacity needs to be improved and additional reservoirs or storage capacity needs to be developed.

The City is working with other agencies to develop a "conjunctive use" program (water storage in the underground aquifer) and may be able to convert unused water to underground water storage. In addition, South Gate has committed to taking the following actions in its Public Facilities Element in order to ensure the City's water supply:

- Amend the Building Code to allow water-conserving technologies.
- Explore the creation of an infrastructure impact fee.
- Replace existing above-ground storage tanks.

Wastewater

The City's sanitary sewer collection system is managed by the City's Public Works Department. The collection system consists of about 116 miles of gravity sewer lines, no pump/lift stations, and about 100 sewer siphons within the system. Approximately 99 percent of flows from local sewers discharge into the County Sanitation Districts' (LACSD's) facilities for transportation, treatment, and disposal. The remaining one percent of total sewage generated within the City passes into the City of Paramount system and is then discharged into CSD facilities. There are 21 LACSD trunk lines that run through various portions of the City. These trunks convey sewage from South Gate and other communities to the Joint Water Pollution Control Plant in Carson.

In 2002 and 2003, concrete sewer facilities were repaired and re-lined and in 2008 the vitrified clay pipe portion of the system was checked and repaired. As deteriorated lines are discovered during preventive maintenance, these lines are either immediately repaired by Public Works or emergency contractors are retained to repair lines. In addition, South Gate has committed to taking the following actions in its Public Facilities Element in order to maintain the City's wastewater capacity:

- Evaluate the capacity of the existing wastewater collection system.
- Explore the creation of an infrastructure impact fee.
- Update the Sewer Master Plan.

Before a development permit is granted, it must be determined that public service and facility systems are adequate to accommodate any increased demand created by the proposed project. Because South Gate is essentially a built-out urban community all infrastructure systems are in place. However, expansion of capacity may be necessary to accommodate the increased development intensities permitted under the updated General Plan and aging infrastructure may need to be replaced over time.

This may be viewed as a constraint on housing development. The market will provide the infrastructure upgrades for market rate units because sites will not redevelop until the market rates rents or for-sale prices can carry the costs of the infrastructure upgrades. However, for below market rate units, these added infrastructure improvement costs may make affordable housing development infeasible without additional local, state or federal assistance. The City pro-actively assists in the development of affordable housing to overcome this constraint. City assistance could be provided through CDBG and HOME funds and other local sources of funding. The City could also commit to applying for statewide infrastructure improvement grants. Assistance can be direct (give funding or land to affordable housing developers) or indirect (use cash to upgrade off-site infrastructure to serve a specific affordable housing project).

HOUSING RESOURCES

This section provides an overview of land, financial, and administrative resources available to the City of South Gate for implementing the policies and programs set forth in this Housing Element.

Residential Development Potential

Regional Housing Needs Assessment

Pursuant to State law, each jurisdiction in California is responsible for a share of future housing needs in the region. For the 2013-2021 Housing Element cycle, the Southern California Association of Governments (SCAG) region has been allocated a future housing growth of 412,137 units by the State Department of Housing and Community Development (HCD). SCAG is responsible for allocating this future housing need to jurisdictions within the six-county region. In this capacity, SCAG developed a Regional Housing Needs Assessment (RHNA) that determines each jurisdiction's "fair share" of the forecasted regional growth through 2021.[5] South Gate's share of the regional housing need is 1,262 units as allocated by SCAG into the following income levels:

- Extremely Low Income: 149 (11.0 percent)
- Very Low Income: 165 units (13.5 percent)
- Low Income: 185 units (15.1 percent)
- Moderate Income: 205 units (16.6 percent)
- Above Moderate Income: 558 units (43.9 percent)

The RHNA has a slightly different planning period than the Housing Element planning period. The RHNA covers from January 1, 2014 through October 31, 2021.

The City must demonstrate that its land inventory is adequate in terms of the amount of land available, zoning provisions, and development standards, to facilitate and encourage the development of housing that is affordable to the various income groups according to the distribution specified above.

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[5] The City has a RHNA allocation of 314 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2005-2009 ACS data, the City has 30 percent very low income households (14.1 percent extremely low income and 15.7 percent very low income). Therefore, the City's RHNA of 314 very low income units may be split into 149 extremely low income units and 165 very low income units. However, for purposed of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for extremely low income category.

Residential Sites Inventory

Pending Projects

There are currently three pending residential projects within the City of South Gate that will not receive building permits prior to January 1, 2014. Two of the three projects are single-family homes while the third is a second unit. All three units are expected to be market-rate.

Sites Inventory

The City of South Gate's residential neighborhoods are primarily built out and future residential development will occur as redevelopment of underutilized residential and nonresidential properties. The South Gate General Plan 2035 facilitates this redevelopment by introducing a new Land Use Plan that calls for the significant transformation of select areas of the City into vibrant districts and corridors with a diverse mix of uses. The updated General Plan envisions, at buildout in 2035, a community with high density nodes combined with existing neighborhoods.

For this Housing Element RHNA planning period (January 1, 2014 through October 31, 2021), the City anticipates that much of the residential and mixed use development will occur along a few corridors and districts: These are:

Districts

- Civic Center
- Gateway
- Imperial 2
- Firestone Industrial
- Rayo Industrial 2

Corridors

- Atlantic 1
- Firestone
- Long Beach 2
- Long Beach 3
- Paramount
- Tweedy 5 and Tweedy 6

An interim Zoning Code was created in 2009 to implement high density residential and mixed use developments in these districts and corridors. A comprehensive update to the Zoning Code is underway with adoption anticipated in Fall 2014. The Interim Zoning Code will remain in effect until the Zoning Code Update is adopted.

As previously stated in Section 3, General Plan 2035 envisions preserving the integrity of the City's existing single-family neighborhoods; no significant growth is anticipated in these neighborhoods unless they are already transitioning into higher intensity uses. Medium density neighborhoods (Residential Low Place Type) would offer some recycling opportunities, primarily as single-family homes are being replaced by triplex, four-plex, and small townhome/condominium projects. However, the net increase in housing units in these medium density neighborhoods is not expected to be significant. Therefore, this sites inventory focuses on districts and corridors where residential intensification is either strongly desired or desired.

Vacant Properties

The City has only a limited number of vacant properties. Individually these parcels do not offer significant opportunity for residential growth given their sizes. However, when lot consolidation efforts are considered together with surrounding vacant or underutilized properties, significant residential intensification can occur.

Underutilized Properties

For purposes of this analysis, underutilized sites are defined as those with an improvement-to-land value ratio of 1.0 or less (i.e. existing buildings/structures on site are worth less than the land) for properties currently improved with non-residential uses. For properties improved with residential uses, an improvement-to-land value ratio of 0.5 was used to identify underutilized properties. Then field surveys were conducted to verify the feasibility of sites for redevelopment. Parcels that are currently used as easements, public schools and religious facilities, and other civic uses are excluded from the sites inventory.

The number of underutilized properties with redevelopment potential based on the current improvement-to-land value ratio is estimated conservatively. In the real estate market, land value tends to increase with density. A side effect of General Plan 2035 is therefore the increase in land value and thereby lowering the improvement-to-land value ratios and rendering more properties financially feasible for redevelopment.[6]

[6] For example, a property with a current improvement-to-land value ratio of 2:1 ($200,000 in building value over $100,000 in land value) may become feasible for redevelopment with General Plan 2035, where the allowable density on that property is substantially increased. The improvement-to-land value ratio would be lowered significantly (e.g. $200,000 in building value over $300,000 in land value) to the point where it would make sense financially to demolish the improvements on site and replace with new construction at a higher density.

Redevelopment Trends

The City of South Gate General Plan 2035 is a response to the City's vision of creating a livable city that is widely recognized for attractive and safe neighborhoods, a diversity of shopping districts, and a stable economy. Prior to the recession, the City was receiving many development applications that proposed high density residential or mixed use developments. As indicated before, many of these proposals are not moving forward due to the economy. However, they demonstrate development interests in the City and feasibility when the market improves. For example:

- Firestone Condominium Development – The developer proposed to construct 56 condominiums over 19,500 square feet of commercial on the former Moose Lodge site on Firestone Boulevard. The proposed density of this project was 47 units per acre.

- Calden Avenue Development – The project was approved for 187 condominiums at a four-acre site, translating to a density of 47 units per acre.

- Firestone Village – The developer proposed to construct 47 units and 15,000 square feet of commercial on a 60,000-square-foot lot, yielding a density of 34 units per acre.

The City was also considering two additional mixed-use development proposals on underutilized properties currently developed with M2 and CM uses. Combined these two projects would offer 133 condominiums and 82,300 square feet of retail/commercial uses. These two proposals range between four to six stories in height with two stories of subterranean parking. The collapse of the housing market had ultimately led to the withdrawal of these applications. Recent development activities have primarily been limited to small infill projects. However, the City is beginning to see revived interest in development as the economy slowly recovers.

Development Potential

When estimating residential development potential for the 2014-2021 RHNA planning period, several factors were considered:

- The new "form-based" land use system allows for greater flexibility with regard to lot consolidation. Traditional system of designating each parcel for specific land use could impede consolidation of adjacent properties with different land use designations because a General Plan amendment may be necessary. This new land use system eliminates the need for General Plan amendments as long as the parcels fall within the same district or corridor.

- Not all vacant and underutilized parcels will be redeveloped over the eight years.

- Not all underutilized parcels will redevelop as stand-alone residential or mixed-use development with a residential component.

- Few underutilized parcels will redevelop at the maximum density permitted given the current market conditions.

Taking these factors into consideration, the residential sites inventory (Table H-37) for this Housing Element was compiled based on the following conservative assumptions:

- When more than one Place Type is permitted, development potential is based on the Place Type with the highest density that is categorized as "strongly desired" or "desired."

- Development potential is based on the minimum densities for the Neighborhood High, Boulevard Medium-High, and Boulevard High Place Types, and at 50 units per acre for the Urban Village/Urban Flex Place Type (slightly above the minimum density of 41 units per acre for this Place Type to distinguish from the Boulevard High Place Types). Therefore, the development potential estimated in this Housing Element represents very conservative assumptions, accounting for the current market conditions.

- An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multifamily, etc.) and if the total value of improvements on the site is less than the total value of the underlying land (i.e., improvement to land value ratio < 1.0), this is known as ILR, the Improvement to Land Value Ratio. Improved sites within single-family residential areas that have improvements values at less than half of the land value (i.e., ILR < 0.5) may also be considered underutilized.[7] Field surveys were conducted to confirm the existing conditions of the properties identified.

- Additional parcels were added based on staff knowledge of the intent of property owners, pipeline projects, and large-scale planning efforts.

- Contiguous parcels are group into "sites" but may be developed individually or as large developments. Grouping these parcels into sites by no means prevent the individual parcels from developing or different combinations of parcels be packaged for redevelopment. While common ownership makes lot consolidation easier, it is not a requirement or a criterion for feasibility. Experienced developers often acquire properties from multiple owners to accommodate large-scale developments.

Based on these criteria, 90 acres of vacant and underutilized sites were identified within the specific districts and corridors with near-term development potential, with a capacity of 3,299 units if all of these were to be developed or redeveloped with as residential uses or mixed use developments with a residential component. Even if half of these parcels were to be developed

[7] According to methodology developed by the University of California for the State of California Business, Transportation and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilizes sites with potential for infill or redevelopment with higher density residential uses.

with a residential component, the City has adequate capacity at very conservative density assumptions to meet its remaining RHNA.

Table H-37: Vacant and Underutilized Residential Sites Inventory

District	Density Range	Potential Density	Vacant # of Parcels	Vacant Total Acres	Vacant Units	Underutilized # of Parcels	Underutilized Total Acres	Underutilized Units	Total Units
Gateway 2	41-100	50.0				10	24.8	1,234	1,234
Imperial 2	21-40	21.0				14	12.0	245	245
Civic Center	41-100	50.0	2	0.2	9	26	6.3	304	313
Firestone Industrial	41-75	41.0	1	0.8	33	2	4.7	190	223
Rayo Industrial 2	21-41	21.0	4	6.4	133	3	15.2	318	451
Total Districts	---	---	7	7.4	175	55	63.0	2,291	2,466
Corridor	Density Range	Potential Density	Vacant # of Parcels	Vacant Total Acres	Vacant Units	Underutilized # of Parcels	Underutilized Total Acres	Underutilized Units	Total Units
Long Beach 2	21-40	21.0	2	0.5	9	6	2.8	55	64
Long Beach 3	21-40	21.0				1	1.0	21	21
Firestone	41-75	41.0				20	11.9	481	481
Paramount	21-40	21.0	2	1.7	34	2	2.1	43	77
Tweedy 5	21-40	21.0				3	3.9	81	81
Tweedy 6	21-40	21.0				2	5.3	109	109
Total Corridors	---	---	4	2.2	43	34	27.0	790	833
Total	---	---	11	9.6	218	89	90.0	2,081	3,299

Notes:

1. Maximum density based on highest "Strong Desired" or "Desired" Place Type.
2. Average density based on 50% of maximum density permitted in each district or corridor.

Appendix C provides a list of vacant and underutilized sites identified for this Housing Element. This inventory by no means represents an exhaustive inventory of vacant and underutilized sites in South Gate. These are just select sites within the targeted areas where recycling could occur in the near future based on the low intensity and/or marginal existing uses. The sites identified are mostly developed with single-family homes, marginally viable commercial uses, and other buildings with needs for significant improvements to meet current and future commercial needs.

Not all vacant and underutilized sites are expected to be redeveloped with a residential component. However, Gateway District is envisioned as a high density area with transit-oriented development, complementing the transit station; recycling of the vacant and underutilized sites identified in Appendix C (not all vacant and underutilized sites) is expected to be at a higher than average rate. Similarly, Firestone Corridor is expected to experience a higher rate of recycling than other parts of the City due to development interests prior to the downturn of the market.

Affordable Housing Projects Underway

The City is currently working on several affordable housing projects:

- 8457 California Avenue – new construction of four units by TELACU
- Calden Court - 216 units

Specifically, the City is involved in ongoing negotiations with the developer for a 216-unit complex—Calden Court Apartments. The project will consist of 71 two-bedroom, 115 three-bedroom and 30 four-bedroom units. All of the units will be income-restricted, as per Low Income Housing Tax Credit (LIHTC) guidelines, and offered to households with income levels at 50 and 60 percent of AMI or less, with the exception of the two three-bedroom manager's units. Combined, the TELACU and Calden projects will result in 220 affordable units (primarily for lower income households), fulfilling a substantial portion of the City's RHNA for lower income households for the 2014-2021 RHNA planning period already.

Specific Plans Underway

The City is also currently in the process of developing several specific plans. The City was recently awarded $570,000 from the Strategic Growth Council under the Sustainable Communities Planning Grant and Incentive Program to prepare specific plans for Tweedy Boulevard and Hollydale Village. The specific plans will be based upon sustainability and Greenhouse Gas (GHG) emission reduction strategies, advocating a new and compact urban form of mixed-use projects and higher density residential and commercial developments that are strategically located within walking distance of major transit and light rail stations and popular destination points. Higher density mixed-use developments will occur at major intersections along Tweedy Boulevard and transit oriented development will occur within walking distance of the proposed Orange Line rail station in Hollydale Village. It is the City's hope that these specific plans will attract jobs and affordable housing to the area. The City anticipates adoption of these specific plans in early 2015.

In addition, in March 2013, the City completed the Firestone and Atlantic Station Area Plan. The Eco-Rapid Transit Authority (ERTA), formerly the Orange Line Development Authority (OLDA), is currently in the process of planning rail transit along the Union Pacific Railroad right-of-way. This proposed rail line will pass through the City of South Gate and the Area Plan develops conceptual land use and transportation scenarios around the future rail station, selects a preferred station location and outlines development types, transportation and public improvements to be built on the site. The Plan's preferred alternative features a rail station located adjacent to Atlantic Avenue. Phase I of the preferred alternative features multi-family residential development along the north-eastern corner of Firestone Boulevard and Atlantic Avenue across from the azalea retail center. Phase II anticipates operation of the proposed passenger rail line and with it, development of a public plaza adjacent to the rail platforms linking the station area with the azalea retail center and the multi-family housing proposed in

Phase I. Phase III envisions a conversion of the surface parking lot into a mixed-use transit-oriented development that complements the earlier phases of residential and community uses with office uses. The City received a SCAG Compass Blueprint Grant and will soon begin working on developing a Specific Plan to further refine the scenario outlined in the Area Plan in Summer 2014.

Adequacy of Sites Inventory in Meeting RHNA

AB 2348 establishes default densities for facilitating the development of lower income housing in jurisdictions across the State. For communities in Metropolitan Los Angeles, the State-established default density is 30 units per acre. The City's Land Use Plan accommodates this density threshold in all districts and corridors with residential development potential. Even the lower density districts and corridors (Imperial 2, Rayo Industrial 2, Long Beach 2, Long Beach 3, Paramount, Tweedy 5, and Tweedy 6) permit a maximum of 40 units per acre for the highly desirable Boulevard Medium-High Place Type.

If all vacant and underutilized properties within the districts and corridors were redeveloped with residential uses, given the high maximum allowable density (75 to 100 units per acre) more than 8,000 units could theoretically be accommodated. When focusing residential growth in a few districts and corridors (as shown in Table H-37) close to 3,300 units can be accommodated at very conservative density assumptions. Specifically, the Gateway District is envisioned to be a high density transit village, high density residential and mixed use development is desirable and encouraged in the General Plan. Older industrial and warehousing uses in the Gateway District are expected to be recycled in the future into much higher density transit-oriented development.

While not all of these vacant and underutilized sites are expected to be developed or redeveloped with residential uses, the excess capacity offers by the sites inventory (more than double the RHNA) is adequate to ensure that the City accommodates its remaining RHNA of 1,262 units (including 314 extremely low/very low income, 185 low income, 205 moderate income, and 558 above moderate income units). A site specific listing of parcels that could accommodate the RHNA within the planning period is included in Appendix C.

Availability of Infrastructure and Services

Infrastructure Systems

Because South Gate is essentially a built-out urban community all infrastructure systems are in place. However, expansion of capacity may be necessary to accommodate the increased development intensities permitted under the updated General Plan and aging infrastructure may need to be replaced over time. The costs for infrastructure upgrades can be offset by the increased densities offered by the General Plan. The City will also offer financial assistance for affordable housing projects to gap-finance the projects. Assistance can be direct (give funding or land to affordable housing developers) or indirect (use cash to upgrade off-site infrastructure to serve a specific affordable housing project).

Water and Sewer Services

The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs. The total capacity of both active and stand-by wells is 32.97 million gallons per day (MGD), or 101.19 acre-feet per day. This represents a surplus over the City's average daily demand of 9.32 MGD, and the City's maximum daily demand of 16.78 MGD. Because the total capacity of these existing wells exceeds maximum daily demand, additional wells are not required.

The City's sanitary local sewer conveyance system is managed by the City's Public Works Department. The collection system consists of about 116 miles of gravity sewer lines, no pump/lift stations, and about 100 sewer siphons within the system. Approximately 99 percent of flows from local sewers discharge into the regional sewer system, operated by the County Sanitation Districts of Los Angeles County (CSD), for transportation, treatment, and disposal. The remaining one percent of total sewage generated within the City passes into the City of Paramount sewer system and is then discharged into CSD facilities. There are 21 LACSD trunk lines that run through various portions of the City. These trunks convey sewage from South Gate and other communities to the Joint Water Pollution Control Plant (JWPCP) operated by the CSD.

The CSD District serves the cities of South Gate, Bell, Compton, Cudahy, Huntington Park, Long Beach, Los Angeles, Lynwood, Maywood, Paramount, and Vernon. Effluent generated in South Gate flows through regional trunk pipelines to the JWPCP. The JWPCP is located at 24501 South Figueroa Street in the City of Carson. The JCWRP provides primary, secondary, and tertiary wastewater treatment. This facility has a design capacity of 400 million gallons per day (mgd) and currently processes an average flow of 310.8 mgd.

Implementation of General Plan 2035 is anticipated to increase wasterwater by 2.02 mgd. With implementation of the General Plan Update objectives, policies, and mitigation requiring individual development projects to verify with that sufficient wastewater transmission and treatment plant capacity is available to serve the proposed development, wastewater impacts would be reduced to a less than significant level. The City has adequate sewer capacity to accommodate the level of growth anticipated under the RHNA and the General Plan.

FINANCIAL RESOURCES

The high cost of preserving, acquiring, or constructing affordable housing usually means an affordable housing developer/provider must assemble multiple layers of financing. Typically a project will require several forms of public financing in order to secure sufficient funding to acquire an existing project or construct new housing. The City of South Gate has access to a number of funding resources that may be used to expand affordability housing opportunities in the community. These include:

Community Development Block Grants (CDBG)

The City of South Gate receives approximately $1,750,000 in CDBG funds annually. CDBG funds may be used for land acquisition and off-site improvements for affordable housing construction, and acquisition/rehabilitation of existing housing for low income households.

HOME Investment Partnership Act (HOME)

The City receives approximately $495,000 in HOME funds annually. HOME funds must be used to expand affordable housing opportunities in the community and eligible activities include homebuyer assistance, rent subsidies, new construction, moderate and substantial rehabilitation, and site acquisition.

Emergency Solutions Grants (ESG)

The City receives approximately $160,000 in ESG funds annually. ESG funds are dedicated for the provision of emergency shelters and services for the homeless.

Section 8 Housing Choice Voucher Program

The City of South Gate has established a Local Housing Authority to administer the Section 8 Housing Choice Voucher program with funding directly from HUD. As of October 2013, 570 extremely low and very low income households in the City were receiving voucher assistance.

ADMINISTRATIVE RESOURCES

The following describes active non-profit agencies that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

South Gate Housing Authority

The South Gate Housing Authority represents a significant administrative resource in promoting and preserving affordable housing in the City. The Housing Authority administers the City's Section 8 Housing Choice Voucher Program, as well as the CDBG and HOME programs and various other housing programs offered by the City of South Gate. The Housing Authority prioritizes activities to assist renters, homeowners, and other persons with special needs who are in the very low to moderate income categories in the City's 2010-2015 Consolidated Plan.

Oldtimers Housing Development Corporation

Oldtimers is a social service agency with the purpose of maintaining and improving the psychological and social well-being of older persons in Los Angeles and San Bernardino Counties. In the mid-1980s, Oldtimers partnered with the City of South Gate to provide transportation services for seniors through the initiation of the first Senior Dial-a-Ride program in the area. The high demand and success of this program set the foundation for Oldtimers to also provide Dial-a-Ride and Fixed Route Services for the cities of Artesia, Huntington Park, Bell and Cudahy, making Oldtimers a leader in transportation services for seniors in Southeast Los Angeles.

The Oldtimers Foundation formed Oldtimers Housing Development Corporation (OHDC) over 30 years ago for the development of a 150-unit senior housing residential center located in Fontana. Since then, OHDC has grown to assist in developing over 800 affordable senior and family units in Los Angeles and San Bernardino County. Oldtimers Housing Development Corporation IV (OHDC) is currently designated as a Community Housing Development Organization (CHDO) for the City of South Gate. During Fiscal Year 2011-2012, Oldtimers acquired two properties in South Gate with City assistance and the organization is currently in the process of rehabilitating the units.

Home Ownership for Personal Empowerment (HOPE)

HOPE works with Southern California Regional Centers by providing affordable housing opportunities for persons with developmental disabilities who want to live independently in a supported living environment. HOPE buys residential properties and then renovates them in order to rent them at below market rates to clients of the Regional Centers. Modifications to the home include exterior ramping, accessible bathrooms and kitchens, and appropriate fire exits. The rents are usually no more than 30 percent of the renter's monthly income. A special feature of these homes is that every resident has his or her own bedroom. Because the homes are owned by a corporation set up solely for this purpose, HOPE offers greater stability than most other community-based options. During Fiscal Year 2011-2012, the City awarded HOME funds to HOPE to acquire two single-family homes in the City. The organization is also currently in the process of rehabilitating eight rental units in South Gate for the disabled population.

Other Non-Profit Agencies

In addition to the agencies identified above, a number of other nonprofits are active in South Gate and surrounding communities. Habitat for Habitat for Humanity seeks to eliminate poverty and homelessness from the world and to make decent shelter a matter of conscience and action. Habitat invites volunteers to work with staff and build houses together in partnership with families in need. In 2010, Habitat was awarded over $33 million in Neighborhood Stabilization Program (NSP) funds to build and rehabilitate homes in the cities of

Long Beach, South Gate and Lynwood. Through the NSP program, Habitat for Humanity has partnered with the City of South Gate to purchase 32 foreclosed homes, rehabilitate them with volunteer support, and sell them to qualified low-income homebuyers.

The City will also solicit the collaboration of other nonprofit housing developers such as CORE, Jamboree Housing, and Bridge Housing to provide affordable housing opportunities in the City. CORE, formerly known as the Southern California Housing Corporation, is one of the largest nonprofit developers and managers of affordable housing in southern California. Based in the Inland Empire, CORE finances, develops, and manages affordable housing throughout southern California, including properties in Orange, San Diego, and Los Angeles Counties. Founded in 1990, Jamboree Housing has experienced steady growth and geographic expansion. Today the agency's portfolio includes development and/or ownership interest of nearly 6,600 affordable homes in 67 California communities – topping a market value of $1 billion. Ranking among the most successful nonprofit affordable housing developers in the nation, BRIDGE Housing has participated in the development of over 14,000 high-quality homes, with many more in the pipeline.

ENERGY CONSERVATION

As a community with an older housing stock, the City promotes energy efficiency in housing construction and rehabilitation. Specifically, the City enforces Title 24 of the Building Code and encourages affordable housing construction and residential rehabilitation projects utilizing City funds (HOME and CDBG) to include energy-efficient features and improvements. The City of South Gate adopted the Green Building Code in 2010 and enforces its standards in all new construction, retrofits and remodels. Additionally, the City has adopted the following policies:

- All new municipal buildings should meet or exceed silve in the appropriate LEED Rating System, or a comparable green building standard.
- The City should encourage green building techniques in single-family homes as well as in new municipal, commercial, mixed-use or multifamily residential projects.
- The City has partnered with Southern California Edison to encourage and create incentives for green building techniques in existing building retrofits as well as new buildings.
- The City emphasizes design for water conservation in its green building efforts.
- New buildings are required to meet or exceed California Title 24 energy efficiency requirements.

- When feasible or required by law, new development must utilize Low Impact Design (LID) features, including infiltration of stormwater. However, LID should not interfere with the City's goals of infill development and appropriate densities as defined in the Community Design Element.

- The City assesses all new development's use of green building techniques as a formal stage of design review.

- The City, through its HOME program funds, finances energy efficiency retrofits and on-site renewable energy installation.

- When feasible, City staff is trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers or homeowners that may have less access to green building expertise.

As part of the City's strategy to promote sustainability within the community, General Plan 2035 promotes transit-oriented development, high density residential development, and mixed use development as means to achieve jobs-housing balance and reducing vehicle-miles traveled associated with commuting and shopping. The newly adopted General Plan also includes a Green City Element that includes the goal of creating a robust green building program, with the objective of increasing the use of green techniques in new buildings, new building sites and building remodels and retrofits. The specific policies are:

- All new municipal buildings should meet or exceed silver in the appropriate LEED Rating System, or a comparable green building standard.

- The City should encourage green building techniques efforts in single-family homes as well as in new municipal, commercial, mixed-use or multifamily residential projects.

- The City should encourage and create incentives for green building techniques in existing building retrofits as well as new buildings.

- The City should emphasize design for water conservation in its green building efforts.

- New buildings should meet or exceed California Title 24 energy efficiency requirements.

- When feasible or required by law, new development should utilize Low Impact Design (LID) features, including infiltration of stormwater, but LID should not interfere with the City's goals of infill development and appropriate densities as defined in the Community Design Element.

- The City should assess all new development's use of green building techniques as a formal stage of design review.

- The City may finance energy efficiency retrofits and on-site renewable energy installation through a local assessment district, or provide administrative or financial support in other ways.

- On an ongoing basis, city staff should be trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers or homeowners that may have less access to green building expertise.

HOUSING PLAN

The Housing Plan represents the commitment of the City of South Gate in addressing the housing needs of the community, in complying with both State and Federal housing mandates, and in implementing the vision of South Gate General Plan 2035.

Goals and Polices

Goal HE 1: Housing choice for all South Gate residents.

Objective HE 1.1: Provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering a diverse and balanced community.

Policies

P.1 The City will maintain a Land Use Plan that continues to accommodate the City's Regional Housing Needs Allocation.

P.2 The City will encourage the assembly of parcels to create larger and more easily developable lots.

Objective HE 1.2: Remove or mitigate City policies, regulations, and procedures that serve to constrain the development of housing affordable to lower and moderate income households.

Policies

P.1 The City will prioritize review of affordable housing projects and expedite the permitting process.

P.2 Where feasible and appropriate, the City should allow shared parking arrangements to reduce the number of parking spaces needed.

P.3 The City will establish development standards to facilitate a range of housing types, allowing development to achieve the intended density, scale, and character envisioned in the General Plan.

P.4 The City will annually review the City's policies, regulations, and procedures to ensure their continued relevance and impact on affordable housing development.

Objective HE 1.3: Provide incentives for the construction of housing affordable to the workforce.

Policies

P.1: The City will encourage development of affordable housing through the use of federal, state and local programs.

P.2: The City will encourage the use of density bonuses and provide other regulatory concessions to encourage affordable housing development.

Objective HE 1.4: Ensure equal housing opportunity for all, regardless race, color, national origin, ancestry, religion, marital status, familial status, disability, gender, age, sexual orientation, or any other arbitrary factor.

Policies

P.1: The City will provide fair housing services to ensure that residents and landlords are aware of their rights and responsibilities regarding fair housing.

Goal HE 2: Greater housing affordability for low and moderate income households.

Objective HE 2.1: Offer assistance to low and moderate income households to attain affordable housing.

Policies

P.1: The City will continue to provide rent subsidies to very low income households.

P.2: The City will work to preserve existing affordable housing that may be at-risk of converting from low-income to market-rate housing.

P.3: The City will actively market its housing programs and available housing resources through City website, brochures, public service announcements, and other means.

P.4: The City should develop capacity with non-profit developers to encourage acquisition, ownership and management of subsidized developments with potential to convert to market rate.

Goal HE 3: Preserved and enhanced residential neighborhoods.

Objective HE 3.1: Preserve and improve the quality of existing housing stock.

Policies

P.1: Property owners shall be required to maintain property appropriately to ensure the maximum useful life of the unit.

P.2: The City will encourage and assist low and moderate income homeowners with residential maintenance and improvements through the home improvement programs.

P.3: The City will work with Community Housing Development Organizations (CHDOs) to acquire and/or rehabilitate deteriorating rental housing.

Goal H 4: Improved housing for underserved populations.

Objective H 4.1: Encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities (including developmental disabilities), students, large families, and the homeless.

Policies

P.1: The City should promote the use of universal design principles to provide housing that is adaptable to residents of varied abilities.

P.2: The City will promote the development of a continuum of housing options for seniors, ranging from granny flats, small single-family homes, condominiums/townhomes, apartments, assisted living, to residential care facilities.

P.3: The City should work with the East Los Angeles Community College to ensure housing needs of the students are addressed.

P.4: The City should encourage the development of rental units of adequate size and amenities suitable for families.

P.5: The City will collaborate with the Los Angeles Homeless Services Authority (LAHSA) communities within the Gateway subregion to create a continuum of care for the homeless.

P.6: The City will support and participate in a partnership with agencies such as the Los Angeles Homeless Services Authority (LAHSA) to provide temporary, transitional and permanent housing for the homeless.

P.7: The City will coordinate with the South Central Los Angeles Regional Center to promote affordable housing options for persons with developmental disabilities.

IMPLEMENTING ACTIONS

Program 1: Maintain a Residential Sites Inventory

Maintain a residential sites inventory that is adequate to accommodate the City's share of regional housing needs. The City's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period is 1,262 units.

2013-2021 Actions:	**Funding:**
• Maintain an inventory of vacant and underutilized sites and provide information to interested developers. (Update annually) • Maintain an inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. (Update annually) • Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. • Play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. (Ongoing)	Departmental budget **Responsible Agencies:** Community Development – Planning Division

Program 2: Mixed Use and Transit-Oriented Development

General Plan 2035 is intended to promote mixed use and transit-oriented development in the community as a means of:

- Achieving jobs-housing balance
- Accommodating growth in a manner that utilizes land resources efficiently, promotes energy conservation, and encourages walking and other alternative means of transportation; and
- Promoting public health through good planning.

Much of the City's future residential development is expected to occur in mixed use areas. The City is in the process of developing specific plans for Tweedy Boulevard, Hollydale Village, and the Firestone and Atlantic Station area (as discussed in the Housing Resources chapter). These

specific plans will propose a combination of mixed-use projects, transit-oriented development, and higher density residential and commercial developments.

2013-2021 Actions:	Funding:
• Promote mixed-use and transit-oriented development through marketing materials. (Update annually) • Assist mixed use developers in site identification, especially parcels with lot consolidation potential. (Ongoing) • Provide technical assist mixed use developers in the entitlement process. (Ongoing) • Complete the Tweedy Boulevard, Hollydale Village and Firestone and Atlantic Station specific plans (2015) • Where funding permits, provide financial assistance to mixed use developments that include affordable housing units. (Ongoing)	CDBG; HOME **Responsible Agencies:** Community Development – Planning Division; Housing Division

Program 3: Offer Density Bonus Incentives

As part of the comprehensive Zoning Code Update, the City included density bonus provisions outlined in the State law (anticipated adoption by Spring 2014). In addition, the various Place Types established in General Plan 2035 accommodate a range of housing options, from low-density single-family homes to high-density multi-family housing up to 100 units per acre in Mixed Use Districts. In addition to the State density bonus provisions for affordable housing, the City offers density and height increases in exchange for certain amenities, which will be determined either on a case-by-case basis or as specified in the Zoning Code. Specifically, if public improvements are provided, a development can receive density increases as follows:

- *Neighborhood Medium-High:* A density bonus of up to five additional dwelling units per acre.
- *Neighborhood High:* A density bonus of up to 10 additional dwelling units per acre
- *Boulevard Medium-High*: A density bonus of up to 5 additional dwelling units per acre and 0.25 FAR for nonresidential uses.
- *Boulevard High:* A density bonus of up to 10 additional dwelling units per acre and 0.5 FAR for nonresidential uses.
- *Urban Village:* A density bonus of up to 20 additional dwelling units per acre and 0.5 FAR.
- *Civic/Institutional*: A density bonus of up to 1.0 FAR.

2013-2021 Actions:	Funding:
• Adopt comprehensive Zoning Code Update by Fall 2014. • Continue to offer density incentives to qualifying residential projects (Ongoing) • Promote the density bonus program to developers. (Ongoing)	Departmental budget **Responsible Agencies:** Community Development – Planning Division

Program 4: Provide Assistance for Affordable Housing Development
Provide technical assistance, financial support, and expedited review for affordable housing development. Given the City's current financial situation, providing direct subsidies to gap-finance affordable housing development may not be an immediately feasible option. However, as funding permits, the City may consider offering financial assistance to support affordable housing development:

- **Land Assemblage and Write-Down**: The City may utilize CDBG and HOME funds to write-down the cost of land for the development of low and moderate income housing and housing for special needs, including for persons with disabilities. As part of the land write-down, the City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition. The City has previously worked with HOPE to pursue affordable housing development, including eight units for persons with developmental disabilities. HOME funds were allocated to assist these projects.
- **Direct Financial Assistance:** The City may utilize HOME funds to provide direct financial assistance in support of affordable housing development.

In addition, the City may provide other forms of support for affordable housing development:

- **Application for State and Federal Housing Funds**: The City will apply for funding directly or support the application for affordable housing funds by developers if the proposed projects are determined to be consistent with the goals of this Housing Element.
- **Expedited Review and Priority Processing**: The City will expedite and prioritize the review of housing or mixed-use developments that incorporate an affordable housing component to reduce the holding costs associated with delays (such as increased construction financing costs).
- **Fee Deferrals**: The City will consider fee deferrals for housing or mixed-use developments that incorporate an affordable housing component.

2013-2021 Actions:	**Funding:**
• Continue to pursue affordable housing opportunities with interested developers and agencies. (Ongoing) • Evaluate financial status and consider setting aside funding for affordable housing development. (Annually) • Continue to pursue affordable housing opportunities for households with special needs (such as large households and persons with disabilities, including developmental disabilities) and incomes at or below 30 percent of the County median income according to HUD income guidelines. (Ongoing) • Encourage developers to provide residential units to individuals and families with incomes at or below 30 percent of the County median. (Ongoing) • Encourage affordable housing developers to include large	CDBG; HOME **Responsible Agencies:** Community Development – Planning Division; Housing Division

units (with three or more bedrooms) suitable for family living to help alleviate overcrowding issues. (Ongoing) • Provide fee deferrals and/or expedited review and priority processing for projects providing affordable housing units for extremely low income households, large households, or persons with disabilities, including developmental disabilities. (Ongoing) • Explore funding opportunities from State and Federal programs, including funding opportunities for housing affordable to households with incomes at or below 30 percent of the County median income according to HUD income guidelines. (Annually) • Solicit participation/partnership with nonprofit housing developers through a Request for Proposal process and/or direct contacts. (Annually)	

Program 5: Provide Fair Housing Services

The City currently contracts with the Fair Housing Foundation to resolve tenant and landlord conflicts and to investigate and document housing discrimination complaints. The City will continue to contract with a fair housing service provider to provide services to its residents.

2013-2021 Actions:	**Funding:**
• Provide fair housing and tenant/landlord dispute resolution services. (Ongoing) • Monitor developers' compliance with all affirmative marketing requirements for housing developments that receive financial assistance from the City, incentives, or regulatory concessions in exchange for affordable housing. (Ongoing)	CDBG **Responsible Agencies:** Community Development – Housing Division

Program 6: Participate in County-Administered Homebuyer Assistance Programs

The dissolution of the City's Redevelopment Agency has led to the elimination of South Gate's First-Time Homebuyer Program; however, the City has partnered with Habitat for Humanity to utilize NSP 2 funds to rehabilitate 32 homes and sell them to first-time homebuyers. The also City continues to provide referrals to County-administered homebuyer assistance programs:

- Mortgage Credit Certificates (MCCs) are issued to income qualified first-time home buyers authorizing the household to take a credit against federal income taxes of 15 percent of the annual mortgage interest paid; no City guarantee required. The City is a part of a coalition that provides MCCs to income-qualified first-time home buyers. The program is administered by the Los Angeles County Community Development Commission. The MCCs are available to households on a first-come-first-serve basis.

  Several census tracts in South Gate also qualify as Internal Revenue Services (IRS) target areas. These are: 5355.01; 5356.06; 5355.03; 5356.05. Income-qualified households purchasing homes in these target areas using MCCs do not have to be first-time buyers.

- The Southern California Home Financing Authority (SCHFA) offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The City will continue to participate in the mortgage revenue bond program, providing information regarding the program on the City's website and at the public counter, library, post office, and other community locations.

2013-2021 Actions:	Funding:
• Promote MCC and SCHFA programs by making program information available on City website and public counters. (Ongoing) • Work with developers of new for-sale housing to promote the use of MCCs and SCHFA at these new developments. (Ongoing)	None required **Responsible Agencies:** Community Development – Housing Division

Program 7: Provide Housing Choice Vouchers

Continue to provide rent subsidies for very low income renters through the Housing Choice Voucher Program. The Housing Choice Voucher program provides rental subsidies to families with incomes that qualify as extremely low income (up to 30 percent of Median Family Income or MFI) and very low income (up to 50 percent of MFI). As of October 2013, 570 households in the City are receiving Housing Choice Vouchers.

2013-2021 Actions:	Funding:
• Assist approximately 570 very low income households annually. (Ongoing) • Promote the Housing Choice Voucher program to landlords for accepting voucher recipients. (Ongoing) • Actively pursue additional funding to expand the Voucher program. (Ongoing) • Allocate 70 percent of new Section 8 assistance to extremely low income households pursuant to HUD regulations. (Ongoing)	HUD Section 8 Rental Assistance Program **Responsible Agencies:** Community Development – Housing Division

Program 8: Work to Preserve Assisted Housing at Risk of Converting to Market Rate

Monitor the status of the City's at-risk housing units and work with affordable housing providers to preserve the affordability of these units or provide replacement units. For the 2013-2021 Housing Element, the 75-unit Pennsylvania Square, 20-unit Dudlext II Senior Apartments, and 22-unit Pine Place communities are considered at risk of converting to market-rate housing due to the potential expiration of their Section 8 contracts.

2013-2021 Actions:	Funding:
• Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners. (Ongoing) • Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. (Annually) • Work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. (Ongoing) • Ensure property owners comply with California's requirement of tenant notification one year prior to conversion. (Ongoing) • Explore potential funding sources for preservation/ replacement. (Annually) • Assist tenants in applying for priority status in the Section 8 program upon notification of owners' decision to discontinue low-income use. (Ongoing)	HOME; Section 8 Rental Assistance; other State and Federal loans and grants **Responsible Agencies:** Community Development – Housing Division

Program 9: Provide Home Improvement Assistance

Continue to provide a Homeowners Rehabilitation Program focuses on rehabilitating existing housing stock throughout the City. This program provides assistance in the form of a deferred loan and is due and payable when the title is transferred or the property is refinanced or sold. Eligible activities under this program include correction of code violations and interior and exterior improvements and repairs such as: new driveways, new roofs, electrical, plumbing, painting, re-stuccoing, and other needed construction work. The program also pays for room additions to ease overcrowding. Households earning lower incomes (up to 80 percent of Area Median Income or AMI) are eligible for this program. The property must also be owner occupied and have four or less units to qualify. In combination with the Homeowners Rehabilitation Program, the City offers $10,000 grants to be used for pest control and lead abatement.

2013-2021 Actions:	Funding:
• Assist 40 households during the 2013-2021 planning period. (Ongoing)	HOME **Responsible Agencies:** Community Development – Housing Division

Program 10: Assist in the Acquisition/Rehabilitation of Rental Housing

Utilize HOME and other funding, as available, to assist in the acquisition and/or rehabilitation of rental housing for low and very low income households. The City will work with qualified Community Housing Development Organizations (CHDOs) to pursue acquisition/rehabilitation opportunities in neighborhoods with deteriorating rental housing. Specifically, 15 percent of the annual HOME allocation must be provided to a CHDO for the development, acquisition, and or rehabilitation of affordable housing.

2013-2021 Actions:	Funding:
• Solicit participation of CHDOs to implement acquisition/rehabilitation projects by providing HOME funds through a Request for Proposal process. (Ongoing) • Acquire and/or rehabilitate 16 rental units during the 2013-2021 planning period, ensuring a portion of the units are affordable to extremely low income households. (Ongoing)	HOME **Responsible Agencies:** Community Development – Housing Division; City-certified (CHDOs)

Program 11: Remove Constraints to the Development of Housing

The City is in the process of updating its Zoning Code to implement General Plan 2035 and to bring the City's zoning regulations in compliance with State and federal laws. This Zoning Code update would add provisions for various types of special needs housing and removed all previously identified housing constraints. Specifically, the Zoning Code Update addresses the following topics: emergency shelters; transitional and supportive housing; reasonable accommodation; SRO housing; and density bonus provisions. The Zoning Code Update is anticipated to be adopted by Spring 2014. The City will continue to monitor its Zoning Code and policies for any potential constraints to the development of housing and remove them as necessary.

2013-2021 Actions:	Funding:
• Adopt Zoning Code by Spring 2014 to implement General Plan 2035 and comply with Housing Element law. • Continue to monitor the Municipal Code and City policies for any potential constraints to the development of housing and remove them as necessary. (Ongoing)	Departmental budget **Responsible Agencies:** Community Development –Planning Division

Program 12: Continuum of Care for the Homeless

The City will continue to participate in a continuum of care for addressing the housing and supportive services needs of the homeless. The continuum of care model includes five components: outreach and prevention; emergency shelter; transitional housing; supportive housing; and permanent housing. The City will also continue to allocate CDBG and ESG funds to supportive services for the homeless and those at-risk of becoming homeless. The City will also continue to work with the Los Angeles Housing Services Authority (LAHSA) to coordinate the County of Los Angeles Continuum of Care Strategy as well as the Ten-Year Plan to End Chronic Homelessness.

2013-2021 Actions:	Funding:
• Allocate funding to address the emergency shelter and supportive service needs of the homeless. (Annually) • Continue to participate in LAHSA's efforts to address homeless issues from a regional perspective. (Ongoing)	CDBG; ESG **Responsible Agencies:** Community Development –Housing Division

Program 13: Energy Conservation

Energy consumption can increase the costs of housing and place a particular burden on lower income households. The City utilizes a number of mechanisms to encourage energy

conservation, including adopting the Green Building Code in 2010 and adopting a "Green City Element" as part of General Plan 2035. As part of the newly adopted General Plan, the City also encourages and incentivizes mixed use and transit oriented development which promotes energy conservation.

2013-2021 Actions:	**Funding:**
• Promote energy efficiency improvements in all residential rehabilitation programs offered by the City. (Ongoing) • Continue to work with the community college and developers to implement "Savings by Design" principles. (Ongoing) • Continue implementation of the goals and policies contained in General Plan 2035, particularly those outlined in the Green City Element. (Ongoing)	Departmental budget **Responsible Agencies:** Community Development –Planning Division; Public Works; Housing

Quantified Objectives

For the 2013-2021 Housing Element, the City of South Gate has established the following specific objectives:

Table HE-38: Quantified Objectives by Income: 2013-2021

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	314		185	205	558	1,262
Units to be Rehabilitated						
Home Improvement	10	10	20	--	--	40
Rental Acquisition/Rehab	4	4	8	--	--	16
Units to be Preserved						
Units at Risk	113		--	--	--	113
Section 8 Vouchers	654		--	--	--	654

APPENDIX A: REVIEW OF ACCOMPLISHMENTS

The South Gate 2008-2014 Housing Element established specific programs and objectives for expanding housing opportunities in the community. In updating this Element, the City reviewed these programs for successes or failures, and continued appropriateness. The Housing Plan in the updated 2013-2021 Housing Element reflects these lessons learned to improve the effectiveness of City actions.

PROGRAM-SPECIFIC REVIEW

The following provides a program-by-program review of the 2008-2014 Housing Element. Each program will be evaluated for its effectiveness and continued appropriateness for the 2013-2021 Housing Element cycle.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 1: Maintain a Residential Sites Inventory	• Maintain an inventory of vacant and underutilized sites and provide information to interested developers. (Update annually) • Maintain an inventory of City- or Agency-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. (Update annually) • Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall. (Ongoing) • Play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. (Ongoing)	***Accomplishments:*** The City continues to maintain a residential sites inventory of vacant and underutilized sites and City or former Agency-owned properties. Since adoption of the Housing Element in 2010, development in the City had come to a standstill due to the recession. However, development interest has resumed somewhat in the City. The City is involved in ongoing negotiations with the developer for a 216-unit complex—Calden Court Apartments. The project will consist of 71 two-bedroom, 115 three-bedroom and 30 four-bedroom unitss. All of the units will be income-restricted, as per LHITC guidelines, and offered to households with income levels at 50 and 60 percent of AMI or less, with the exception of the two three-bedroom manager's units. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 2: Mixed Use and Transit-Oriented Development	• Promote mixed-use and transit-oriented development through marketing materials. (Update annually) • Assist mixed use developers in site identification, especially parcels with lot consolidation potential. (Ongoing) • Provide technical assist mixed use developers in the entitlement process. (Ongoing) • Where funding permits, provide financial assistance to mixed use developments that include affordable housing units. (Ongoing)	***Accomplishments:*** Since adoption of the Housing Element, development had come to a standstill. No mixed use development has been constructed yet. However, the City has seen an increase in development interest recently and expects to begin implementing its mixed use policies in the near future. Mixed-use and transit-oriented development will be more vigorously promoted after the adoption of the new Zoning Code (anticipated adoption by Spring 2014). ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Action 3: Offer Density Bonus Incentives	• Establish density bonus incentives as part of the City's comprehensive Zoning Code update to implement General Plan 2035. (Within one year of the adoption of the General Plan) • Promote the density bonus program to developers. (Ongoing)	***Accomplishments:*** The City is in the process of preparing a comprehensive update to its Zoning Code. Density bonus provisions are included as part of that update. The City anticipates completing the Zoning Code update by Spring 2014. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 4: Provide Assistance for Affordable Housing Development	• Continue to pursue the 20-unit adaptive reuse project with Habitat for Humanity and four-unit project with the Oldtimers Housing Development Corporation. • Evaluate financial status and consider setting aside funding for affordable housing development. (Annually) • Continue to pursue affordable housing opportunities for households with special needs (such as large households) and incomes at or below 30 percent of the County median income according to HUD income guidelines. Encourage developers to provide residential units to individuals and families with incomes at or below 30 percent of the County median. Encourage affordable housing developers to include large units (with three or more bedrooms) suitable for family living to help alleviate overcrowding issues. (Ongoing) • Explore funding opportunities from State and Federal programs, including funding opportunities for housing affordable to households with incomes at or below 30 percent of the County median income according to HUD income guidelines. (Annually) • Solicit participation/partnership with nonprofit housing developers through a Request for Proposal process and/or direct contacts. (Annually)	***Accomplishments:*** Since 2008, the City has completed the following affordable housing projects: • Hollydale Plaza Apartments – 101 units low/mod seniors (2009) • 8953-8957 Burke Avenue – 8 units low/mod (June 2011) • 11343 Pennsylvania Avenue – 4 units special needs housing (developmentally challenged) (February 2013) • 2418 Glenwood Pl. - 4 units special needs housing (developmentally challenged) (February 2013) Habitat for Humanity has completed the acquisition and rehabilitation of 32 single-family residences for resale to First-time Home Buyers. Seventeen units are currently occupied and two more are expected to close by the end of July 2013. In addition the following affordable projects are currently underway: • 9415 Madison Avenue - 5 units • 8961 McNerney Avenue - 10 units • 8457 California Avenue - 4 units • 9927 San Antonio Avenue - 5 units • Calden Court - 216 units ***Continued Appropriateness:*** Without redevelopment funds the City's ability to provide financial assistance to affordable housing is seriously compromised. This program is modified and included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 5: Provide Fair Housing Services	• Provide fair housing and tenant/landlord dispute resolution services. (Ongoing) • Monitor developers' compliance with all affirmative marketing requirements for housing developments that receive City or Agency financial assistance, incentives, or regulatory concessions in exchange for affordable housing. (Ongoing)	***Accomplishments:*** The City contracts with the Fair Housing Foundation to resolve tenant and landlord conflicts and to investigate and document housing discrimination complaints. Since 2008, 1,539 residents have been assisted with fair housing issues and concerns. A total of 57 discrimination cases have also been investigated. The City will continue to contract with a fair housing service provider to provide services to its residents. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Action 6: Offer First-Time Homebuyer Assistance	• Assist 10 households over five years. (Ongoing)	***Accomplishments:*** Since 2008, the City has assisted two households through the First-Time Homebuyer Assistance Program. Both households earned extremely low incomes. In addition, Habitat for Humanity has completed the acquisition and rehabilitation of 32 single-family residences for resale to First-time Home Buyers. Seventeen units are currently occupied and two more are expected to close by the end of July 2013. However, the dissolution of redevelopment agencies has eliminated one of the primary funding sources for this program. The City will no longer administer the First-Time Homebuyer Assistance Program during the Housing Element planning period due to limited funds. ***Continued Appropriateness:*** Due to lack of funding, this program is not included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 7: Participate in County-Administered Mortgage Credit Certificate Program	• Continue to participate in the MCC program by contributing administrative costs. (Annually) • Promote MCC program by making program information available on City website and public counters. (Ongoing) • Work with developers of new for-sale housing to promote the use of MCCs at these new developments. (Ongoing)	***Accomplishments:*** Since 2008, no households in the City have participated in the MCC program. The City continues to participate in the Mortgage Credit Certificate (MCC) program by providing information at public counters and the City's website. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Action 8: Provide Housing Choice Vouchers	• Assist approximately 650 very low income households annually. (Ongoing) • Promote the Housing Choice Voucher program to landlords for accepting voucher recipients. (Ongoing) • Actively pursue additional funding to expand the Voucher program. (Ongoing) • Allocate 70 percent of new Section 8 assistance to extremely low income households pursuant to HUD regulations. (Ongoing)	***Accomplishments:*** As of October 2013, 570 households in the City are receiving Housing Choice Vouchers. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Action 9: Work to Preserve Assisted Housing at Risk of Converting to Market Rate	• Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners. (Ongoing) • Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. (Annually)	***Accomplishments:*** No affordable housing project converted to market-rate housing between 2008 and 2013. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
		Accomplishments: Since 2008, 34 households in the City were assisted through the Homeowner Rehabilitation Program. Of these assisted households, 12 were extremely low income households, 10 were very low income households, and 12 were low income households. The City continues to allocate HOME funds to this program annually. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Action 10: Provide Home Improvement Assistance	• Assist 60 households over five years. (Ongoing)	
Action 11: Assist in the Acquisition/Rehabilitation of Rental Housing	• Solicit participation of CHDOs to implement acquisition/rehabilitation projects by providing HOME funds through a Request for Proposal process. • Acquire and/or rehabilitate 30 rental units over five years, ensuring a portion of the units are affordable to extremely low income households. (Ongoing)	***Accomplishments:*** The City has partnered with Oldtimers Housing Development Corporation, a Community Housing Development Organization (CHDO) to develop affordable housing at a number of locations. During Fiscal Year 2008-09, the City entered into a development agreement with Oldtimers Housing Development Corporation for the acquisition and rehabilitation of two 4-unit properties. The agreement provided HOME entitlement and CHDO funds in the amount of approximately $1.3 million to Oldtimers, which also contributed an additional $425,000 toward the project. During Fiscal Year 2010-11, the City assisted Oldtimers Housing Development Corporation with the acquisition and rehabilitation of two multi-family housing projects totaling 15 units. The agreement provided for HOME entitlement and CHDO funds of approximately $2.25 million to Oldtimers, which will contribute approximately $900,000 toward the project. During Fiscal Year 2012-13, the City approved another project with Oldtimers, which consists of rehabilitating four units of affordable housing. The

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
		City will provide HOME entitlement and CHDO funds of approximately $150,000 for this project. During Fiscal Year 2012-13, the City also approved a project with TELACU, which consists of the new construction of four units of affordable senior housing. This project will make use of an unused common area space in an existing affordable senior complex. The agreement provides for HOME entitlement funds of approximately $340,000. TELACU will contribute approximately $97,000 toward the project. The City will continue to secure viable development projects through the RFP process to meet its goal of 30 affordable rental units over five years. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 12: Pursue Neighborhood Stabilization Program (NSP)	• Acquire and rehabilitate three single-family homes in 2010 and make the homes available to low income households at affordable costs. (2010)	***Accomplishments:*** In August 2009, the City of South Gate, for itself and on behalf of the City of Huntington Park, applied for NSP funds totaling approximately $1.4 million. South Gate's share of $970,490 was intended for the acquisition and rehabilitation of three foreclosed and abandoned single-family properties. The City also partnered with Habitat for Humanity to apply for NSP II Program funds in 2009. This application was approved and the City, along with 11 other jurisdictions, shared a total allocation of $141 million. For the City of South Gate, the Neighborhood Stabilization Program (NSP1) terminated in September 2011. Two single-family residential units were acquired, rehabbed and leased to income-qualified (80% AMI) families. Since 2009, Habitat For Humanity has acquired and rehabbed 32 single- family residences (under NSP2) for resale to income-eligible families (80% AMI). Approximately 17 units have been sold with another two units to close by the end of July 2013. No other NSP funding is expected. ***Continued Appropriateness:*** The NSP funding is winding down. This program is not included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
		Accomplishments: The City is in the process of preparing a comprehensive update to its Zoning Code. Zoning Code amendments to address housing for persons with disabilities are included as part of the Zoning Code update. The City expects to complete the Zoning Code update by Spring 2014. Since 2008, the City has completed the following affordable housing projects for persons with disabilities: • 11343 Pennsylvania Avenue – 4 units special needs housing (developmentally challenged) (February 2013) • 2418 Glenwood Pl. - 4 units special needs housing (developmentally challenged) (February 2013) ***Continued Appropriateness:*** This program is completed and will no longer be included in the 2013-2021 Housing Element. However, a general program to monitor the Municipal Code and City policies for potential housing constraints will be a part of the 2013-2021 Housing Element.
Action 13: Facilitate the Construction of Housing for Persons with Disabilities	• Update Zoning Code to remove constraints to housing for persons with disabilities. (Within one year of the adoption of General Plan)	

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 14: Continuum of Care for the Homeless	• Allocate funding to address the emergency shelter and supportive service needs of the homeless. (Annually) • Continue to participate in LAHSA's efforts to address homeless issues from a regional perspective. (Ongoing)	***Accomplishments:*** In 2009, a total of $865,273 in Homelessness Prevention and Rapid Re-Housing (HPRP) funds were received by the City. Approximately 97 families were assisted with rent, security deposits and utility payments. As of 2011, Emergency Solutions Grant (ESG) funds must be utilized (partially) to fund HPRP-type activities; however, since the City only received its ESG funds in January 2013, no specific accomplishments have yet been reported. The City continues to allocate ESG funds to homeless services providers annually. The City contracts its ESG funds to the Salvation Army Bell Shelter, whose programs provide homeless persons with shelter, food, job training and counseling. Since 2008, 134 persons have been assisted at the Bell Shelter. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
		Accomplishments: The City is in the process of preparing a comprehensive update to its Zoning Code. Zoning Code amendments to address housing for the homeless are included as part of the Zoning Code update. Specifically, emergency shelters will be permitted by right without discretionary review in the Urban Flex (UF) district. The City expects to complete the Zoning Code update by Spring 2014. ***Continued Appropriateness:*** This program is completed and will no longer be included in the 2013-2021 Housing Element. However, a general program to monitor the Municipal Code and City policies for potential housing constraints will be a part of the 2013-2021 Housing Element.
Action 15: Homeless Shelters	• Update Zoning Code to incorporate provisions for emergency shelters and transitional housing. (Within one year of the adoption of General Plan)	
		Accomplishments: The City is in the process of preparing a comprehensive update to its Zoning Code. Zoning Code amendments to address housing for the homeless are included as part of the Zoning Code update. Specifically, transitional and supportive housing meeting the Health and Safety Code definitions are treated as residential uses and permitted in the same manner as similar uses in the same zones. The City expects to complete the Zoning Code update by Spring 2014. ***Continued Appropriateness:*** This program is completed and will no longer be included in the 2013-2021 Housing Element. However, a general program to monitor the Municipal Code and City policies for potential housing constraints will be a part of the 2013-2021 Housing Element.
Action 16: Transitional and Supportive Housing	• Update Zoning Code to incorporate provisions for transitional and supportive housing. (Within one year of the adoption of General Plan)	

Table HE-A1: Review of Past Accomplishments for the 2008-2014 Housing Element

Action	Objectives	Accomplishments
Action 17: Energy Conservation	• Promote energy efficiency improvements in all residential rehabilitation programs offered by the City. (Ongoing) • Pursue adoption of the Green Building Code (Within 18 months from February 2010) • Continue to work with the community college and developers to implement "Savings by Design" principles. (Ongoing) • Begin implementation of the goals and policies contained in the Green City Element of the General Plan. (Ongoing)	***Accomplishments:*** Energy efficiency improvements are included in many of the City-funded rehabilitation projects. The City adopted the Green Building Code on July 1, 2010, and began enforcement on January 1, 2011. The City has partnered with Energy Upgrade California and Southern California Edison to provide residential and business customers incentives to make energy efficient upgrades. These incentives include an expedited permit process, tracking status, rebates and facilitating contacts for other valuable resources. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table HE-A2: Quantified Objectives by Income (2008-2014)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed						
Regional Housing Needs Assessment (RHNA)	451		244	150	645	1,490
Actual Construction	0		50	90	30	170
Units to be Rehabilitated						
Home Improvement Program	10	10	20	20	0	60
Rental Acquisition/Rehab	10	10	10	0	0	30
Actual Rehabilitation Accomplishments	22 (HIP) 27 (Acq/Reh)		12 (HIP) 0 (Acq/Reh)	0	0	61
Units to be Preserved						
Units at Risk	117		0	0	0	117
Actual Preservation Accomplishments	117		0	0	0	117
Households to be Assisted						
First-Time Homebuyer	0	0	10	0	0	10
MCC	0	0	0	20	0	20
Section 8 Vouchers	260	390	0	0	0	650
Actual Households Assisted	2 (FTH) 0 (MCC) 654 (Section 8)		0 (MCC)	0 (MCC)	0	656

APPENDIX B: PUBLIC PARTICIPATION

OUTREACH LIST

A Community of Friends
Academy Mortgage Corporation
Active Alliance Real Estate
Aid For Aids, Inc.
AIDS Healthcare Foundation
Amazing Homesellers
American Team Realty
Bank of America Home Loans
Bautista Mortgage & Realty
Beyond Shelter
Bridge Housing
California Association of Realtors
Casas USA Realty
Catholic Charities of Los Angeles, Inc.
Centro Cristiano Betel
CENTURY 21 Allstars
CHASE Bank
Citi Bank - Mortgage Services
Code Enforcement Program
Cofradia Our Lady of Charity
Coldwell Banker Dynasty
Colonial Services Group, Inc.
Crime Prevention Program
Downey Unified School District
Emergency Management Program
Esperanza Galvan Re: Youth Program
Evangelica Baptist Church
Fair Housing Foundation
Family Violence Prevention Program
First Baptist Church of South Gate
First Class Real Estate
First Mortgage Corporation
Foursquare Church

Grace Bible Church
Graffiti Abatement Program
Habitat for Humanity
Higher Goals, Inc.
Hollydale Senior Citizen's Center
Home Security Program
Homes For Life Foundation
Hope Christian Center
Housing Authority of the County of Los Angeles
Hub Cities Consortium
Iglesia Bautista
Iglesia de Dios
imortgage
JADE Family Services
Jamboree Housing Corporation
Juvenile Assistance Diversion Effort (Jade)
Keller Williams Realty
Lamp Community
LAUSD - Local District 6
Los Angeles Community Design Center
Los Angeles Homeless Services Authority
Los Angeles Mission, Inc.
Lynwood Unified School District
National CORE
Oldtimers Foundation
Optimist Club of South Gate
Pacific Union Financial, LLC
Paramount Residential Mortgage Group, Inc.
Paramount Unified School District
Parks And Recreation
Pastor Ernesto Trejo
People in Progress
Police Activities League
Powerhouse Mortgage, Inc.
Prospect Mortgage, LLC
Prudential California Realty
RE/MAX Premium
Redeemer Lutheran Church
Rotary Club of South Gate
Senior Citizen's Club of South Gate
South Central Los Angeles Regional Center
South Gate Chamber of Commerce
South Gate Church of Christ
South Gate Multicultural Women's Club

South Gate Police Explorer Program
Southeast Church Service Center
Southeast Community Development Corp.
Southern California Drug And Alcohol Program, Inc.
Southern California Rehabilitation Services
Southland Regional Association of Realtors, Inc.
St Francis Medical Center
St. Helen's Catholic Church
St. Margaret's Church
Stearns Lending, Inc.
Teen Challenge Ministry Institute
The Arc of L.A. and Orange Counties
The Olson Company
The Salvation Army - Bell Shelter
The Salvation Army - Southeast Communities Corp
The Society of St. Vincent De Paul, Council of Los Angeles
Tweedy Mile Association
U.S. Bank Home Mortgage
Union Rescue Mission
United Way of Greater Los Angeles
Wells Fargo Home Mortgage

Join us for a Public Hearing to discuss the Update of the City's Housing Element





The Planning Commission will be discussing the update of the **Housing Element**, a key component of the City's General Plan, and would like your input!

Where:

City Hall Council Chambers
8650 California Avenue
South Gate, CA 90280

When:

October 29, 2013
7:00 PM

The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Abel Torres (323) 563-9528.

APPENDIX C: SITES INVENTORY

This sites inventory represents only a select number of sites with redevelopment potential based on existing uses and intensity, a field survey, and City vision for the areas. While parcels are grouped into sites due to their adjacency, but no means this grouping precludes redevelopment of individual parcels or different combinations of parcels.

In selecting the sites for inclusion in this inventory, the City has also compared the parcels with the 2007 Blight Assessment Report. Blighting conditions are coded as follows:

Physical Blight (PB):

1. Serious Building Code Violations
2. Dilapidation/Deterioration
3. Defective Design and Construction
4. Faulty/Inadequate Conditions
5. Unsafe Building Conditions
6. Substandard Design
7. Inadequate Size of Building or Lot
8. Lack of Parking
9. Incompatible Nearby uses
10. Lots of Irregular Shape

Economic Blight (EB):

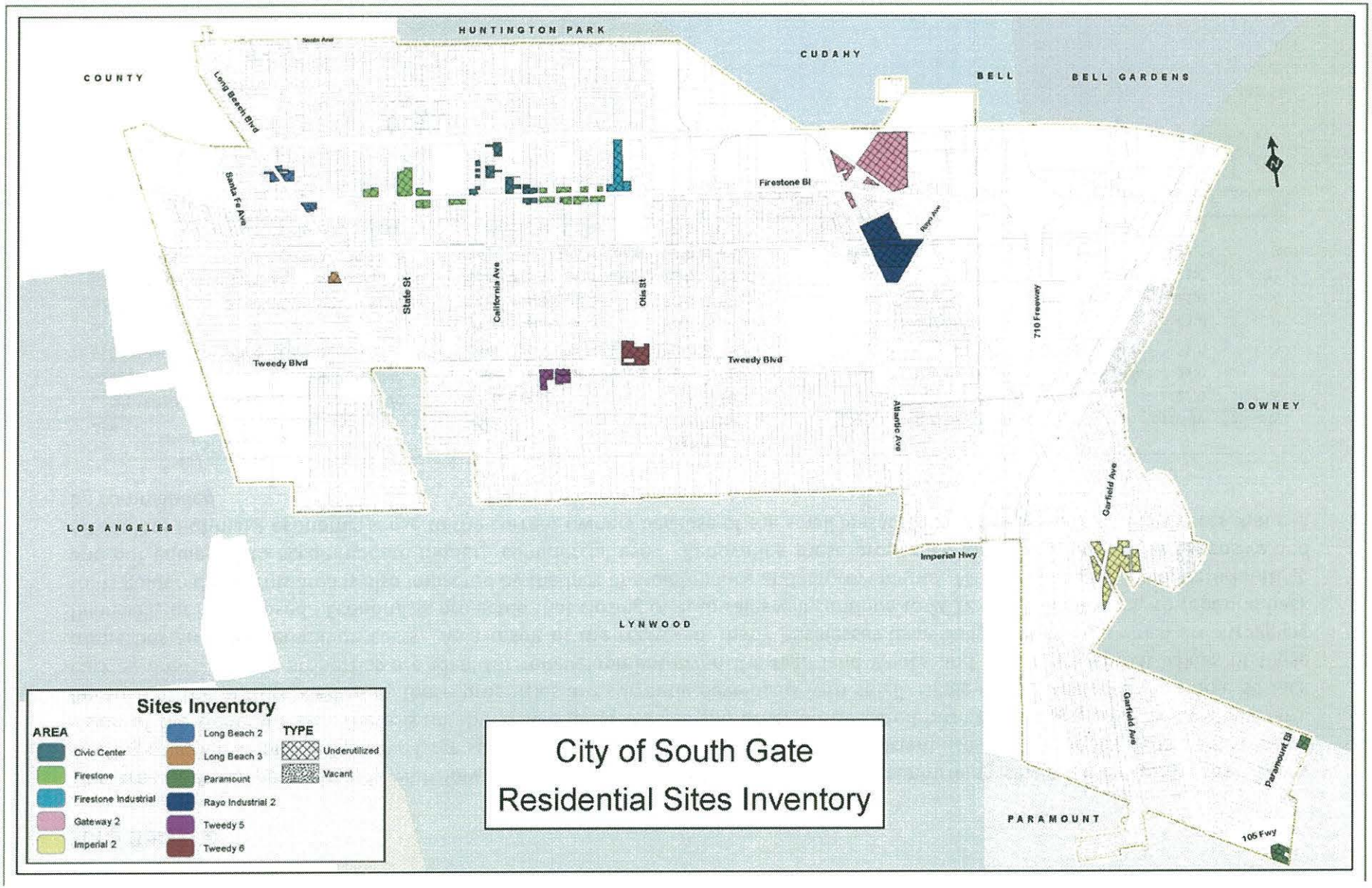
1. Depreciated or Stagnant Property Values
2. Hazardous Wastes
3. High Business Vacancies
4. Low Lease Rates
5. High Turnover Rates
6. Abandoned Building
7. Excessive Vacant Lots
8. Lack of Necessary Commercial Facilities – Grocery, Drug, Banks
9. Residential Overcrowding
10. Excess of Bars/Liquor Stores – Cause of Public Safety Problems
11. High Crime Rate
12. Inadequate Infrastructure Hindering Property Development

The properties selected for this site inventory possess a combination of several characteristics:

1. Existing uses are marginal in operation and many have recently been closed down due to the economy.

2. Many structures were constructed many years ago and do not meet modern day uses or current building and accessibility codes. Renovating these buildings for modern uses may be constrained by the limited space or site design, and high costs, making renovation to accommodate new uses infeasible compared to new construction that would allow for a significant increase in square footage under the new General Plan.

3. Areas selected for this sites inventory are those where high-density residential uses and mixed use developments are strongly encouraged under the new General Plan. Redevelopment of these properties for industrial uses are either not permitted or not encouraged.


HUNTINGTON PARK
CUDAHY
BELL
BELL GARDENS
COUNTY
Long Beach Blvd
Santa Fe Ave
Firestone Bl
Rayo Ave
State St
California Ave
Otis St
Tweedy Blvd
Tweedy Blvd
710 Freeway
DOWNEY
Atlantic Ave
Garfield Ave
LOS ANGELES
Imperial Hwy
LYNWOOD
Garfield Ave
Paramount Bl
PARAMOUNT
105 Fwy
Sites Inventory
AREA
Civic Center
Firestone
Firestone Industrial
Gateway 2
Imperial 2
Long Beach 2
Long Beach 3
Paramount
Rayo Industrial 2
Tweedy 5
Tweedy 6
TYPE
Underutilized
Vacant
City of South Gate
Residential Sites Inventory

Long Beach 2

This area is developed primarily with low-intensity strip commercial uses and non-conforming single-family residences. Many existing commercial properties have large surface parking areas that represent an inefficient use of land and not consistent with the vision of the General Plan. There is an abundance of auto sales and other auto-related businesses along Long Beach Boulevard. Because of the auto-related uses, these properties are currently developed with small, single-story structures with large surface parking areas. These properties are ideal for redevelopment given the high land values and low improvement values of these properties and low demolition costs. As a result of the recession, many businesses (especially auto-related ones) are struggling financially or have closed. Economists projected that closing of auto sales will continue to 2012 and will not likely to rebound back to its golden days. This area is also impacted by the lack of maintenance and improvements. Many buildings are old, deteriorating, and not equipped to accommodate modern commercial uses. Renovating these properties for new businesses is expensive and often does not make economic sense to the current owners because of the small leasable office/retail space and low rents that can be commanded.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6204013020	8916	LONG BEACH BLVD	Vacant Land	PB 2, 3; EB 1	0.26	Long Beach 2	Vacant	21.0	5
6204013021	8904	LONG BEACH BLVD	Commercial - Auto Related	PB 2, 3; EB 1	0.25	Long Beach 2	Underutilized	21.0	5
6204013028	8924	LONG BEACH BLVD	Commercial - Restaurant	PB 2, 3; EB 1	0.57	Long Beach 2	Underutilized	21.0	11
6204017004	0		Vacant Land	PB 8, 3; EB 1	0.21	Long Beach 2	Vacant	21.0	4
6204017005	8700	LONG BEACH BLVD	Commercial - Office	PB 8, 3; EB 1	0.22	Long Beach 2	Underutilized	21.0	4
6204017035	8651	MOUNTAIN VIEW AVE	Commercial - Auto Related	PB 8, 3; EB 1	1.03	Long Beach 2	Underutilized	21.0	21
6204019003	8715	LONG BEACH BLVD	Residential - Single Family	PB 8, 3; EB 1	0.18	Long Beach 2	Underutilized	21.0	3
6204019046	8721	LONG BEACH BLVD	Commercial - Other	PB 3; EB 1	0.55	Long Beach 2	Underutilized	21.0	11
					3.27				64

8715 Long Beach Blvd., Residential Single Family lot, 0.18 acres APN 6204019003
Old and nonconforming residential use in the middle of commercial uses





8721 Long Beach Blvd. Commercial Other, 0.55 Acres APN 6204019046
Excess auto sales businesses in the City, with many struggling or closing due to the economy



8700 Long Beach Blvd, Commercial-Office, 0.22 Acres APN 6204017005 0
Single story, small commercial office use with inadequate parking





8651 Mountain View Ave., Commercial-Auto Related, 1.03 Acres, APN 6204017035
Excess auto-related uses in the City, with many struggling or closing due to the economy





Vacant, 0.21 Acres, APN 6204017004





8904 Long Beach Blvd., Commercial-Auto Related, 0.25 Acres, APN 6204013021
8916 Long Beach Blvd., Vacant, 0.26 Acres, APN 6204013020
Adjacent parcels that can be consolidated to create a 0.5 acre lot





Firestone

This area has a concentration of auto-related uses, developed with small, single-story structures with large surface parking areas. These properties are ideal for redevelopment given the high land values and low improvement values of these properties and low demolition costs. As a result of the recession, many businesses (especially auto-related ones) are struggling financially or have closed. Economists projected that closing of auto sales will continue to 2012 and will not likely to rebound back to its golden days. This area is also impacted by the lack of maintenance and improvements. Many buildings are old, deteriorating, and not equipped to accommodate modern commercial uses. Renovating these properties for new businesses is expensive and often does not make economic sense to the current owners because of the small leasable office/retail space and low rents that can be commanded.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6204002001	3225	FIRESTONE BLVD	Commercial - Auto Related	PB 9; EB 1	0.36	Firestone	Underutilized	41.0	14
6204002045	3211	FIRESTONE BLVD	Commercial - Shopping	PB 9; EB 1	2.73	Firestone	Underutilized	41.0	111
6204002046	3223	FIRESTONE BLVD	Commercial - Shopping	PB 9; EB 1	0.73	Firestone	Underutilized	41.0	29
6204006048	3125	FIRESTONE BLVD	Commercial - Office	PB 3, 2, 8; EB 4	1.10	Firestone	Underutilized	41.0	45
6210006003	4011	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.23	Firestone	Underutilized	41.0	9
6210007024	4014	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210007025	4000	FIRESTONE BLVD	Commercial - Restaurant	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210008051	3900	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.83	Firestone	Underutilized	41.0	33
6210009001	3939	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210010001	3827	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210010022	3801	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210011024	0		Vacant Land	PB 8; EB 1	0.09	Firestone	Vacant	41.0	45
6210011025	3808	FIRESTONE BLVD	Residential - Single Family	PB 8; EB 1	0.09	Firestone	Underutilized	41.0	3
6210011051	3830	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.48	Firestone	Underutilized	41.0	19
6210012024	3700	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.69	Firestone	Underutilized	41.0	28
6210013050	3750	FIRESTONE BLVD	Commercial - Office	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210023049	3382	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.76	Firestone	Underutilized	41.0	31
6210025021	3271	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Firestone	Underutilized	41.0	14
6210025048	3255	FIRESTONE BLVD	Commercial - Mixed Use	PB 2, 3; EB 1, 4	0.48	Firestone	Underutilized	41.0	19
6210026041	3250	FIRESTONE BLVD	Commercial - Auto Related	PB 7, 8, 9; EB 1	0.50	Firestone	Underutilized	41.0	20
6210026900	8917	STATE ST	Commercial - Auto Related		0.55	Firestone	Vacant	41.0	22
					11.93				481

3125 Firestone Blvd., Commercial-Office, 1.10 Acres, APN 6204006048

Existing commercial/office building that shows lack of maintenance and improvements, not suitable for modern day uses





3211 Firestone Blvd., Commercial, 2.73 Acres, APN 6204002045

Commercial strip mall with vast surface parking and closed or marginally operating businesses





3223 Firestone Blvd., Commercial-Shopping, 0.73 Acres, APN 6204002046
Vacated business in a marginally operating strip shopping mall





3382 Firestone Blvd., Commercial-Auto Related, 0.76 Acres, APN 6210023049
An abundance of used car sales in South Gate

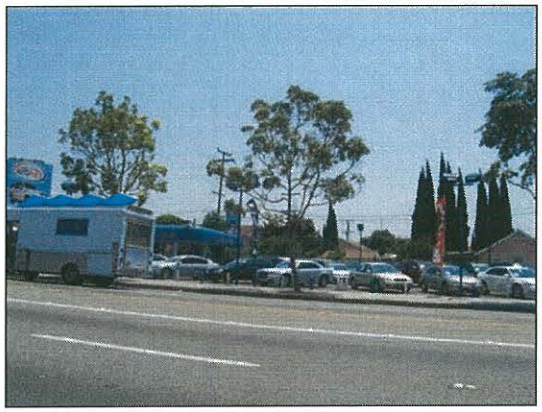




3700 Firestone Blvd., Commercial-Auto Related, 0.69 Acres, APN 6210012024

An abundance of used car sales in South Gate





3900 Firestone Blvd., Commercial-Auto Related, 0.83 Acres, APN 621008051

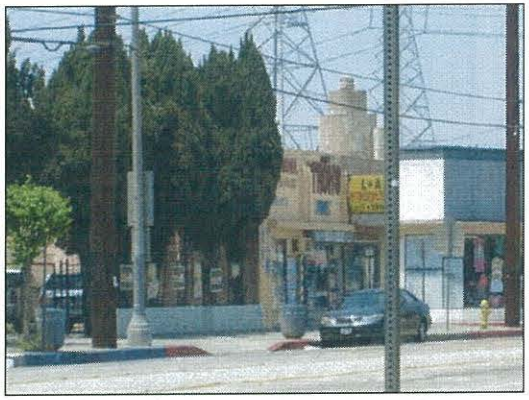


Long Beach 3

This area is developed with old commercial buildings and occupied primarily by small, marginal businesses. Many are struggling in this economic downturn.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6206002019	9325	LONG BEACH BLVD	Commercial - Recreational	PB 7, 8; EB 3	1.01	Long Beach 3	Underutilized	21.0	21

9325 Long Beach Blvd., Commercial-Recreational, 1.01 Acres, APN 6206002019
Older, low-intensity businesses, including a small marginally operating theater






TEATRO
LOS PINOS



Civic Center

The Civic Center area is a target area for revitalization for the City. This area is currently developed with a variety of civic and low-scale commercial uses, as well as old, small single-family homes. A mixed use city center is envisioned for this area. The State has identified the civic center area as one of the six potential sites for a new courthouse for the South Bay region, demonstrating that this area the potential for recycling in the near future. If selected, the court house development will involve a mix of uses, including government, retail, and residential uses. A couple of properties are up for sale in this area.

Vacancy rates in commercial and retail uses are high in this area. Most buildings were constructed in the 1950s and 1960s (or earlier) and therefore not configured for modern day uses and not compliant with ADA requirements. Renovating these buildings for modern uses is usually costly.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6210014001	3615	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Civic Center	Underutilized	50.0	17
6210014048	8686	SAN ANTONIO AVE	Residential - Single Family	PB 6; EB 1	0.14	Civic Center	Underutilized	50.0	6
6210014049	8692	SAN ANTONIO AVE	Vacant Land	PB 6; EB 1	0.14	Civic Center	Vacant	50.0	6
6210014050	3601	FIRESTONE BLVD	Commercial - Auto Related	PB 8; EB 1	0.34	Civic Center	Underutilized	50.0	17
6210015024	3620	FIRESTONE BLVD	Commercial - Other	PB 3; EB 1	0.34	Civic Center	Underutilized	50.0	17
6210015025	3610	FIRESTONE BLVD	Commercial - Shopping	PB 3; EB 1	0.42	Civic Center	Underutilized	50.0	21
6210017002	8693	SAN ANTONIO AVE	Commercial - Other	PB 8; EB 1	0.14	Civic Center	Underutilized	50.0	6
6210017003	8689	SAN ANTONIO AVE	Residential - Double, Duplex or Two Units	PB 8; EB 1	0.14	Civic Center	Underutilized	50.0	6
6210017010	3501	FIRESTONE BLVD	Commercial - Restaurant		1.26	Civic Center	Underutilized	50.0	63
6210018008	0		Vacant Land	PB 9; EB 1, 4	0.07	Civic Center	Vacant	50.0	3
6210018017	8621	CALIFORNIA AVE	Commercial – Office	PB 9; EB 1, 4	0.15	Civic Center	Underutilized	50.0	7
6210018018	8615	CALIFORNIA AVE	Commercial – Office	PB 9; EB 1, 4	0.29	Civic Center	Underutilized	50.0	14
6210018019	8603	CALIFORNIA AVE	Commercial – Other	PB 9, 6; EB 1, 4	0.44	Civic Center	Underutilized	50.0	21
6210018032	8660	VIRGINIA AVE	Residential - Single Family	Not included	0.16	Civic Center	Underutilized	50.0	8
6210018033	8664	VIRGINIA AVE	Residential - Single Family	Not included	0.16	Civic Center	Underutilized	50.0	8
6210018034	8668	VIRGINIA AVE	Residential - Single Family	Not included	0.16	Civic Center	Underutilized	50.0	8
6210018048	8625	CALIFORNIA AVE	Commercial – Office	PB 9; EB 1, 4	0.15	Civic Center	Underutilized	50.0	7
6210018051	8606	VIRGINIA AVE	Residential - Four Units	Not included	0.16	Civic Center	Underutilized	50.0	8
6210018054	8650	VIRGINIA AVE	Residential - Double, Duplex or Two Units	Not included	0.22	Civic Center	Underutilized	50.0	10
6210018055	8656	VIRGINIA AVE	Residential - Three Units	Not included	0.26	Civic Center	Underutilized	50.0	12

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6210021003	3419	FIRESTONE BLVD	Industrial – Light	PB 2, 8; EB 1	0.09	Civic Center	Underutilized	50.0	4
6210021005	8691	VIRGINIA AVE	Commercial – Other	Not included	0.13	Civic Center	Underutilized	50.0	6
6210021010	8669	VIRGINIA AVE	Residential - Single Family	Not included	0.13	Civic Center	Underutilized	50.0	6
6210021013	8657	VIRGINIA AVE	Residential - Single Family	Not included	0.13	Civic Center	Underutilized	50.0	6
6210021016	8645	VIRGINIA AVE	Residential - Single Family	Not included	0.13	Civic Center	Underutilized	50.0	6
6210021018	8639	VIRGINIA AVE	Residential - Single Family	Not included	0.13	Civic Center	Underutilized	50.0	6
6210021922	4100	FIRESTONE BLVD	Commercial – Other	Not included	0.11	Civic Center	Underutilized	50.0	5
6210021925	4100	FIRESTONE BLVD	Commercial - Auto Related	Not included	0.18	Civic Center	Underutilized	50.0	9
					6.54				313

8621 California Ave., Commercial-Office, 0.15 Acres, APN 6210018017
8615 California Ave., Commercial – Office, 0.29 Acres, APN 6210018018
8625 California Ave., Commercial – Office, 0.15 Acres, APN 6210018048
Old and small office building with vacancy, and building showing deferred maintenance





8603 California Ave., Commercial – Other, 0.44 Acres, APN 6210018019
Low intensity strip mall with small, marginal businesses





8669 Virginia Ave., Residential – Single Family, 0.13 Acres, APN 6210021010
8645 Virginia Ave., Residential – Single Family, 0.13 Acres, APN 6210021016
8657 Virginia Ave., Residential – Single Family, 0.13 Acres, APN 6210021013
8639 Virginia Ave., Residential – Single Family, 0.13 Acres, APN 6210021018
Older, small single-family homes occupying large lots; some exhibiting deferred maintenance





Gateway 2

This area has been selected for the development of a multi-use transit center, in conjunction with the high speed rail development. The transit center is intended to include transit facilities, and a variety of transit-oriented uses such as retail, office, and high density residential uses. The project is a joint venture of the Los Angeles Metropolitan Transit Authority (LA MTA), Orange County Transit Authority (OCTA), Southern California Association of Governments (SCAG), and the Orangeline Development Authority (ODA) – the joint power authority of 26 participating jurisdictions. The entire site selected is significantly larger than the parcels identified in this inventory and include parcels located on both sides of the railroad track. The parcels identified in this inventory represent only those parcels that have low improvement values and are closest to the railroad tracks. Such parcels are more likely to be redeveloped first as transit-oriented uses. The ODA has obtained funding to begin the planning of the high speed rail and associate transit centers. Should the high speed rail not materialize due to funding issues, the City will continue to pursue the development of this area as a mixed use/multi-modal transit center that involves other means of transportation.

In April 2013, the South Gate City Council reviewed and approved the Rail Station Concept Development and Specific Plan Compass Blueprint Demonstration Project. The Concept Plan includes multi-family housing along Atlantic Avenue and Firestone Blvd. In October 2013, the City was awarded a planning grant from SCAG to develop a specific plan for the area. The City will be working with a consultant to develop the specific plan in 2014.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6216032020	4951	MASON ST	Industrial - Light	Not Applicable; this area is not included in the 2007 Blight Assessment Report	0.51	Gateway 2	Underutilized	50.0	25
6216032038	8660	ATLANTIC AVE	Industrial - Light		0.88	Gateway 2	Underutilized	50.0	44
6216032039	8648	ATLANTIC AVE	Industrial - Light		0.09	Gateway 2	Underutilized	50.0	4
6216032040	8644	ATLANTIC AVE	Commercial - Restaurant		0.06	Gateway 2	Underutilized	50.0	2
6216032042	4901	MASON ST	Industrial - Light		0.30	Gateway 2	Underutilized	50.0	15
6216032043	8670	ATLANTIC AVE	Industrial - Light		1.15	Gateway 2	Underutilized	50.0	57
6216035001	5011	FIRESTONE PL	Industrial - Warehouse		15.10	Gateway 2	Underutilized	50.0	754
6216035002	5001	FIRESTONE BLVD	Industrial - Warehouse		5.89	Gateway 2	Underutilized	50.0	294
6222007004	8940	ATLANTIC AVE	Commercial - Restaurant		0.28	Gateway 2	Underutilized	50.0	14
6222007031	8920	ATLANTIC AVE	Commercial - Restaurant		0.50	Gateway 2	Underutilized	50.0	25
					24.76				1,234





4100 Firestone Blvd., Commercial – Auto Related, 0.18 Acres, APM 6210021925
Over concentration of auto-related uses in the City; inappropriate use for civic center area





8656 Virginia Ave., Residential – Three Units, 0.26 Acres, APN 6210018055
8664 Virginia Ave., Residential – Single Family, 0.16 Acres, APN 621018033
8650 Virginia Ave., Residential – Double, Duplex, 0.22 Acres, APN 6210018054
8668 Virginia Ave., Residential – Single Family, 0.16 Acres, APN 6210018034
8660 Virginia Ave., Residential – Single Family, 0.16 Acres, APN 6210018032
Vacant Land, 0.07 Acres, APN 6210018008
Older, single-family homes, including an abandoned home





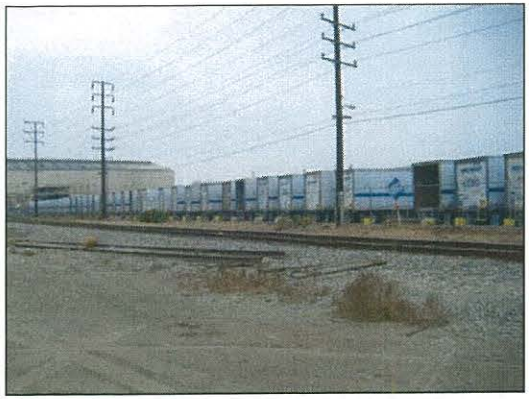


8940 Atlantic Ave., Commercial – Restaurant, 0.28 Acres, APN 6222007004
8920 Atlantic Ave., Commercial – Restaurant, 0.50 Ares, APN 6222007031

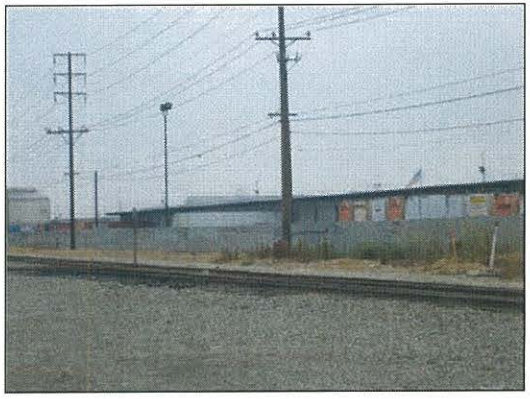




8644 Atlantic Ave., Commercial – Restaurant, 0.06 Acres, APN 6216032040
8660 Atlantic Ave., Industrial – Light, 0.88 Acres, APN 6216032038
8648 Atlantic Ave., Industrial – Light 0.09 Acres, APN 6216032039
4951 Mason St., Industrial – Light, 0.51 Acres, APN 6216032020
5011 Firestone Pl., Industrial – Warehouse, 15.10 Acres, APN 6216035001
8670 Atlantic Ave., Industrial – Light, 1.15 Acres, APN 6216032043
5001 Firestone Blvd., Industrial – Warehouse, 5.89 Acres, APN 6216035002
4901 Mason St., Industrial – Light, 0.30 Acres, APN 6216032042





Imperial 2

This area is primarily occupied by old and marginally operating industrial uses. With the recession, the City is seeing the gradual closing of some businesses. Given the regional economy, it is not likely that many of the properties will be reused for industrial purposes.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6234004020	5800	IMPERIAL HWY	Commercial - Auto Related	Not included	0.40	Imperial 2	Underutilized	21.0	8
6234004029	10986	VULCAN ST	Commercial - Office	Not included	0.48	Imperial 2	Underutilized	21.0	9
6234004030	10950	VULCAN ST	Industrial - Light	Not included	0.45	Imperial 2	Underutilized	21.0	9
6234004031	10940	VULCAN ST	Industrial - Light	Not included	0.43	Imperial 2	Underutilized	21.0	8
6234004032	10932	VULCAN ST	Industrial - Light	Not included	0.38	Imperial 2	Underutilized	21.0	8
6234004040	11001	VULCAN ST	Industrial - Light	Not included	1.10	Imperial 2	Underutilized	21.0	23
6234005008	0		Commercial - Restaurant	PB 8; EB 1	0.17	Imperial 2	Underutilized	21.0	3
6234005010	5710	IMPERIAL HWY	Commercial - Other	Not included	1.31	Imperial 2	Underutilized	21.0	27
6234005014	10920	GARFIELD AVE	Commercial - Department	PB 2, 6, 7; EB 1, 4	4.41	Imperial 2	Underutilized	21.0	92
6234006004	10954	GARFIELD PL	Industrial - Light	PB 7; EB 1	0.25	Imperial 2	Underutilized	21.0	5
6234006005	0		Industrial - Light	PB 7; EB 1	0.45	Imperial 2	Underutilized	21.0	9
6234006006	0		Industrial - Light	PB 7; EB 1	0.35	Imperial 2	Underutilized	21.0	7
6234006007	0		Industrial - Other	PB 7; EB 1	1.61	Imperial 2	Underutilized	21.0	33
6234006009	0		Industrial - Light	PB 10; EB 1	0.23	Imperial 2	Underutilized	21.0	4
					12.02				245

11001 Vulcan St., Industrial – Light, 1.10 Acres, APN 6234004040
Industrial – Other, 1.61 Acres, APN 6234006007
Small industrial building with large parking space





5800 Imperial Hwy., Commercial – Auto Related, 0.40 Acres, APN 6234004020
Old auto-related use with large surface parking space; marginally viable business



10940 Vulcan St., Industrial – Light, 0.43 Acres, APN 6234004031
10950 Vulcan St., Industrial – Light, 0.45 Acres, APN 6234004030
10932 Vulcan St., Industrial – Light, 0.38 Acres, APN 6234004032
Old industrial buildings



10986 Vulcan St., Commercial – Office, 0.48 Acres, APN 6234004029
Old strip commercial



Paramount

At the southeastern edge of the City, Paramount is lined with a mix of uses, including commercial, industrial, and single-family residential. Many uses are nonperforming and do not represent the highest and best uses for the strategy location at this major corridor and the Highway 105.

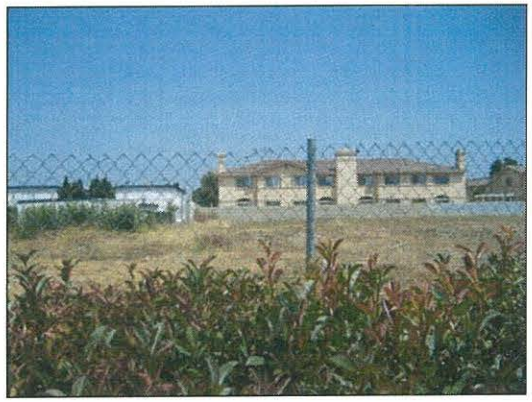
AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6264004900	13050	PARAMOUNT BLVD	Commercial - Shopping		1.27	Paramount	Underutilized	21.0	26
6264020054	0		Vacant Land	Not included	1.11	Paramount	Vacant	21.0	23
6264020063	13637	RUTHER AVE	Vacant Land	Not included	0.56	Paramount	Vacant	21.0	11
6264020064	0		Residential - Single Family	Not included	0.85	Paramount	Underutilized	21.0	17
					3.80				77

13050 Paramount Blvd., Commercial – Shopping, 1.27 Acres, APN 62640040900
Old building occupied by a grocery store with large surface parking.





Residential – Single Family, 0.85 Acres, APN 6264020064
Vacant Land, 1.11 Acres, APN 6264020054
13637 Ruther Ave., 0.56 Acres, APN 6264020063
Large vacant land adjacent to a single residence on a large lot.





Firestone Industrial

This is another area with a concentration of auto-related uses and old industrial uses. These three parcels are part of the potential sites for a new court house. If selected, the court house development will involve a mix of uses, including government, retail, and residential uses.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6210005055	4101	FIRESTONE BLVD	Commercial - Auto Related	PB 2, 3; EB 1	0.81	Firestone Industrial	Vacant	41.0	33
6210005057	4070	ARDMORE AVE	Industrial - Light	PB 2, 3; EB 1	3.46	Firestone Industrial	Underutilized	41.0	141
6210005058	8625	SAN VICENTE AVE	Industrial - Light	PB 2, 3; EB 1	1.20	Firestone Industrial	Underutilized	41.0	49
					5.47				223

Rayo Industrial 2

This area is developed primarily with old and marginally operating industrial uses. Many are struggling during this recession and deferred maintenance is obvious. Also, many businesses have recently closed down due to the economy. A couple of the larger industrial properties are currently up for sale. This area was originally identified by the State one of the six potential sites for a court house in the South Bay region. However, the State has since settled to the two the potential sites in Firestone Industrial and Civic Center for further analysis and actions. Nevertheless, the fact that the State had previously considered this area demonstrates that potential for recycling.

AIN	SITUS_ HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6222005017	8990	ATLANTIC AVE	Industrial - Heavy Manufacturing	Not applicable; this area is not included in the 2007 Blight Assessment Report	7.10	Rayo Industrial 2	Underutilized	21.0	149
6222005020	9208	ATLANTIC AVE	Industrial - Light		4.96	Rayo Industrial 2	Underutilized	21.0	104
6222005021	9220	ATLANTIC AVE	Industrial - Light		3.10	Rayo Industrial 2	Underutilized	21.0	65
6222005272	0		Water Bodies, Easements, & Public Works		0.40	Rayo Industrial 2	Vacant	21.0	8
6222005273	0		Water Bodies, Easements, & Public Works		2.64	Rayo Industrial 2	Vacant	21.0	55
6222005901	0		Civic / Institutional		0.40	Rayo Industrial 2	Vacant	21.0	8
6222005902	0		Schools - Public		2.97	Rayo Industrial 2	Vacant	21.0	62
					21.58				451

Tweedy 6

This is an older shopping center with large parking spaces and corner retail space that has vacancy issues.

AIN	SITUS_HOUS	SITUS_DIRE	USE	Blighting Conditions	ACRES	Corridor/District	TYPE	Density	Capacity
6223022044	4181	TWEEDY BLVD	Commercial - Shopping		0.23	Tweedy 6	Underutilized	37.5	8
6223022046	4155	TWEEDY BLVD	Commercial - Shopping		5.03	Tweedy 6	Underutilized	37.5	188
					5.26				196

