City of Gardena
2014-2021 Housing Element

City of Gardena
Community Development Department

October15, 2013

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I. INTRODUCTION

A. Community Context

Located in the South Bay region of Los Angeles County, 13 miles south of downtown Los Angeles, Gardena is a dense urban community encompassing 5.7 square miles. Nicknamed the Freeway City, Gardena is situated near four major freeways: the Harbor (I-110), San Diego (I-405), Century (105), and Artesia (SR-91). Surrounding communities include Hawthorne and Los Angeles County to the north and west, Torrance to the south and west, and Los Angeles to the east. Figure 1 shows the location of the City of Gardena in relation to the region.

Incorporated in 1930, Gardena experienced its fastest growth during the 1950s, when population more than doubled and the number of housing units grew by more than 150 percent. Part of this growth was the result of annexation of the northwest portion of the City. Growth in the City slowed during the 1960s and 1970s, but the City has seen its population increase by more than 30 percent over the past 20 years.

Housing in Gardena originally consisted almost entirely of single-family homes. However, as the City grew and vacant land became more limited, higher density housing was necessary to accommodate the population. The housing stock now consists of a balance between single-family homes and multi-family units.[1] During the 1980s, a majority of the housing growth was attributable to the replacement of single-family dwellings with multi-family units.

Much of the recent new housing construction in the City has occurred through the implementation of specific plans. The first three specific plans (Emerald Square, Redondo Village and Gardena Village) were adopted in 1999 and resulted in the development of 283 residential units. While most of the specific plans have been fully developed, the Artesia Corridor Specific Plan adopted in 2006 is currently being developed with residential and commercial mixed uses. Once fully developed, the 44-acre Artesia Corridor Specific Plan site will accommodate approximately 300 units and over 400,000 square feet of commercial uses. In 2013, there are nine specific plans, with the Ascot Village Specific Plan recently adopted in 2011. In total, over 660 residential units could be developed in the specific plan areas.

Although the City is builtout and lacks available vacant land for development, the City must look at creative methods to provide decent affordable housing for all economic segments of the population of today and tomorrow.

[1] The Gardena Municipal Code defines a "multiple dwelling" as a residential building having an occupancy of more than two separate living quarters. The term "multi-family" as used in the Housing Element means any building/development designed for two or more living quarters.

City of Gardena
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Figure 1
Regional Perspective

The 2014-2021 Housing Element continues the City's focus on maintenance of the housing stock and continues existing housing programs designed to increase homeownership in the community, as well as to provide incentives for the development of affordable housing. The City will also continue other programs aimed at meeting the needs of lower-income households and special needs populations.

B. Role and Organization of the Housing Element

The Housing Element is an eight-year program extending from 2014 through 2021, unlike other General Plan elements that typically cover a ten-year planning period. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for assigning these regional needs, in the form of a Regional Housing Need Assessment (RHNA), to Southern California jurisdictions. The fifth-cycle of the SCAG RHNA Allocation Plan, which was adopted in 2012, indicates that between 2014 and 2021, the City of Gardena will need to accommodate the development of 397 units.

The Gardena 2014-2021 Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate sites for residential development; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints on housing development; and 5) promoting equal housing opportunities.

The Housing Element is organized into the following main sections:

Housing Needs Assessment – Includes a city profile and assessment of the City's population, housing characteristics, employment trend and special housing needs. The Needs Assessment also includes the City's share of the regional housing needs. (Chapter II)

Housing Constraints – Includes an analysis of actual and potential governmental and non-governmental constraints upon the development, improvement or maintenance of housing, including construction cost, government regulations, financial costs, permit fees, regional constraints, etc. (Chapter III)

Housing Resources – Identifies land suitable for residential development, opportunities for recycling, redevelopment, as well as financial resources for the development of housing. (Chapter IV)

Housing Plan – Includes a progress report and a discussion of the overall effectiveness of the programs in the previous 2008-2014 Housing Element. In addition, the City's goals, policies and programs to be undertaken during the 2014-2021 period of the Housing Element are identified in this chapter. (Chapter VI)

An Acronym Index is included as Appendix A of this Housing Element.

C. Data Sources and Methods

In preparing the 2014-2021 Housing Element, various sources of information are consulted. The 2010 U.S. Census and the 2009-2011 American Community Survey (ACS) provide the basis for much of the population, household and employment information[2]. Other information sources used in this Housing Element include:

- Southern California Association of Governments' 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).
- State Department of Finance (DOF) and the State Employment Development Department (EDD) estimates used to update population and demographic data.
- Housing market information, such as home sales, rents, vacancies, and land costs are updated by property tax assessors' files, internet sources listing sales and rent data, interviews with the local real estate community, and through rental data collected by the City.
- City of Gardena 2010-2015 Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) for City housing program.
- Consultation with local and county service agencies for information on special needs populations, the services available to them, and the gaps in the system.
- Housing conditions and land use survey conducted by GRC Associates, Inc. in 2013.

D. Relationship to Other General Plan Elements

The Gardena General Plan was updated in 2006. The General Plan consolidated the seven mandated topics into four elements: Community Development Element (Land Use Plan,

[2] Please note that the 2010 Census is an actual count for the year 2010; however, detail information at the city level was still not available at the time of this Draft Housing Element. The ACS information, which provides more detailed socioeconomic information, is presented as an annual average for the 2009-2011 period and is based on a Census survey that samples a small percentage of the population every year. Thus, there may be some differences in the information provided by the two sources; however, the City has attempted to be as consistent as possible in presenting the information in this Draft Housing Element.

Economic Development Plan, Community Design Plan, and Circulation Plan); Community Resources Element (Open Space Plan and Conservation Plan); Community Safety Element (Safety Plan and Noise Plan); and Housing Element. The 2008–2014 Housing Element was adopted by the City Council and received certification from HCD in August 2011.

Since the adoption of the 2008-2014 Housing Element in August 2011, the City Council has amended the Land Use Plan of the Community Development Element of the General Plan through the following resolutions:

Resolution No. 6037 (adopted June 26, 2012). Changed the land use designation for the property located at 1942 El Segundo Boulevard from High Density Residential to Public/Institutional.[3]

Resolution No. 6041 (adopted June 26, 2012).

- Change in the land use designation for the properties, or portions thereof, located at the northeast corner of 154th Street and Van Ness Avenue and those properties on the western side of Vermont Avenue between 149th Street and Rosecrans Avenue from Medium Density Residential to High Density Residential.
- Change in land use designation for the property located at 14417 S. Vermont Avenue from Commercial to High Density Residential.
- Designation of the nine existing specific plan areas as Specific Plan in the Land Use map.
- Revision of the Mixed-Use Overlay boundaries.
- Change in land use designation for the property located at 1942 El Segundo Boulevard which change was approved by Resolution No. 6034 from High Density Residential to Public/Institutional.
- Revision to High Density Residential to provide for a stepped density of: 25 units per acre for lots less than .5 acre; 27 units per acre for lots between .5 acre and 1.0 acre; and 30 units per acre for lots greater than 1.0 acre.
- Revision to Mixed-Use Overlay to provide a stepped density of: 20 units per acre for lots less than .5 acre; 25 units per acre for lots between .5 acre and 1.0 acre; and, 30 units per acre for lots greater than 1.0 acre.

Resolution No. 6067 (adopted March 19, 2013).

- Increase in the maximum density of the Mixed-Use land use designation to 34 dwelling units/acre from 20 dwelling units/acre.
- Change in the land use designation of those properties on the northern side of 166th Street between Normandie Avenue and Vermont Avenue from Medium Density Residential to High Density Residential.

[3] In May 2011, the City processed a General Plan Amendment and zone change for the property located at 2010 El Segundo Boulevard, which is adjacent to the 1942 El Segundo Boulevard property, from General Commercial to Public Institutional.

- Change in the land use designation of the property located at 1520 170th Street from Low Density Residential to Medium Density Residential.
- Change in the land use designation of the property directly west of Nader Place from Public/Institutional to Commercial, with a Mixed Use Overlay.
- Change in the land use designation of the property located at 14020 and 14028 Van Ness Avenue from Public/Institutional to Industrial.

The Zoning Ordinance was amended to reflect the changes to the Land Use Plan and to implement the Housing Programs.

This Housing Element builds upon the Plans in the other Elements of the General Plan and is consistent with the policies and programs set forth therein the General Plan. Examples of consistencies include residential development capacities and standards established in the Land Use Plan, which are incorporated within this Housing Element. The distribution of the City's desired development patterns is presented in the Land Use Policy Map which is shown in Figure 2. This policy map identifies a land use designation for each parcel within the City. Other Plans within the General Plan Elements provide economic and community design opportunities, as well as infrastructure and environmental constraints on housing development. Whenever any element or plan of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure the continued consistency between the elements.

E. Public Participation

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, the City held three community meetings on the Draft Housing Element at the Gardena City Hall Council Chambers, 1700 W. 162nd Street, Gardena. The first community meeting was held on February 11, 2013. The second and third community meetings were held in conjunction with the Planning Commission study session (April 2, 2013) and the City Council study session (April 9, 2013), respectively.

Notifications of the community meetings were published in the local papers. Copies of the published notices, the notice flyers and the signup sheets are included as Appendix A. In addition, the community meeting notices were posted at City Hall, Gardena Nakaoka Community Center and the library. Notices were also sent to Gardena's City Council and Planning and Environmental Commission members and to housing groups, lenders, real estate agencies and local housing agencies. The community meetings were announced on the City's official website www.ci.gardena.ca.us.

The first community meeting held February 11, 2013 was attended by 12 people. The purpose of the first public community meeting was to discuss and receive input on the Draft Housing Element and to identify the community's housing concerns. One of the key issues

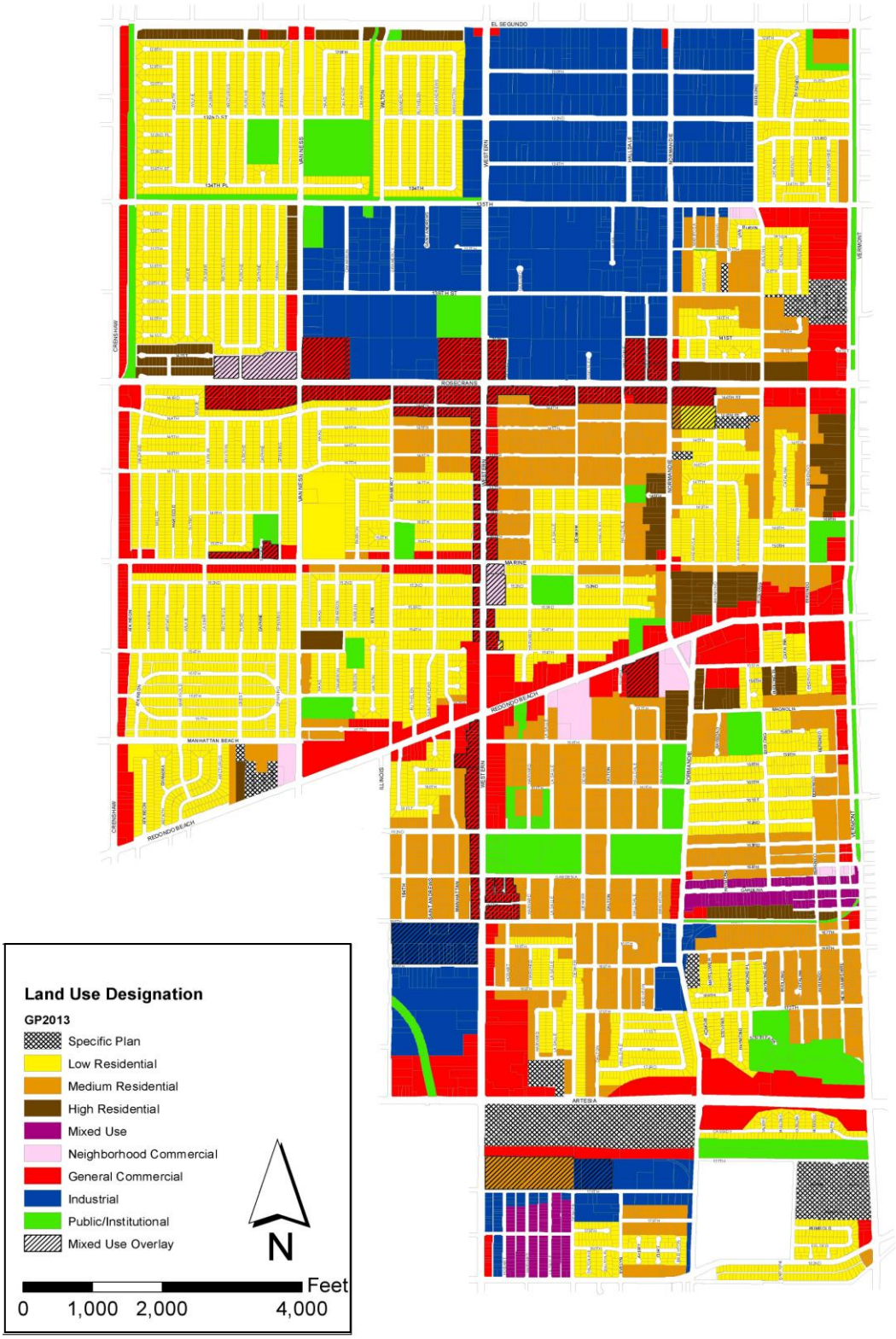
expressed at the meeting was the desire to learn more about the existing housing programs available to residents, specifically home improvement loans.

The second community meeting held on April 2, 2013 was conducted along with Planning Commission's study session on the Draft Housing Element. On the following week, on April 9, 2013, City staff held another community meeting and study session on the Housing Element with the City Council. The focus of both the community meetings/study sessions were to discuss: 1) available housing programs to residents of the City; 2) recent housing accomplishments by the City; and 3) possible new housing programs.

Copies of the Draft Housing Element were available for review at City Hall and at the City's public library as well as on the City's website prior to the document being considered by the Planning Commission and City Council.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these meetings could contact the Office of the City Clerk by phone or email. Assistive Listening Devices were available at the meetings if requested by the public.

Appendix B includes the community meeting notices and mailing list.



City of Gardena
2014-2021 Housing Element

Figure 2
General Plan Land Use

II. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate and affordable housing for current and future residents is an important goal for the City of Gardena. Gardena's housing production needs stem from both local and regional conditions. These conditions include the following:

- New housing is needed as regional employment and population growth generate a demand for new housing throughout Southern California.
- New housing is needed as Gardena's current population increases and ages.
- New construction housing is needed to replace some of Gardena's older housing stock that is too severely deteriorated to rehabilitate.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.

A strategy to determine the housing needs of a community must be based on an understanding of its socioeconomic and housing characteristics. This entails a review of the human environment of the City.

Demographic and socioeconomic trends of a community such as population growth, household income, and changing age distribution among residents affect the types and quantities of needed housing. The characteristics of a city's current housing stock, defined as the collection of all housing units located within the city jurisdiction, serve as a baseline for future conditions and goals. The Housing Needs Assessment chapter presents a demographic profile and housing stock analysis of the City of Gardena pursuant to Government Code Sections 65583(a)(1) and 65583(a)(2) to help guide this Housing Element to attain all future housing goals for the planning period of 2014 to 2021. The Housing Needs Assessment chapter is comprised of the following components:

- Population Profile
- Employment Characteristics
- Household Characteristics
- Housing Characteristics
- Special Needs
- Share of Region's Housing Needs

A. Population Profile

This section includes demographic and socioeconomic characteristics for Gardena residents, divided into the following subsections: population growth; age composition; and racial/ethnic characteristics. The information provides a database upon which decisions concerning policies and programs for the provision of adequate housing can be based.

Population Growth

Incorporated in 1930, Gardena experienced significant growth during the 1950s, when the population more than doubled and the housing units grew by more than 150 percent. The rapid growth of the City was a result from the overall growth experienced throughout Los Angeles County and as a result of land annexed to the City. Growth in the City slowed during the 1960s and 1970s. By 1990, Gardena had a population of approximately 50,000 residents. In the next ten years, Gardena's population increased by 15.9 percent to a total of 57,746 residents in 2000. As shown in Table 1, according to the latest 2010 Census, the population of Gardena was 58,829, an increase of 1,082 residents or 1.9 percent since 2000. During the 2000-2010 period, the neighboring city of Torrance had the highest growth rate in the area at 5.4 percent. Countywide the growth rate was 3.0 percent. The California Department of Finance estimated the 2012 population of Gardena at 59,124, an increase of 295 residents or 0.5 percent since 2010. Countywide the population increased by 0.7 percent over the same period.

Table 1
Population Trends
2000, 2010 and 2012

Jurisdiction	2000	2010	2012 (Est.)	Growth	
				2000-2010	2010-2012
City of Gardena	57,746	58,829	59,124	1,083	295
% Growth				1.9%	0.5%
City of Carson	89,730	91,714	91,828	1,984	114
% Growth				2.2%	0.1%
City of Hawthorne	84,112	84,293	85,047	181	754
% Growth				0.2%	0.9%
City of Lawndale	31,711	32,769	32,887	1,058	118
% Growth				3.3%	0.4%
City of Los Angeles	3,694,820	3,792,621	3,825,297	97,801	32,676
% Growth				2.6%	0.9%
City of Torrance	137,946	145,438	146,115	7,492	677
% Growth				5.4%	0.5%
Los Angeles Co.	9,528,330	9,818,605	9,884,632	290,275	66,027
% Growth				3.0%	0.7%

Source: 2000 and 2010 Census (Table P001), 2012 DOF Estimates (E-5)

The Southern California Association of Governments forecasts growth for the cities and six counties within its region. In April 2012, SCAG adopted the 2012-2035 RTP/SCS. The SCAG RTP/SCS provides links between the economy, regional transportation and land use. SCAG's growth forecast was required to be consistent with the RTP/SCS. The SCAG forecasts for the City of Gardena are shown in Table 2. Total population within the City is forecast to increase from 58,800 in 2008 to 59,700 in 2020 and 66,200 in 2035, an increase of 7,400 or 12.6 percent from 2008-2035. Total households for Gardena are forecast to increase from 20,500 in 2008 to 21,000 in 2020 and 23,200 in 2035, which represents an increase of 2,700 households or 13.2 percent from 2008-2035.

Table 2
Gardena Population and Household Forecast
2008-2035

Forecast	2008	2020	2035	Growth 2008-2035	Percent Growth
Population	58,800	59,700	66,200	7,400	12.6%
Households	20,500	21,000	23,200	2,700	13.2%

Source: SCAG 2012-2035 RTP/SCS Growth Forecast

Age Composition

Different lifestyles, family types and sizes, income levels and housing preferences are associated with specific age groups. For instance, young adults tend to reside alone or in small households of unrelated persons, and prefer condominiums and other small housing units. The need for detached single-family housing is prevalent among middle age households, and increased household sizes necessitate larger housing units. Additional requirements such as proximity to schools and recreational facilities, job centers, and entertainment venues are important factors in accessing the needs of adult households, especially in households with children. As individuals and couples age there is a tendency to relocate to smaller housing units and senior housing.

Table 3 shows the age distribution of Gardena residents and Los Angeles County residents in 2011. Gardena's working adults (ages 25 to 64 years) represent 53.3 percent of the total population, while students (ages 5 to 24 years) represent 25.1 percent. Seniors (ages 65 and over) make up 14.9 percent and youths (age 4 and under) represent 6.6 percent of the total population of Gardena. In comparison to Los Angeles County, Gardena's population is older with a median age 37.6 years in 2011, as compared to the County median of 34.8 years. This is also evident in the 65 years and over category, where seniors in Gardena represent 14.9 percent as compared to 10.9 percent countywide.

Table 3
Age Composition
2011

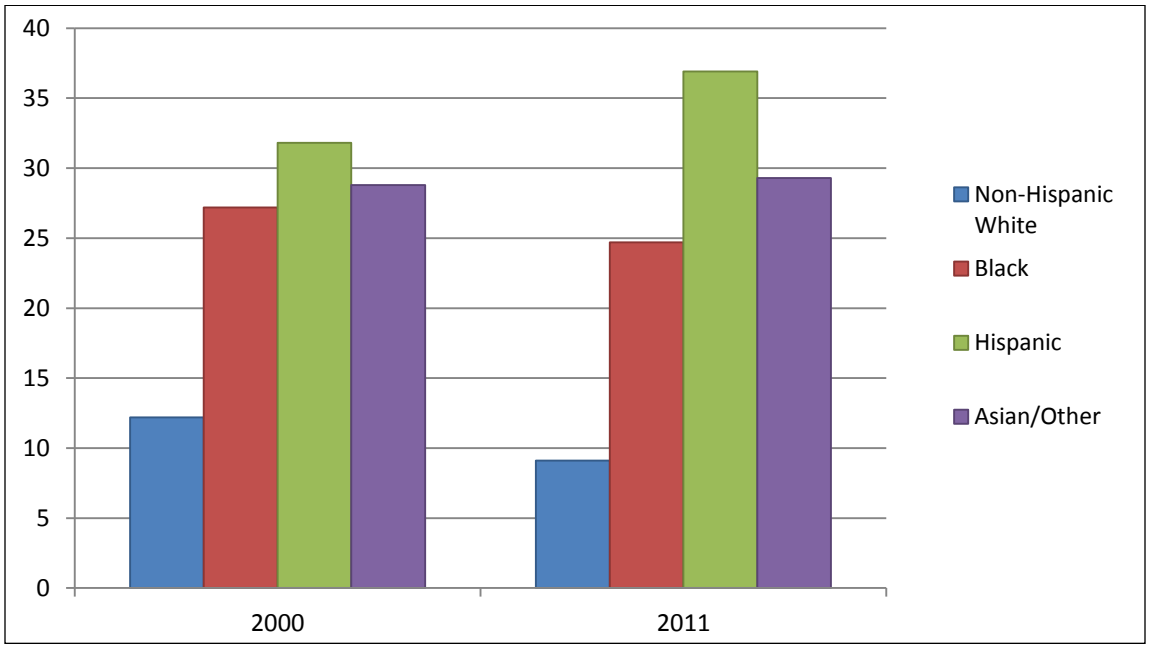
Age Groups	City of Gardena		Los Angeles County	
	Total	Percent	Total	Percent
0-4 years	3,920	6.6%	649,065	6.6%
5-19	11,036	18.7%	2,055,708	20.9%
20-24	3,768	6.4%	754,096	7.7%
25-34	8,480	14.4%	1,482,962	15.1%
35-44	7,492	12.7%	1,430,990	14.6%
45-54	7,923	13.4%	1,367,794	13.9%
55-64	7,549	12.8%	1,020,467	10.4%
65 and over	8,783	14.9%	1,073,328	10.9%
Total	**58,951**	**100.0%**	**9,834,410**	**100.0%**
Median Age	**37.6**		**34.8**	

Source: 2009-2011 ACS (Table DP05)

Race and Ethnicity

Gardena prides itself on being a racially, ethnically and culturally diverse community. Figure 3 illustrates the racial/ethnic breakdown of Gardena residents. Since 2000, the fastest growing racial/ethnic group in the City was Hispanic. In 2011, the Hispanic ethnic group represented the largest share of the City's ethnic population at 36.9 percent, which was lower than the countywide share of 47.8 percent. The second largest ethnic/racial group was the Asian/Other population category at 29.8 percent, followed by African-American/Black population at 24.7 percent. The most noticeable shift has occurred with the Non-Hispanic White population, which decreased from 12.2 percent in 2000 to 9.1 percent in 2011.

Figure 3
Gardena Race/Ethnicity



Source: 2000 Census Summary File 1 (Table DP1), 2009-2011 ACS (Table DP05)

B. Employment Characteristics

Employment trends for the City of Gardena and Los Angeles County are shown in Table 4. According to SCAG, the total estimated employment in the City decreased from 34,300 jobs in 2000 to 30,500 jobs by 2008, a decrease of 3,800 jobs or 11.1 percent during the eight-year period. Countywide, the number of jobs also declined, but by only 2.5 percent over the same eight-year period.

Table 4
Employment Trends 2000 – 2008

Area	2000	2008	Growth 2000-2008	Percent Growth
City of Gardena	34,300	30,500	-3,800	-11.1%
Los Angeles Co.	4,453,500	4,340,400	-113,100	-2.5%

Source: SCAG 2004 RCPG Forecast, SCAG 2012-2035 RTP/SCS Growth Forecast (April 2012)

Table 5
Civilian Employed Population Distribution
Age 16+ by Occupation 2011

Occupation	City of Gardena	Los Angeles Co.
Management/Professional	30.7%	35.1%
Service	17.9%	18.9%
Sales and Office	28.8%	25.2%
Natural Resources, Construction, Extraction & Maintenance	7.5%	8.0%
Production, Transportation & Material Moving	15.2%	12.8%
Total	**100.0%**	**100.0%**

Source: 2009-2011 ACS (Table DPO3)

Table 5 shows the 2011 estimated civilian employment population age 16 and over by occupation for Gardena and Los Angeles County. This represents the occupational characteristics of the residents of the City and County. According to this information, a lower proportion of Gardena residents have occupations in the highly skilled fields, which are identified as Management/Professional (30.7%), as compared to all County residents (35.1%). The occupational categories that usually require the highest training and skill levels are: 1) management, business and financial operations; and 2) professional and related occupations. On the other hand, Gardena residents have higher proportions of employment in the occupational categories of Sales and Office (28.8%) and Production, Transportation and Material Moving of (5.2%), as compared to the countywide averages in the same categories (25.2% and 12.8%, respectively).

Although a smaller proportion of Gardena residents worked in Management/Professional occupations than Los Angeles County residents, the percentage is rising. As presented in Table 6, from 2000 to 2011 the Management/Professional occupational category of Gardena residents in the work force increased from 27.9 percent to 30.7 percent in 2011. During this 11-year period, the Production, Transportation and Material Moving occupational category declined from 18.8 percent to 15.2 percent. In addition, the Natural Resources, Construction, Extraction and Maintenance category stayed relatively stable, declining only slightly from 7.6 to 7.5 percent. This trend clearly demonstrates the growing prevalence of white-collar and service occupations and a decline in the traditional blue-collar occupations (i.e., manufacturing and logistics) in relation to the work force as a whole.

Table 6
Occupation Distribution of Gardena Residents
2000 and 2011

Occupation	2000		2011	
	Number	Percent	Number	Percent
Management/Professional	6,665	27.9%	7,985	30.7%
Service	3,795	15.9%	4,657	17.9%
Sales and Office	7,132	29.8%	7,477	28.8%
Natural Resources, Construction, Extraction & Maintenance	1,813	7.6%	1,941	7.5%
Production, Transportation & Material Moving	4,494	18.8%	3,946	15.2%
Total	**23,899**	**100.0%**	**26,006**	**100.0%**

Source: 2000 Census Summary File 3 (Table DP-3); 2009-2011 ACS (Table DPO3)

Unlike the previous two tables that showed occupational characteristics of the residents, Table 7 presents the types of jobs by major industrial category located within the City of Gardena and Los Angeles County. The employment data in this table is based on the 2006-2008 Census Transportation Planning Package in the SCAG Existing Housing Needs Data Report. Job totals by industrial categories are presented for the year 2008. The three leading employment sectors within the City were: 1) Manufacturing (23.3%); 2) Arts, Entertainment/Accommodation and Food Services (12.9%); and 3) Education, Health and Social Services (12.7%). The largest differences between Gardena and Los Angeles County are in the categories of Manufacturing (23.3% vs. 10.4%) and Education, Health and Social Services (12.7% vs. 20.1%).

The City has a variety of businesses that provide employment opportunities. 2012 employer information, provided by the City of Gardena Economic Development Department, lists the following top five private sector employers in the City:

1. Memorial Hospital (735 employees)
2. Hustler Casino (712 employees)
3. Hitco Carbon Composites, Inc. (465 employees)
4. Normandie Casino (410 employees)
5. Southwest Offset Printing (354 employees)

Table 7
Jobs by Industry for Gardena and Los Angeles County
2008

Industry	Gardena		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	25	0.1%	10,200	0.3%
Construction	2,230	7.0%	266,740	6.7%
Manufacturing	7,390	23.3%	412,285	10.4%
Wholesale trade	1,265	4.0%	138,625	3.5%
Retail trade	3,515	11.1%	426,070	10.7%
Transportation, warehousing, and utilities	2,625	8.3%	211,080	5.3%
Information	385	1.2%	182,330	4.6%
Finance, insurance and real estate and rental and leasing	1,140	3.6%	290,700	7.3%
Professional, scientific management and administrative and waste management services	2,655	8.4%	472,675	11.9%
Educational services, and health care and social assistance	4,025	12.7%	795,745	20.1%
Arts, entertainment and recreation, accommodation and food services	4,085	12.9%	379,510	9.6%
Other services, except public administration	1,720	5.4%	241,725	6.1%
Public administration	605	1.9%	137,255	3.5%
Armed forces	0	0%	2,920	0.1%
Total	**31,665**	**100.0%**	**3,967,860**	**100.0%**

Source: 2006-2008 Census Transportation Planning Package

C. Household Characteristics

The Census defines a "household" as one or more persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a dwelling. People living in retirement or convalescent homes, school dormitories or other group living situations are not considered households, but are considered part of the group quarters population. Household characteristics are an important

indicator of housing need in a community. The household characteristics section is divided into the following components: household growth, household type, household tenure, household composition and size, household income, and special needs groups and households.

Household Growth

Household trends for the City and County are shown in Table 8. The total number of households (as indicated by occupied housing units) in the City increased by only 234 households between 2000 and 2010 for a total of 20,558 in 2010, an increase of only 1.2 percent. During the same ten-year period, countywide households increased by 105,506 or 3.4 percent. In the last two years, it is estimated that Gardena had a net gain of only 28 households or 0.1 percent, while the County had an increase of 0.3 percent overall.

Table 8
Household Growth
2000, 2010 and 2012

Jurisdiction	2000	2010	2012 (Est.)	Growth 2000-2010	Growth 2010-2012
City of Gardena	20,324	20,558	20,586	234	28
% Growth				1.2%	0.1%
Los Angeles Co.	3,133,774	3,239,280	3,249,575	105,506	10,295
% Growth				3.4%	0.3%

Source: 2000 and 2010 Census, 2012 DOF Estimates (E-5)

Household Tenure

As presented in Table 9, Gardena's household tenure in 2011, was 51.6 percent renters and 48.4 percent owners. The 2011 household tenure information is from the 2009-2011 ACS, which represents an annual average of the three-year period. Household tenure trends, though slight, indicate that the proportion of household renters is declining (53.4% in 1990 to 51.6% in 2011) as owners are proportionately increasing in the City.

Table 9
Percentage of Household Tenure in Gardena
1990, 2000 and 2011

Tenure	1990	2000	2011
% Renter	53.4%	52.7%	51.6%
% Owner	46.6%	47.3%	48.4%

Source: 1990 and 2000 Census, 2009-2011 ACS (Table DP04)
Note: 2011 represents a three-year average of the 2009-2011 period

Household Composition and Size

Table 10 summarizes the distribution of household types (families and nonfamilies) in 1990, 2000 and 2011. During the 1990s, the general trend was a slight increase in the proportion of family households in Gardena. Families in 1990 represented 68.1 percent of total households in the City and by 2000, families increased slightly to 69.3 percent. From 2000 to 2011, the trend toward family households shifted, and it declined to 65.3 percent of total households.

Historical trends indicate that average household size (persons per household) has been increasing in Southern California for several decades. Since 1990, the average household size in Gardena has increased from 2.70 to 2.80 in 2000. However, recent survey information from the 2009-2011 ACS indicated that Gardena's 2011 average household size had declined to 2.78[4]. At the County level, the overall household size has increased from 2.91 in 1990 to 3.01 in 2011. Overall, the average household size of the County has been higher than that of Gardena.

Table 10
Household Characteristics for Gardena
1990, 2000 and 2011

Household Type	1990	2000	2011
Families	12,337	14,031	13,701
% of Total	68.1%	69.3%	65.3%
Nonfamilies	5,789	6,293	7,294
% of Total	31.0%	30.7%	34.7%
Total Households	18,126	20,324	20,995
Average HH Size	2.70	2.80	2.78

Source: 1990 and 2000 Census, 2009-2011 ACS (Table DP02)

[4] The recent General Plan amendment to the Land Use Plan of the Community Development Element used a 2.75 persons per dwelling unit (total population/total housing units) in calculating holding capacity analysis. This was the same methodology used in the Land Use Plan adopted in 2006. Table 10 of this Housing Element, however, presents average household size of 2.78 in 2011, which is a 3-year average of total population/occupied housing units. Thus, there is a slight difference between the household characteristics in General Plan Land Use Plan and the Housing Element.

Household Income

Household income in Gardena has typically been below that of Los Angeles County as a whole, with a greater percentage of households falling into the lower income categories. Table 11, which reflects the results of the 2009-2011 ACS, presents the 2011 household income distribution for households in Gardena and Los Angeles County. A total of 14.1 percent of the households in the City had an annual income of under $15,000 in 2011. This is slightly higher than the proportion recorded across Los Angeles County (12.6%). An estimated 51.7 percent of all households in Gardena had incomes under $50,000 annually, while 46.0 percent of Los Angeles County households fell into this income category. The same relationships are valid at the upper end of the household income spectrum. An estimated 17.6 percent of all households in Gardena had incomes over $100,000 in 2011, which is considerably lower than the 24.9 percent observed at the County level. The 2011 median household income in the City of Gardena was $47,311 as compared to Los Angeles County's $54,630, a difference of $7,319[5].

Table 11
Distribution of Households by Income for
Gardena and Los Angeles County
2011

Income Category	Gardena Percent	Los Angeles Co. Percent
Less than $10,000	7.3%	6.5%
$10,000 to $14,999	6.8%	6.1%
$15,000 to $24,999	13.3%	10.6%
$25,000 to $34,999	12.0%	9.8%
$35,000 to $49,999	12.3%	13.0%
$50,000 to $74,999	18.3%	17.4%
$75,000 to $99,999	12.4%	11.8%
$100,000 to $149,999	11.4%	13.3%
$150,000 to $199,999	4.0%	5.6%
$200,000 or more	2.2%	6.0%
Median HH Income	$47,311	$54,630

Source: 2009-2011 ACS (Table DP03)

[5] In 2011, the State HCD published the official 2011 State Income Limits, which were based on the U.S. HUD 2011 income limits. It indicated that the median income for a four-person household in Los Angeles County was $64,000.

D. Housing Characteristics

Housing Growth

As Table 12 shows, Gardena's housing supply has increased over the decades from approximately 11,500 units in 1960 to 21,472 units in 2010. By 2012, it was estimated that the housing stock had increased by only 29 units. Much of the increase since 1960 was the result of annexation of unincorporated County land to the City. Some of the increase in the last ten years has been through development of residential specific plans. For example, in 1999, the implementation of the Emerald Square Specific Plan resulted in the development of 150 single-family units, and in 2004 the Carnellian Specific Plan resulted in the new construction of 101 single-family units. However, with very limited vacant land available for residential development, most of the future housing growth is anticipated to come from the recycling of developed land to higher-density residential uses.

Table 12
Gardena Housing Growth
1960 - 2012

Year	Number of Units	Percent Change
1960	11,526	--
1970	14,694	27.5%
1980	17,540	19.4%
1990	19,037	8.5%
2000	21,037	10.5%
2010	21,472	2.1%
2012 (Est.)	21,501	0.1%

Source: U.S. Census , 2012 DOF Estimates (E-5)

Housing Type

Gardena is primarily a residential community with almost 45 percent of the total land area designated for residential use in the General Plan. According to the DOF estimates, there were 21,501 housing units in Gardena in 2012. Table 13 shows that in 2012 over one half (51.3%) of the total units in Gardena were single-family units (attached and detached) and 43.6 percent were multiple-family units. Mobile homes accounted for the remaining 5.1 percent of Gardena's housing stock. In comparison, the 2012 countywide housing total of approximately 3.45 million units was distributed to 56.4 percent single-family units, 42.7 percent multiple-family units and 1.7 percent to mobile homes. Gardena's housing type distribution has not changed since the 2007 estimates included in the 2008-2014 Housing Element which included the same percentages for single-family, multi-family and mobile homes.

Table 13
Housing Type
2012

Jurisdiction	Single		Multiple		Mobile Homes	Total
	Detached	Attached	2 to 4 units	5+ units		
Gardena	9,686	1,366	2,569	6,635	1,245	21,501
Percent	45.0%	6.4%	11.9%	30.9%	5.8%	100.0%
Los Angeles Co.	1,718,784	229,036	283,226	1,164,732	58,314	3,454,092
Percent	49.8%	6.6%	8.2%	33.7%	1.7%	100.0%

Source: 2012 Estimates DOF (E-5)

Housing Stock Age and Condition

The majority of the City's housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. According to Table 14, more than three-fourths of the existing housing stock in Gardena was built prior to 1980. In general, older buildings require greater maintenance, which results in higher costs. Thus, maintenance is often deferred; leading to the further physical deterioration of the City's housing units. In addition, older, deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, many building codes were revised to ensure structures could withstand seismic activity of similar magnitude. Therefore, the current age of Gardena's housing stock strongly suggests there will be an increased need for structural improvements during the next decade.

The 2008-2014 Housing Element, included a 2009 survey of housing conditions in areas designated for Medium Density (R-2 and R-3 zones) and High Density Residential (R-4 zone) land uses. These two land use designations were selected because they have the potential for higher density recycling. The survey identified residential parcels by the following housing conditions as they appeared from the public right-of-way: 1) good; 2) needs maintenance; and 3) deteriorated and candidate for recycling. Parcels identified as deteriorated had housing that were structurally unsound and posed potential health and safety issues.

Table 14
Age Distribution of Existing Housing Stock

Year of Construction	Units Constructed	Percent of Total
2005 or later	387	1.7%
2000-2004	205	0.9%
1990-1999	1,477	6.6%
1980-1989	2,490	11.2%
1970-1979	2,746	12.3%
1960-1969	3,659	16.4%
1950-1959	6,370	28.6%
1940-1949	3,638	16.3%
Prior to 1939	1,279	5.7%

Source: U.S. Census, 2009-2011 ACS (Table B25034)

The results of the 2008-2014 Housing Element survey are presented in Table 15. It shows that 2,584 parcels zoned R-2, R-3 and R-4 had existing residential units. Of these surveyed parcels, 2,283 parcels (88.4%) had housing that was in good condition, 295 parcels (11.4%) exhibited signs of deferred maintenance, and six parcels (0.2%) were deteriorated.

The same areas were revisited in January 2013, only four years after the previous housing conditions survey. Housing conditions have changed very little in four years, with the exception of the development of the Artesia Corridor Specific Plan area, where 63 housing units and 35 live/work units are currently being developed.

Table 15
Housing Condition by Medium and High Residential Density Land Use

Condition	R-2	R-3	R-4	Total
Good Condition	237	1,057	989	2,283
Percent	82.6%	84.9%	94.0%	88.4%
Needs Maintenance	49	184	62	295
Percent	17.1%	14.8%	5.9%	11.4%
Deteriorated	1	4	1	6
Percent	0.3%	0.3%	0.1%	0.2%
Total	287	1,245	1,052	2,584
Percent	100.0%	100.0%	100.0%	100.0%

Source: GRC Associates, Inc. 2009

Housing Costs

The 2011 ACS indicates that the median value of homes in Gardena was $340,300, which was approximately 20 percent lower than the Los Angeles County median value of $427,800. Additionally, according to Table 16, the 2012 median asking rental rate in Gardena averaged $981 per month as compared to Los Angeles County median rents of $1,047 per month, a difference of $66. Table 16 presents a summary of the most recent rental rates by unit type for both Gardena and the County in 2012.

Table 16
Median Rents
2012

Size	Gardena	Los Angeles Co.	Difference
Studio	--	$960	N/A
1 Bed	$900	$1,340	$440
2 Bed	$1,250	$1,750	$500
3 Bed	$2,068*	$2,100	$32
Median Rent	$981	$1,047	$66

Source: Zillow, www.Zillow.com, 12/31/2012
** Gardena 3 Bedroom based on Zillow Rent Index; others based on median rent from Zillow listings*

E. Special Needs

Certain segments of the population experience conditions that make it difficult for them to access affordable housing. Physical or medical conditions, particular space or supportive service requirements, incomes, or other factors may impede a household's ability to obtain decent and affordable housing. Government Code Section 65583(a)(7) requires the housing element to analyze characteristics and conditions of the following population groups: elderly persons; persons with disabilities (including persons with developmental disabilities); female-headed households; large households (defined by the U.S. Census Bureau as families containing five or more persons); farmworkers; and the homeless.

Table 17 summarizes the special needs populations in Gardena in 2011. Each population group, as well as its specific circumstances and housing needs, is described.

Table 17
Summary of Special Needs Population
2011

Special Needs Groups	Persons	Households	Percent[1]
Seniors/Elderly (65 yrs and over)	8,783		14.8%
With a Disability	2,975		(33.9%)
Senior Households		5,042	24.0%
Renter		1,778	(23.4%)
Owner		3,264	(64.7%)
Disabled Persons	5,616		9.5%
Female-Headed Households		4,085	19.5%
With Related Children (<18)		2,005	(49.1%)
Large Households		2,783	13.3%
Renter		1,338	(48.1%)
Owner		1,445	(51.9%)
Farmworkers[2]	137		0.2%
Homeless Persons[3]	49		< 0.1%
Total Persons/Households	58,951	20,995	

Source: 2009-2011 ACS (Table DP02, DP03, DP04, DP05, B25011, B25009)

[1] Numbers in parentheses reflect the percentage of the special needs group, and not the percentage of the total City population or households.

[2] Persons employed in agriculture, farming, forestry or fishing occupations.

[3] LAHSA 2011 Greater Los Angeles Homeless Count Report Appendix B

According to California Department of Social Services records, 32 State-licensed community care facilities are located in Gardena. Table 18 summarizes the facilities by type and capacity. These facilities have a total capacity of 526 persons. There are five types of facilities within Gardena:

1. **Adult Day Care** – Serves seniors and developmentally disabled adults who are able to live at home, but require a certain level of care during the day. Some adult day care facilities provide health care services, while others provide non-medical care in the form of personal hygiene and meals.
2. **Adult Residential Facilities** – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

3. **Group Homes** – Facilities of any capacity that provide specialized 24-hour non-medical treatment for persons under age 18. Residents are referred by the Department of Children and Family Services and the Probation Department.
4. **Residential Care Facilities for the Elderly** – Provide care and supervision for persons age 60 and above and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.
5. **Small Family Home** – Provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Table 18
Licensed Community Care Facilities
2013

Facility Type	Facilities	Capacity
Adult Day Care	7	273
Adult Residential	21	131
Group Home	0	0
Residential Care – Elderly	2	114
Small Family Home	2	8
Total	32	526

Source: Department of Social Services, Community Care Licensing Division website

Elderly

As defined by HCD, the elderly (persons age 65 and older) are persons with special needs. Special needs for the elderly stem from three different sources: 1) relatively low fixed incomes; 2) high health care costs; and 3) physical disabilities. A low fixed income makes it difficult for many of the elderly to obtain adequate housing. This is further compounded by rising health care costs, which are a product of health problems associated with aging. If an elderly person is disabled, health care costs may be even higher, and housing may be more difficult to find due to accessibility issues. Other special needs relevant to this demographic group include transportation and home modification such as wheelchair ramps, enlarged doorways, modified bathrooms and kitchens.

As presented in Table 19, which is based on the 2009-2011 ACS information, there were 5,042 elderly householders (age 65 and older) in Gardena. These elderly householders tended to be owners more than renters by almost 2:1. As presented in previous Table 3, the 65 years and older population in 2011 represents 14.9 percent of the total population of Gardena.

Table 19
Elderly Householders by Tenure
2011

Age	Owner	Renter	Total
65-74 years	1,424	820	2,244
75 plus years	1,840	958	2,798
Total	3,264	1,778	5,042

Source: 2009-2011 ACS (Table B25007)

In order to help meet the needs of elderly residents, the City promotes affordable housing conservation through the following rehabilitation assistance programs. According to the 2012 HCD State Income Limits for a family of two persons in Los Angeles County, the State has set the lower income level at no more than $54,000 and the moderate income level at no more than $62,200. Adjustments are made to these levels based on the number of persons in the household.

- **Residential Rebate Program –** Designed to cover expenses for major household repairs. It is available for low/moderate income homes and mobile home owners. The refund is a 50 percent cash rebate up to a maximum of $3,000.
- **Handy-worker Fix-Up Program –** Designed to provide qualified low and moderate-income households with free home improvement assistance. Housing units must be owner-occupied single-family or mobile homes. This program offers free Handy-worker crew labor and materials up to $600 for qualifying improvements, including health and safety corrections and ADA improvements.
- **Owner-Occupied Rehabilitation Program –** Offers up to $60,000 in City housing rehabilitation zero-interest loan assistance to low-income, owner-occupants residing within the City of Gardena.
- **Multi-Family Rehabilitation and Code Correction Program –** CDBG funded program for properties with five to seven rental units. The program provides up to $8,000 in funding for properties in need of upgrades, such as energy efficiency, window repair/replacement, roof repair/replacement, security measures, as well as funding to correct code violations.
- **Mobile Home Rehabilitation Program –** Offers up to $20,000 in City housing rehabilitation loan assistance to low-income mobile home owner-occupants residing within the City of Gardena.

According to the 2013 information from the California Department of Social Services, there are two residential care facilities within the City that serve the elderly, with a combined capacity to serve 114 elderly residents. In addition, the Gardena Senior Citizens Day Care

Center (located at 14517 South Crenshaw Boulevard) provides services to the elderly population. The Center is a social day care and includes an Alzheimer's Day Care Resource Center. The Center also provides lunch and transportation to elderly Gardena residents, as well as support counseling for family members. Staff members speak English, Chinese, Japanese, Spanish, and Tagalog.

Additional assistance to elderly residents of Gardena is provided by the Senior Citizens Bureau, a division of the City's Recreation and Human Services Department. The office of the Senior Citizens Bureau is located at 1670 West 162nd Street in the Kiyoto "Ken" Nakaoka Community Center. The Senior Citizens Bureau provides support to senior citizens in the following ways: information and referral services, case management, in-home support; daily nutritional meals at seven community sites (including the Senior Citizens Day Care Center, the Japanese Cultural Institute, Rowley Park, Thornburg Park and the Lawndale Senior Center) and home-delivered meals; outreach; health clinics; escort and shopping services; specialized care for people suffering from Alzheimer's Disease, including daily socialization and recreation programs, exercise, lunch, art and music therapy, counseling, health screening, transportation, special events; and programs for the chronically mentally ill who live in board and care and family group homes, including daily social, recreational and educational programs.[6]

The City owns and operates the Gardena Municipal Bus Lines (GMBL) system. GMBL routes transverse the southwest region of Los Angeles County and extend into downtown Los Angeles. To address the specific transportation needs of the elderly and disabled, GMBL also operates the Gardena Special Transit system. Gardena Special Transit is a demand-response service for elderly and handicapped persons, operating seven days a week at a nominal cost to patrons. This service provides portal-to-portal service (demand/response service) for the elderly and handicapped who qualify under predetermined program guidelines. It is operated with a fleet that is 100 percent wheelchair accessible. The system augments the regular fixed-route and commuter services and currently serves the cities of Gardena and Hawthorne and the Alondra Park and Del Aire sections of Los Angeles County.

Persons with Disabilities

The Census identifies three types of disabilities: work disabilities; mobility limitations; and self-care limitations. Disabilities are defined as mental, physical, or health conditions that last more than six months. The types of disabilities are described below:

1. **Work Disability**: A physical or mental condition lasting more than six months that restricts a person's choice of work and prevents the person from working full-time.
2. **Mobility Limitation**: A physical or mental condition lasting more than six months which limits a person's ability to go outside of his or her home alone.
3. **Self-Care Limitation:** A physical or mental condition lasting more than six months which makes it difficult for a person to take care of his or her own personal needs.

[6] www.ci.gardena.ca.us

As required under Government Code Sections 65583(a)(4) and 65583(c)(3) all housing elements adopted after January 1, 2002 must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons of disabilities and include programs for the removal of such constraints or provide reasonable accommodation for housing designed for persons with disabilities.

Disability status does not necessarily indicate a need for special need/supportive housing, and data on the total number of disabled persons needing supportive housing in the City is not available. Using the national standard of 1-3 percent of the disabled population needing supportive housing, it can be estimated that the City has approximately 56 to 168 disabled individuals in need of supportive housing.

Individuals with disabilities often can have difficulties participating in the labor force or finding employment, whether because of an inability to leave one's home, an inability to meet the physical requirements of the job, discrimination on the part of prospective employers, or other factors. Table 20 provides a breakdown of working-age individuals with disabilities by employment status. As of 2011, of the 2,516 working-age (18-64) disabled persons in Gardena, more than two-thirds (68%) were not in the labor force. Of the remaining 32 percent, slightly more than eight in ten were employed, meaning that the unemployment rate for disabled individuals was approximately 19 percent — much higher than the overall unemployment rate of 12 percent in Los Angeles County for the same year. The combination of high unemployment and low labor force participation among working-age disabled persons indicates a need for low-cost housing.

Table 20
Persons with Disability by Employment Status
(Civilian Non-Institutionalized Population Aged 18-64)
2011

Persons With Disability	Number	Percent
Employed Persons with a Disability	656	26.1%
Not Employed Persons with a Disability	154	6.1%
Persons Not in Labor Force with Disability	1,706	67.8%
Total Working-age Persons with a Disability	2,516	100.0%

Source: 2009-2011 ACS (Table B18120, DP02)

Table 21 gives a breakdown of the population of persons with disabilities in the 5-64 age group and the 65 years and over age group. The types of disability by the age groups are also presented. According to the table, 53.0 percent of the total persons with disabilities in Gardena are in the age group 65 years and over and 47.0 percent in the 5-64 age group. Persons with ambulatory disabilities represent a significant portion of both the 5-64 and 65

and over age groups. Over one half (53.5%) of the total persons with disabilities in the 5-64 age group and approximately two thirds (65.6%) of those 65 years and over have ambulatory disabilities. For persons with disabilities in the 65 years and over age group, 59.3 percent also suffer from sensory disabilities (hearing and vision) and 62.7 percent live independently.

Title 24 of the California Building Standards Code, which has been adopted by the City of Gardena, includes requirements to provide adequate housing to meet the needs of people with disabilities.[7] Title 24 provides regulations for adaptability and accessibility of apartments units to prove for the safety and welfare of physically handicapped residents and visitors. An adaptable apartment is one that has accessible floor entry and circulation, and that can at any future point be adapted to meet the specific needs of a handicapped person. These improvements would include the installation of wider doors, grab bars, lower cabinets, and lower light switches, as well as sidewalk-to-front-door ramps.

The City offers home improvement programs that provide for handicapped access improvements. Additionally the City will examine and consider additional programs that will provide additional housing for disabled persons within Gardena. Furthermore, the City contracts with the Fair Housing Foundation to provide fair housing and landlord/tenant services, which benefit many disabled people that are denied a reasonable accommodation.

The Gardena Socialization Center for Mentally Disabled is a daily social, recreation, and educational program for chronically mentally ill adults who reside in private homes and board and care homes in the City. The program enhances a participant's independence and ability to live in the least restrictive environment possible. The Center is funded in part by Los Angeles County Department of Mental Health and is part of the Gardena Human Services Division. The Socialization Program is offered at Recreation Park, located at 15800 South Brighton Avenue, and Freeman Park, located at 2100 West 154th Place.

[7] The State updates the California Building Standards Code approximately every three years based upon the most recent edition of the Uniform Building Code. The City is then required to adopt the most recent edition. The most recent adoption by the City was in 2010 when it adopted the 2010 California Building Standards Code.

Table 21
Persons with Disabilities by Type in Gardena (Age 5 and Older)
2011

	Number	Percent
Total Persons with Disabilities Ages 5 and Over	**5,616**	**100.0%**
Persons with Disabilities Ages 5-64	**2,641**	**47.0%**
Sensory Disability (Hearing and Vision)	*918*	*34.8%*
Cognitive Disability	*869*	*32.9%*
Ambulatory Disability	*1,413*	*53.5%*
Self-Care Disability	*894*	*33.9%*
Independent Living	*1,115*	*42.2%*
Persons with Disabilities Ages 65 and Over	**2,975**	**53.0%**
Sensory Disability (Hearing and Vision)	*1,765*	*59.3%*
Cognitive Disability	*1,080*	*36.3%*
Ambulatory Disability	*1,952*	*65.6%*
Self-Care Disability	*985*	*33.1%*
Independent Living	*1,865*	*62.7%*

Source: 2009-2011 ACS (Table S1810)
Note: Disability type categories are not mutually exclusive; individuals may have more than one disability. Thus the sum of all categories for a particular age group will be greater than the total for the same age group.

Persons with Developmental Disabilities

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

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center (SCLARC) is one of the 21 regional centers that provides a point of entry to services for people with developmental disabilities. The center is a non-profit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families. Developmental disabilities are defined as those with severe, life-long disabilities attributable to mental and/or physical impairments.

According to Table 22, as of February 2013, there are a total of 36 persons in the three zip codes of Gardena who have been diagnosed with developmental disabilities and are receiving case management services from SCLARC.

Table 22
Developmentally Disabled Residents by Age and Zip Code Area in the City of Gardena

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	55-65 Years	Total
90247	2	2	5	6	6	21
90248	3	2	3	1	0	9
90249	1	2	3	0	0	6
Total	**6**	**6**	**11**	**7**	**6**	**36**

Source: South Central Los Angeles Regional Center, February 2013

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes; licensed and unlicensed single-family homes; inclusionary housing; Section 8 vouchers; special programs for home purchase; HUD housing; and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Almost all of the County's public housing units are reserved for seniors and disabled persons. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities,

especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

In order to assist in the housing needs for persons with developmental disabilities, the City will work with SCLARC on an outreach program (new Housing Program 20) that will inform familes of housing and services available for persons with developmental disabilities.

Female Heads of Household

Female-headed households, especially single parent households, typically have lower incomes and a greater need for affordable housing. In addition, these households can have needs for items such as accessible day care and health care, as well as other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

As shown in Table 23, female-headed households numbered 4,085 as of 2011, representing 19.8 percent of total households in the City. There were 2,005 female heads-of-households with children under 18 years of age, representing 9.8 percent of the total households. Of the households under the poverty level, 845 total female head of households in the City lived below the federal poverty line. In 2011 this level was $22,350 for a family of four. This figure represents 4.1 percent of the total households, but accounts for more than one half of the households in the City living below the poverty line.

Assistance for female-headed households includes the Gardena Family Child Care Program (GFCC), which was established in 1976 to provide quality child-care and child-development services to school-age children whose parents live or work in the City. The GFCC Program is provided at low or no cost, depending on family income, and is available to low-income and high-risk families with children 12 years of age or younger. Child care services are also provided in licensed private Family Child Care Homes within the City.

Table 23
Female Heads of Households in Gardena
2011

Householder Type	Number	Percent of Total HH
Total Households	20,558	100.0%
Total Female Heads-of-Household	4,085	19.8%
Female Heads-of-Household with Children under 18	2,005	9.8%
Total Households Under Federal Poverty Level	1,677	8.2%
Female Headed Households Under Federal Poverty Level	845	4.1%

Source: 2009-2011 ACS (Table DP02, B17012)

Large Households

Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. Larger units can be very expensive, which often results in large households residing in smaller, less expensive units or doubling up to save on housing costs, both of which lead to overcrowded conditions.

As seen in Table 24, the 2009-2011 ACS identifies 2,773 large households in Gardena, representing about 13 percent of all households. Among the City's large households, 47.9 percent were renters, while 52.1 percent owned their own home.

Table 24
Household Size by Tenure
2011

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	8.717	47.8%	1,445	52.1%	10,162	48.4%
Renter	9,505	52.2%	1,328	47.9%	10,833	51.6%
Total	18,222	100.0%	2,773	100.0%	20,995	100.0%

Source: 2009-2011 ACS(Table B25009)

In order to alleviate overcrowding among large households, the City partners with the Housing Authority of the County of Los Angeles (HACOLA). Through the County's Section 8 program, low-income large households can receive a rental subsidy to reduce their housing costs, thereby increasing their access to affordable housing of sufficient size.

Farmworkers

Farmworkers are identified as persons whose primary source of income is seasonal agricultural labor. Their housing needs stem from their relatively low income and job instability. According to the 2009-2011 ACS, 137 residents were employed in the farming, fishing, and forestry category, comprising 0.2 percent of the total employed population. Gardena is located in a highly urbanized area of Los Angeles County and any major agricultural uses in the immediate vicinity ceased decades ago. There is no evidence of a sizeable community of migrant farm workers residing within city limits, as the great distance between the City and agricultural areas makes the commuting cost prohibitive. Given that so few residents are employed in this industry, the housing needs of farm workers can be addressed by the overall programs for affordable housing, such as rent subsidies, and affordable new incentives for construction.

Homeless

A homeless individual or family is defined by federal regulations as a person or family that lacks a fixed and regular nighttime residence. Homelessness is an acute housing problem that has broadened in dimension in recent years. However, the lack of data documenting the extent of this problem in Gardena, compounded by the mobile nature of the homeless, makes establishing an accurate estimate of the total number difficult.

Homeless individuals and families have differing housing needs. Both groups are in crisis and need emergency food, clothing and shelter. Long-term transitional shelter, however, would have different emphases for individuals and families. An individual would do well in transitional housing such as cooperative or single-room occupancy facilities. Families require more housing amenities to accommodate their size and age range; thus, lower income re-entry housing such as single or multi-family units would be most appropriate. Both groups require supportive housing and social services. The needs of homeless families are more complicated than those of homeless individuals, in that childcare, pediatric care, and education needs are additional to basic health, mental health, employment, and other supportive social and housing issues.

According to the Los Angeles Homeless Services Authority (LAHSA) 2011 Greater Los Angeles Homeless Count Report, the City of Gardena reported 49 homeless individuals. LAHSA estimated 6,788 homeless persons living in the South Bay area. Approximately 86 percent of the homeless were individuals and 14 percent were families. LAHSA estimated that 10 percent of the homeless were survivors of domestic violence and 41 percent suffered from substance abuse. An additional 15 percent were estimated to be mentally disabled and nearly 15 percent suffered from physical disability.

The Gardena Human Services Division responds to homeless individuals and families, as well as lower income persons threatened with homelessness, through the Emergency Services Program. Through this program, the City gives referrals and transportation vouchers to shelters, and also provides food vouchers and clothing. The Human Services Division assists approximately 100 persons identified as homeless annually through the Emergency Services Program.

The Human Services Division and Emergency Services Program refers homeless families and individuals to the following facilities for assistance and daytime shelter:

- Harbor Gateway Clubhouse and Soup Kitchen (Los Angeles)
- Homeless Women's Drop-In Center (Wilmington)
- His House/Salvation Army (20830 South Vermont Avenue, Torrance)
- The Job Center (Torrance)

Additionally, the Human Services Division refers homeless families, women, children, and abused persons to the appropriate location for overnight shelter:

- 1736 Family Crisis Center (21707 Hawthorne Boulevard, Torrance)

- Family Shelter for the Homeless (Long Beach)
- House of Yahweh (4046 Marine Avenue, Lawndale)
- Harbor Interfaith Shelter (670 West Ninth Street, San Pedro)

Single homeless men are referred to the Beacon Light Mission located at 525 Broad Avenue in Wilmington. Mentally disabled persons, both homeless and other mentally-disabled persons in need of emergency assistance, are referred to Harbor View House located at 921 South Beacon Street, San Pedro.

In addition to the Emergency Services Program, the City operates the following programs to address the supportive service needs of the homeless and those threatened with homelessness: employment and training programs; a child care program; senior meals; case management and counseling for youth and families; socialization centers for the mentally ill; recreation opportunities for the developmentally disabled; and low cost bus services for elderly, disabled, and other residents.

Emergency Shelters

Government Code section 65583(a) includes a reqirement that the analysis of special housing needs include an analysis of families and persons in need of emergency shelter based on annual and seasonal need, as well as an identification of zones(s) where emergency shelters are allowed as a permitted use. The Gardena Municipal Code was recently amended to allow emergency shelters in the Light Manufacturing (M-1) zone.

F. Share of Region's Housing Need

State Housing Law requires SCAG to identify the jurisdiction's "fair share" of the existing and future regional housing needs for all income groups. This fair share is determined to ensure that each jurisdiction accepts responsibility for the housing needs of current and future residents, particularly lower income groups. The SCAG 2013-2021 RHNA identifies the need for housing by income group for this planning period within all cities and counties within the SCAG region.

Household Income and Tenure

Table 25 presents Gardena's five-year average (2005-2009) household income distribution by income category, which is based on Los Angeles County Medium Household Income (MHI). The following are the household income categories: Extremely Low (Less than 30% of MHI); Very Low (30-50% of MHI); Low (50-80% of MHI); Moderate (80-120% of MHI); and Above Moderate (120% and over of MHI).

The information is contained in the SCAG Existing Housing Needs Data Report for the 2013-2021 RHNA, and shows that of the 20,457 total households in Gardena, 16.5 percent were in the extremely low-income category. 14.3 percent were very low-income, and 17.4

percent were low-income category. Lower-income households (extremely low, very low, and low) represented approximately 48.2 percent of the total household income distribution.

Table 25
Household Income Distribution
2005-2009 Average

	Household Income					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Gardena	3,369	2,924	3,566	3,697	6,901	20,457
Percent	16.5%	14.3%	17.4%	18.1%	33.7%	100.0%

Source: 2005-2009 ACS 5-year Average

Households Overpaying for Housing

Overpayment is defined as spending over 30 percent of household income on housing, while severe overpayment is defined as paying more than 50 percent. Based on the 2005-2009 ACS five-year average presented in Table 26, 10,112 households or 49.6 percent of the total household were overpaying (over 30% of household income) and 5,401 or 26.5 percent were severely overpaying (over 50% of household income). Of those severly overpaying households, almost two-thirds (64.3%) were renters and just over one-third (35.7%) were homeowners.

Table 26
Household Overpayment by Tenure
2005-2009 Average

Cost burden	Renters	Owners	Total Households
<10%	165	1,516	1,681
10% to 14.9%	510	916	1,426
15% to 19.9%	1,435	1,010	2,445
20% to 24.9%	947	892	1,839
25% to 29.9%	1,244	1,126	2,370
30% to 34.9%	811	745	1,556
35% to 39.9%	774	461	1,235
40% to 49.9%	1,026	894	1,920
>50%	3,474	1,927	5,401
Total Households	**10,386***	**9,487***	**19,873***

Source: SCAG Local Housing Element Assistance: Existing Housing Needs Data Report: 2005-2009 ACS
** 483 renters and 29 owners did not respond to the cost burden portion of theACS survey.*

Households in Overcrowded Conditions

A persistent problem affecting housing conditions is overcrowding. The U.S. Census defines overcrowding as 1.01 persons per room or more excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves.

As presented in Table 27, households with 1.01 or more persons per room totaled 1,809 or 8.9 percent of the total households in Gardena. Additionally, 807 households or 4.0 percent lived in severely overcrowded conditions (at least 1.51 persons per room).

Renters were much more likely to experience overcrowding than homeowners. While more than one half of Gardena households rent their units, the number of overcrowded renter households was about three times as large as the number of overcrowded homeowners. Renters represented over three-quarters (77.2%) of all overcrowded households in the City — indicating a need for more three-bedroom rental units to accommodate larger renter households. Households that own homes generally are able to take advantage of the ample stock of single-family houses in Gardena, most of which have three or more bedrooms; thus, severe overcrowding is not as much of a problem for owners as it is for renters, and the latter group would benefit more than the former from large units.

Table 27
Household Overcrowding by Tenure
2005-2009 Average

Persons Per Room	Renters	Owners	Total Households
0.5 or Less	5,608	5,330	10,938
0.51 to 1	4,142	3,496	7,638
1.01 to 1.5	751	251	1,002
1.51 to 2	526	133	659
2.01 or More	120	28	148
Total Households	**10,869**	**9,516**	**20,385**

Source: SCAG Local Housing Element Assistance: Existing Housing Needs Data Report: 2005-2009 ACS

Future Need

For this Housing Element, the City of Gardena was allocated a RHNA of 397 units, as shown in Table 28. Approximately 40 percent of these units should accommodate very low and low-income households. The RHNA allocation does not distinguish between very low- and extremely low-income households, instead identifying a single projection for households

with income up to 50 percent of the County median. To determine the number of units for extremely low-income households, this Housing Element assigns 50 percent of the RHNA's very-low income units to the extremely low-income category, as permitted under Government Code (GC) Section 65584.05(h).

The 2008-2014 Housing Element demonstrated that based on the adequate sites inventory of vacant land, underutilized land and prime opportunity sites, the City could accommodate 1,160 units; however, there would be a shortfall of 404 affordable units. Therefore, the 2008-2014 Housing Element proposed housing programs to rezone two sites within the City and zone amendments to increase the maximum residential densities. Implementation of these programs would adequately accommodate the potential shortfall in the need for affordable units in the City. In addition to implementing the programs discussed in Chapter V, the City rezoned approximately 6.9 acres from R-3 to R-4 in 2013. The City also provided additional housing opportunities by increasing the density of the C-R zone from 20 to 34 units per acre and requiring a minimum of 20 units per acre when the development is all residential, as opposed to a mixed-use development. As Chapter IV of this Housing Element will demonstrate, the City has sufficient development capacity.

Table 28
2014-2021 Regional Housing Needs Allocation for Gardena

Income Category	Housing Need	
	Number	Percent
Extremely Low-Income (0 to 30% AMI)	49	12.3%
Very Low-Income (31% to 50% AMI)	49	12.3%
Low-Income (51% to 80% AMI)	60	15.1%
Moderate-Income (81% to 120% AMI)	66	16.6%
Above Moderate-Income (More than 120% AMI)	173	43.5%
Total	397	100.0%

Source: SCAG RHNA – Planning Period 2014-2021

G. Assisted Housing at Risk of Conversion

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at risk analysis covers the period of 2008 through 2014.

Assisted Housing Inventory

Currently three assisted rental housing projects are located in the City. The three housing projects include:

Gardena Valley Towers: Gardena Valley Towers, located at 1715 West 158th Street, Gardena, is an 80-unit project built for seniors, with all units assisted. The project was finance under the HUD Section 202 program, which provides capital advances to non-profit sponsors to finance the development of rental housing with support services for the elderly. The advance is interest free and does not have to be repaid as long as the units remain affordable for at least 40 years. The affordability controls under Section 202 extend until 2038, but are contingent upon the continued availability of Section 8 funding.

South Park Manor: South Park Manor, located at 17100 South Park Lane, Gardena, is a 126 unit senior housing project. This project was also financed under the HUD Section 202 program. The affordability controls extend until 2026, but are contingent upon the continued renewal of Section 8 funding.

Meadowlark Manor: Meadowlark Manor, located at 17150 South Park Lane, Gardena, is a 73-unit project restricted to seniors. Similar to the other two projects, Meadowlark Manor was financed under the HUD Section 202 program. The affordability controls extend until 2031, but are contingent upon the continued renewal of Section 8 funding.

Table 29 details the assisted housing project in the City. According to the inventory, the three projects contain 280 assisted rental units. All three were financed under the HUD Section 202 funds and maintain Section 8 contracts. These projects are housing for the elderly, and are owned and operated by non-profit corporations. The long-term affordability of the projects is fairly secure based on their non-profit status and, therefore, the risk levels are considered low.

Table 29
Assisted Housing Inventory

Assisted Housing Projects	Address	Sec 8 Assist Units	Total Units	Overall Exp Date	Owner	Risk Level
Gardena Valley Towers	1715 W 158th St	79	80	3/29/2038	Non-Profit	Low
South Park Manor	17100 S Park Ln	126	126	3/1/2026	Non-Profit	Low
Meadowlark Manor	17150 S Park Ln	73	74	2/1/2031	Non-Profit	Low
Total		**278**	**280**			

Source: City of Gardena Consolidated Plan (FY 2010-2015)

Section 8 Projects

The three assisted projects maintain Section 8 contracts with HUD. In the short-term, these units are likely to remain affordable. However, due to the uncertainty surrounding the future of Section 8 funding, the long-term affordability is suspect.

Typically, Section 8 projects that receive more than fair market rent are not considered at-risk. These projects are eligible to participate in the Mark to Market Program. Under this program, owners are given favorable federal tax treatment provided that they preserve the units at rents that are affordable to low-income households. Eligible projects include FHA insured projects receiving Section 8 project based assistance, where rents exceed HUD established fair market rents. According to HUD, two projects are eligible for the Mark to Market Program: South Park Manor and Meadowlark Manor.

According to the Community Development Commission of the County of Los Angeles (CDC)/Housing Authority of the County of Los Angeles (HACOLA), there were 694 Section 8 participants in Gardena. As shown in Table 30, 556 or 80.1 percent of the total participant in the Section 8 program were in the extremely low income level.

Table 30
Section 8 Participants in Gardena
2012

Program	Income Level			Total
	Extremely Low	Very Low	Low	
Certificate	20	0	1	21
Voucher	536	33	104	673
Total	**556**	**33**	**105**	**694**

Source: CDC/HACOLA 2013

Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance other than through the Section 8 program; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

Transfer of Ownership

Non-profit corporations currently own all three of the assisted-housing projects in Gardena, each with a low risk of conversion. With this being the case, transfer of ownership is not needed.

Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability by using local, state or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

The feasibility of this alternative depends on the property owners' willingness to accept rental vouchers. In this case, the owners are likely to accept vouchers given that non-profit corporations own all three projects, and the projects currently maintain rental subsidies.

Given the bedroom mix of the 280 assisted rental units, the total cost of subsidizing the rent for the units is $73,644 per month, as shown in Table 31. This translates into approximately $883,700 annually or $17.7 million over a 20-year period.

Table 31

Required Rent Subsidies

Unit Size	Total Units	Fair Market Rents	HH Size	LA Co. Very Low-Inc.	Afford. Cost (30% of HH Inc.)	Utility Allowance	Per Unit Subsidy	Monthly Subsidy
Studio	52	$725	1	$29,000	$724	$50.00	--	--
1-Bdrm	228	$1,101	2	$33,150	$828	$50.00	$323	$73,644
Total	**280**							**$73,644**

Source: 2013 HUD Fair Market Rent Documentation System, Income Limits Documentation System, GRC Associates

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. Recently, the City approved the 37-unit affordable Spring Park Senior Affordable Housing Project, which was also awarded State HOME funds. Total development cost of the project is approximately $9.3 million. The City owns the land and costs only one dollar to lease. The project totals 40,800 square feet of internal building space, which includes the residential units, subterranean parking garage, communal space and accessory space. Each tenant unit will be 540 square feet and include one bedroom. The one manager's unit will be 800 square feet and include two bedrooms. Based on the project costs, the average development cost per units is approximately $250,000 per unit. This represents approximately $250 per square foot of building space. This includes the residential units, common space areas, subterranean parking and other amenities.

Purchase of Affordability Covenants

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to induce them to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up.

Cost Comparisons

Rental assistance provides the most feasible alternative for preserving Gardena's three assisted-housing projects, given the willingness of the non-profit owners to accept alternate subsidies if Section 8 contracts are not renewed, compared to the high cost of constructing new affordable units. Transfer of ownership is unnecessary since non-profit corporations own all three assisted projects. The purchase of affordability covenants would also be a viable option, and could be used in conjunction with rent subsidies, lump sum financial assistance or mortgage interest rate subsidies.

Fortunately, none of Gardena's assisted rental projects are considered at high risk of conversion to market rate due to their non-profit ownership and likely continued renewal of the Section 8 program.

III. Housing Constraints

There are many factors that contribute to the cost, supply and distribution of housing. A review of these factors provides an understanding of the private market forces impacting the sales price and rent distribution of both existing and new housing supply in Gardena. Gardena's proximity to major employment centers in southern Los Angeles County, as well as to Los Angeles International Airport (LAX) and downtown Los Angeles, its accessibility to major transportation corridors such as I-110, I-405, I-105, and SR 91, and its mild climate and air quality are positive factors contributing to the desire to live in the City. However, various market, governmental, environmental and infrastructure factors may serve as a potential constraint to housing development and improvement in the City.

A. Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production, which can hinder the development of affordable housing. To a large degree, the City has little control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance, and the use of flexible design standards, the City can take steps to lessen these constraints.

Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock, and influence rents and sale prices when new units are placed on the market. According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from $151,671 in 2002 to $222,511 in 2009, but declined to $184,125 in 2011[8]. The recent decline could be the result of smaller units. The NAHB construction cost survey indicated that the average single-family home declined from 2,716 square feet in 2009 to 2,311 square feet in 2011, which resulted in the average price per square foot declining from $82 per square foot in 2009 to $80 per square foot in 2011. In 2011, total construction cost of a home accounted for 59.3 percent of the total sales price.

Land Costs

Expenses related to land include the cost of the raw land, site improvements, and all other costs associated with obtaining government approvals for development. Land costs vary significantly in Gardena dependent primarily on location, size, zoning and difficulty of development. It is estimated that these costs contribute about 20 percent to the final sales price of a dwelling unit. Left alone, the escalating market price of land will tend to encourage

[8] National Association of Home Builders, New Construction Cost Breakdown, Special Study for HousingEconomics.com, 2011, http://www.nahb.org.

mainly higher priced development. Higher density zoning could reduce the per unit cost of land, but land zoned for higher densities commands a higher market price.

Availability of Mortgage and Rehabilitation Financing

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also give consideration to the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of the housing stock.

Mortgage rates have a strong influence over the affordability of housing. The availability of financing affects a person's ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market.

According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) monthly interest rate survey from 2008 to 2012, as shown in Table 32, annual average mortgage interest rates have declined significantly, from 6.03 percent in 2008 to 3.66 percent in 2012. The recent and ongoing turmoil in the national housing and financial markets, however, could cause rates to fluctuate significantly from recent lows, depending on how the situation develops and how economic policy makers respond.

Rates are initially lower for graduated payment mortgages, adjustable mortgages and buy-down mortgages. However, the risks to which both buyers and lenders are exposed when taking on adjustable-rate loans are well documented, and the number of properties in the U.S. on which foreclosure filings were reported rose to record levels in 2009. As a result, some of the more affordable mortgage options will be less accessible to prospective Gardena homebuyers as financial institutions exercise greater caution in their lending practices.

The City has severely limited financial resources. Housing and community development resources currently available to the City include: CDBG; State HOME funds; CalHOME funds, General funds, HUD Section 8 Rental Assistance Program through the County and State Transportation funds.

Table 32
National Annual Average Mortgage Interest Rates

Year	Average Interest Rate
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%

Source: Federal Home Loan Mortgage Corporation, Primary Mortgage Market Survey.

B. Governmental Constraints

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

Land Use Controls

The Land Use Plan of the Gardena General Plan's Community Development Element sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. Approximately 50 percent of the total acreage in Gardena is designated for residential use or mixed-use (Low-, Medium-, High-Density Residential, Mixed Use, Specific Plan or Mixed-Use Overlay).

The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from a maximum of 9 units per acre in lower density residential zones (R-1), up to 30 units per acre in the higher density multi-family zones (R-4) and as high as 34 units per acre in the mixed-use C-R zone. Table 33 summarizes the residential land use categories and their corresponding zone designations and previous Figure 2 shows the General Plan Land Use Map.

Table 33
Residential Land Use Categories

General Plan Land Use Category	Zoning Designation	Max. Density DUs/Acre	Residential Types
Low Density Residential	R-1	9 du/ac	Single Family Residences
Medium Density Residential	R-2, R-3	17 du/ac	Low Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3)
High Density Residential	R-4	30 du/ac	High Density Multiple-Family Residential
Mixed Use	C-R, H-B	34 du/ac	Commercial Residential (C-R) and Home Business (H-B)
Specific Plan (when used)	SP	At Least 20 du/ac	Residential dwellings allowed under any residential zone.
Mixed Use Overlay	MUO	30 du/ac	Multi-family dwellings, Single-family attached and live-work units.

Source: Land Use Element, Gardena General Plan 2013

Each residential designation is defined as follows:

Low Density Residential - The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Low Density Residential designation is implemented by the Single-Family Residential (R-1) zone, which provides for the development of conventional single-family detached houses. The Low Density Residential designation is the largest land use category in the City. It occupies over one-quarter (26.5%) of all the land in the City and represents 61 percent of all residentially designated land in the General Plan.

Medium Density Residential - The Medium Density Residential designation is intended to provide a quality multiple-family living environment. This category is implemented by the Low Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3) zones. It typically includes lower density multi-unit residential development and higher density single-family residential development such as those in the specific plan areas. Approximately 13 percent of all land in the City is designated for Medium Density Residential which represents 31 percent of all residentially designated land in the City.

High Density Residential - The High Density Residential designation provides for a high quality, compact, multiple-family living environment. This category is implemented by the High Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings. The High Density Residential land use has a step density of 25 units per acre for lots under 0.5 acre, 27 units per acre for lots between 0.5 to 1.0 acre, and 30 units per acre for lots greater than 1.0 acre. The minimum permitted density is 20 units per acre for any residential development approved after August 1, 2012. The High Density Residential land use designation accounts for three percent of all the land in the City, and six percent of all residential land in the City.

Mixed Use - The Mixed-Use designation is intended to provide for the co-existence of residential and commercial, office or industrial uses in the same building or on the same lot. It is implemented by the Commercial Residential (C-R) and Home Business (H-B) zones. This land use designation can be found in two areas of the City – southern Gardena between 178th Street and 182nd Street and the downtown area along Gardena Boulevard between Normandie Avenue and Vermont Avenue. The maximum residential density of the C-R zone is 34 units per acre and if development is all residential, there is a minimum density of 24 units per acre. The maximum density of the H-B zone is 9 units per acre.

Mixed Use Overlay - The Mixed-Use Overlay permits residential development pursuant to a site plan review on selected areas designated for commercial and industrial land uses. A conditional use permit is required for live-work units that are developed in conjunction with a restaurant or any use that may result in noise levels that exceed city residential noise standards. The Site Plan Review and CUP requirements are the same for all zones in the City and are detailed in this section's discussion of permit and processing procedures. The purpose of this land use designation is to allow greater flexibility of development alternatives. The maximum residential density of the MU zone is based on a step density of 20 units per acre for lots under 0.5 acre, 25 units per acre for lots between 0.5 to 1.0 acre, and 30 units per acre for lots greater than 1.0 acre. Additionally, the minimum permitted residential density is 20 units per acre.

Specific Plans

Specific plans are either advisory or regulatory documents that provide more focused guidance and regulation for particular areas. Specific plans are a useful tool to implement planning and development goals within selected areas by adopting unique standards and requirements. Generally, specific plans include land use, circulation and infrastructure plans, development standards, design guidelines, as well as phasing, financing, and implementation plans.

As presented in Table 34, there are nine specific plans within the City of Gardena. The land use for eight of the specific plans is residential and the Artesia Corridor Specific Plan includes mixed-use (residential and commercial). Each specific plan is summarized in the following Table 34 and illustrated on the General Plan Land Use Plan map.

Section 18.39.025 (Residential Density) of the Municipal Code states that any specific plan adopted by the City after March 2012 shall allow a maximum residential density of at least 20 units per acre on portions of the specific plan where residential units are allowed.

Of the nine adopted specific plans, only the Artesia Corridor Specific Plan still has land which has not been fully entitled for development. Of the 44-acres, which allows up to 300 units, development plans have only been approved for the 7.3 acre Artesia Square project which includes 98 units which have been completed or are currently under construction. The Artesia Corridor Specific Plan encourages high-density development by permitting both multi-family dwellings and single-family attached dwellings.

The General Plan also identifies certain areas along the Rosecrans Corridor that provide an opportunity for a mix of commercial and residential development as specific plan study areas. Land Use Policy 3.3 of the Community Development Element provides: Consider the adoption of specific plans for the four corners at the Van Ness-Rosecrans, Western-Rosecrans, Rosecrans-Normandie centers to promote and direct revitalization efforts, and to further study and evaluate whether a mix of commercial and residential development is appropriate in these areas. All of these Specific Plan Study Areas are designated either Neighborhood Commercial or General Commercial in the General Plan and would potentially provide a significant number of additional housing units.

Table 34
Specific Plans

Specific Plans	Adoption Year	Location	Land Use Plan Description
Emerald Square	1999	177th Street between Budlong Avenue and Vermont Avenue	159 single-family homes within a 21.5-acre gated community
Redondo Village	1999	Redondo Beach Boulevard west of Van Ness Avenue	Two gated residential communities consisting of 65 detached condominium units within a 5-acre gated community
Gardena Village	1999	North side of Artesia Boulevard between Denker Street and Western Avenue	59 detached condominium units within a 5.7-acre gated community
Cottage Place	2003	Budlong Avenue Between 144th Street and 146th Street	35 detached condominium units within a 2.9-acre gated community
Normandie Estates	2004	Southeast corner of Normandie Avenue and 168th Street	21 detached condominium units within a 1.5-acre gated community (approved but not constructed)
Carnellian	2004	Vermont Avenue between 141st Street and 135th Street	101 single-family detached homes within an 11.4-acre gated community
Artesia Corridor	2006	South side of Artesia Boulevard between Normandie Avenue and Western Avenue	44-acre Specific Plan provides for up to 300 residential units, 375,000 square feet of commercial space, and 40,000 square feet of restaurant space (as of March 2013, 63 housing units and 35 live/work units have been approved and are completed or under construction)
Normandie Place	2007	14532-14602 Normandie Avenue	12 detached single-family residential dwelling with two car garage per dwelling and 11 guest parking spaces within a 0.8 acre space
Ascot Village	2011	1249 W 139th Street	14 detached single-family two-story condominium residential dwellings with two-car garage per dwelling and 7 guest parking spaces on a 1.01 acre space (currently under construction)

Source: City of Gardena

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. Table 34 presents the City Zoning Ordinance, which sets forth the City residential development standards, including density, lot area, lot coverage, and parking.

Site Requirements: Maximum height and lot coverage rules limit the number of units constructed on a given lot. Lot size is the same for all residential zones, with a minimum size of 5,000 square feet required, except in the Mixed Use Overlay zone. The Mixed Use Overlay zone requires a lot size of one acre; the size may be reduced in cases where this size lot cannot be assembled because the adjoining property is not zoned mixed-use overlay.. Width and depth of the R1, R2, R3 and R4 zones are identical. The minimum width and depth are 50 and 80 feet respectively, with a minimum width of 55 feet required for corner lots. The C-R and H-B zones also have a minimum lot size of 5,000 square feet and a width of 50 feet, but no separate requirements for depth or corner lots. The MU zone requires a width of 80 feet with curb cuts and 50 feet without curb cuts and no depth requirements.

The R-1, R-2, and R-3 zones all require a front yard of 20 feet, at least 50 percent of which must be landscaped. The R-4 zone also requires a front yard of 20 feet, but only requires that 460 square feet of the entire project landscaped. The MU zone requires a front yard of 12 feet. In the C-R zone the front setback is 0 feet for the first and second floors for both horizontal and vertical mixed-use developments and 5 feet for a residential only development, in which case 50 percent of the setback has to be landscaped; the setbacks step-back an additional five feet for residential units on the 3rd and 4th floors. For the H-B zone, there is a minimum requirement of 20 feet for the front yard.

Height limits are 25 feet for the R-1 zone, 30 feet for the R-2 zone and 35 feet for the R-3 and R-4 zones. For the MU zone, a maximum building height is 35 feet if adjacent to one story residential or collector streets, 40 feet if adjacent to two story residential or major collector streets, and 55 feet if adjacent to three story residential or a non-residential use, or adjacent to arterial streets. For the C-R zone, building height is 45 feet if development is less than half acre and may go up to 55 feet if development is greater than half acre and there is a multi-family residential component included. Residential uses in the C-R zone may go up to four stories.

Parking Requirements: The R-1 zone requires a two-car garage. However, Municipal Code Section 18.40.020(E) was amended in 2012 to provide a waiver of this requirement for the expansion of existing residences if it was not physically possible to provide such a garage. Multiple units require two spaces per unit plus ½ space per unit for guest parking. These spaces must be in a garage or in an enclosed parking facility. The R-4 zone allows tandem parking and for seniors or income restricted units in the R-4 zone, off-street parking is reduced to only one space for each one-bedroom or studio unit. In the C-R zone, one enclosed parking space is required for every studio and one-bedroom unit and two spaces for

every unit with two or more bedrooms. In addition, guest parking is to be provided at a rate of one quarter space per unit.

Unit Sizes: The Zoning Ordinance generally requires a single-family unit to have a size of at least 800 square feet. For multi-family units, the minimum sizes are 450 square feet for a studio, 750 square feet for a one-bedroom unit, 900 square feet for a two-bedroom unit, and 1,200 square feet for a three-bedroom unit. The exception is in the C-R zone, where the minimum size of residential units are 450 square feet for studio/efficiency/bachelor units; 6oo square feet for one-bedroom units; 800 square feet for two-bedroom units; and 1,100 square feet for three or more bedroom units.

The standards are summarized in Table 35.

Cumulative Impact of Development Standards: Gardena's R-2, R-3 and R-4 zones contain development standards relating to density, height, setbacks, parking and usable open space. These standards generally do not prohibit the construction of the maximum number of units allowed under the density for these zones. The floor area ratio requirement was recently deleted from the R-3 and R-4 zones to help insure that the maximum number of units could be reached.

In both the R-2 and R-3 zones, the minimum lot size is 5,000 square feet, while the minimum lot width is 50 feet. Assuming a hypothetical lot of the minimum size meets these standards, the depth of this lot would be 100 feet. At 17 units per acre (the density for these zones), the lot should accommodate two dwelling units. The front (20 feet), side (five feet) and rear (10 feet) yard setbacks create a building envelope of 60 by 70 feet, or 4,200 square feet. Subtracting 1,400 square feet for four parking spaces (350 square feet per space) leaves an envelope of 2,800 square feet. The two units will require a total of 1,200 square feet of usable open space (600 square feet per unit). The rear yard, at 10 feet by 50 feet, can provide 500 square feet of this requirement. Subtracting the remaining 700 square feet from the building envelope leaves 2,100 square feet for the two dwelling units, or 1,050 square feet per unit.

This is more than enough room to accommodate two (2), two-bedroom units (minimum of 900 square feet each) in a single story building. Three-bedroom units, however, require at least 1,200 square feet. A developer wishing to construct these larger units may have to build them in two stories, perhaps with garages tucked under the upper floor. The major constraint on the supply of housing in these two zones is the R-2 zone's maximum of two units on any single lot; however, this impediment could be avoided by subdividing larger R-2 parcels or obtaining a specific plan designation. On larger R-3 parcels, this density would be even easier to achieve, as the setbacks would account for a smaller percentage of the lot and thus allow for a larger building envelope in which the structure and parking facilities could be configured more flexibly.

The R-4 zone has a stepped maximum density standard, ranging from 25 du/ac on sites of less than 0.5 acre, 27 du/ac on sites 0.5 to 1.0 acre, and 30 du/ac on sites of 1.0 acre or greater. In general, the smallest sites in each density category can accommodate the maximum number of units permitted under the code in a two-story configuration with either at-grade, tuck-under garages or a subterranean garage. The R-4 and Mixed Use Overlay zone

amendments were written so as to ensure that the requirements for open space and front/rear/side yard setbacks generally permit the construction of the maximum number of units permitted under the code. All development standards were reviewed and modified as determined necessary to ensure that the available building envelope was not unduly constrained. In the case of the R-4 zone, the open space requirement was reduced to 600 square feet to ensure additional density could be accommodated on the largest sites (over 1.0 acre). On sites smaller than 1.0 acre but larger than 0.5 acre, the density remained the same as before the zone amendment. On sites smaller than 0.5 acre, the maximum density was reduced slightly to 25 du/ac. Many small R-4 sites in the City are already developed at close to 27 du/ac under the previous development standards, so these small lots presumably will have minimal issues achieving the new maximum densities in the future.

In the Mixed-Use Overlay zone, the development standards were similarly reviewed and revised to accommodate higher densities. The open space requirement, for example, was reduced to only 150 square feet. As a result, most mixed-use projects will likely be able to build the maximum number of units allowed if they include at-grade podium or subterranean parking.

The development standards of the C-R zone have also been reviewed and revised to accommodate higher densities by increasing the densities from 20 to 34 units per acre and providing for a minimum density of 24 units per acre if the development is solely residential. Development standards were reduced for minimum lot size, unit size, parking, setbacks and open space requirement. Additionally, the FAR requirement was eliminated.

Development Fees

The City assesses various development fees in order to cover the costs of permit processing, as well as the costs of providing public services to the developments. Table 36 presents a summary of total development fees for a single-family unit and a multiple-family unit. Planning fees and entitlement fees are calculated for the entire project, while building fees are calculated on a per unit basis. Planning and entitlement fees are similar for both single-family and multi-family development, with the exception that site plan review which costs $1,667 for a single-family units and $3,109 for multi-family unit. Based on a 1,400-square foot single-family detached home and a 1,200-sqaure foot multi-family units, the typical development fee would total $22,827 for a single-family home and $23,489 for a multi-family unit.

Table 35
Residential Development Standards

Standards	R-1	R-2	R-3	R-4
Min. Lot Size	5,000 SF	5,000 SF	5,000 SF	5,000 SF
Min. Width	50 ft. 55 ft for corner lot	50 ft 55 ft for corner lot	50 Ft 55 ft for corner lot	50 ft 55 ft for corner lot
Min. Depth	80 ft	80 ft	80 ft.	80 ft.
Max. Density	9 du/acre (1 du/lot)	17 du/acre (2 du/lot)	17 du/acre	Stepped Density up to 30 du/acre; 20 du/acre min. for new projects
Max. Building Height	25 ft.	30 ft.	35 ft.	35 ft.
Min. Front Yard	20 ft.	20 ft.	20 ft.	20 ft.
Min. Side Yard	5 ft. 10 ft. for corner lot	▪ 5 ft. ▪ 10 ft. for corner lots on street side ▪ 10 ft. if bldg fronts on side yard ▪ 10 ft. semi-sub. parking	▪ 5 ft. for 1 or 2 stories ▪ 7½ ft. for 2 stories with semi-sub. parking or 3 stories ▪ 10 ft. for >3 stories ▪ 10 ft. for corner lots on street side ▪ 10 ft. if bldg fronts on side yard	▪ 5 ft. for 1 or 2 stories ▪ 7½ ft. for 2 stories with semi-sub. parking or 3 stories ▪ 10 ft. for >3 stories ▪ 10 ft. for corner lots ▪ 10 ft. front on side yard
Min. Rear Yard	▪ 10 ft. for new developments ▪ 5 ft. for existing 1 story	10 ft.	▪ 5 ft. for 1 or 2 stories ▪ 7½ ft. for 2 stories with semi-sub. parking or 3 stories ▪ 10 ft. for >3 stories or if bldg abuts R-1 or R-2 ▪ 10 ft. if bldg fronts on rear yard	▪ 5 ft. for 1 or 2 stories ▪ 7½ ft. for 2 stories with semi-sub. parking or 3 stories ▪ 10 ft. for >3 stories or if bldg abuts R-1 or R-2 ▪ 10 ft. if bldg fronts on rear yard
Min. Usable Open Space	▪ 50% lot size ▪ 25% lot size for corner lot	600 SF	600 SF	600 SF
Min. Landscaping	50% front yard	50% front yard	50% front yard	460 SF

Table 35 (Cont.)

Residential Development Standards

Standards	MU	C-R	H-B
Min. Lot Size	1 acre (unless this cannot be assembled because surrounding property not zoned MUO)	5,000 SF	5,000 SF
Min. Width	80 ft w/curb cuts 50 ft w/o curb cuts	50 ft	50 ft
Min. Depth	N/A	N/A.	N/A
Max. Density	Stepped Density up to 30 du/acre; 20 du/acre min. for new projects	34 du/acre; 24 du/acre min. if all residential for new projects	9 du/acre (1 du/lot)
Max. Building Height	▪ 35 ft. adj to 1 story res. or collector street ▪ 40 ft. adj to 2 story res uses or to major collector street ▪ 55 ft. adj. to ≥ 3 stories res. use, non-res. use or arterial street	▪ <0.5 acres 45 ft. ▪ >0.5 acres 55 ft. if multi-family res. included ▪ 4 stories for residential	35 ft. (25 ft. for single-family homes)
Min. Front Yard	12 ft.	Vertical Mixed Use ▪ 1st & 2nd floors 0 ft. ▪ 3rd and 4th floors 5 ft. Horizontal Mixed Use ▪ 1st & 2nd floors 0 ft. ▪ 3rd & 4th floors 5 ft. Residential Only ▪ 1st & 2nd floors 5 ft. ▪ 3rd & 4th floors 10ft.	20 ft.

Continues on next page

Table 35 (Cont.)

Residential Development Standards

Standards	MU	C-R	H-B
Min. Side Yard	10 ft. if adj. to res. or ind. zone or street	Vertical Mixed Use N/A Horizontal Mixed Use ▪ 1 or 2 story 5 ft ▪ 2 story w/sub parking or 3+stories 10 ft. ▪ corner yard 10 ft. ▪ fronts on side yard of multi-family 10 ft. Residential Only ▪ ≤2 story 5 ft. ▪ All other 10 ft.	5 ft. for structures on front half of lot
Min. Rear Yard	▪ 20 ft. abutting res. or ind. zone ▪ 10 ft. if adj. to com. zone	Vertical or Horizontal Mixed Use ▪ adj. to com 5 ft ▪ 1st & 2nd adj. to multi-family 10 ft. ▪ 3rd & 4th adj. to multi-family 15 ft. Residential Only ▪ adj. to com. 5 ft. ▪ 1st & 2nd adj. multi-family 10 ft. ▪ 3rd &4th adj. multi-family 15 ft. or 20 ft. if building > 45ft.	N/A
Min. Usable Open Space	150 SF	150 SF per unit	N/A
Min. Landscaping	N/A	50% of setback if all residential	N/A

Source: City of Gardena Municipal Code

Table 36
Typical Planning and Zoning Fees

Service	Single-Family Unit	Multi-Family Unit
Planning Department Fees		
Site Plan Review	$1,667.00*	$3,109.00*
Environmental Assessment Review	$283.00*	$283.00*
Public Notice Mailing Fee	$350.00 deposit*	$350.00 deposit*
Building Department Fees		
Building Permit Fees	$1,729.75 based on housing type[(a)]* C&D fee $7,500	$1,261.75 based on housing type[(b)]* C&D fee $7,500
Plan Check Fees	$1,526.18 based on housing type[(a)]*	$1,104.98 based on housing type[(b)]*
Other Fees (SMIP, JOB, SCAN, DOCS)	$228.10 based on housing type[(a)]*	$137.10 based on housing type[(b)]*
Entitlement Fees		
Planning Commission Determination	$2,588.00	$2,588.00
Conditional Use Permits	$3,109.00	$3,109.00
General Plan Amendment	$3,593.00	$3,593.00
Land Division – Parcel Map/Tract Map	$3,109.00*	$3,109.00*
Lot-Line Adjustment/Parcel Map Merger	$788.00	$788.00
Specific Plan	Actual Cost, deposit of $2,290.75	Actual Cost, deposit of $2,290.75
Variance	$3,109.00	$3,109.00
Zone Change	$3,593.00	$3,593.00
Impact Fees (per unit)		
Sewer Usage Fee	$140.00*	$140.00*
Parkland In-lieu Fee	$7,710.00[(c)]*	$7,710.00[(c)]*
Multi-family Impact Fee	—	$1,000.00*
School District Fee (LAUSD)	$5,600.00[(d)]*	$4,800.00[(d)]*
Total fees for a project with zoning/General Plan entitlements in place and requiring a new subdivision	**$22,827.03**	**$23,488.83**

Source: City of Gardena CDD

(a) Fees based on a single-family detached dwelling of: 1,400 sq. ft. of living area, 400 sq. ft. garage, 3 bedrooms and 2 baths, building valuation $200,000, and land valuation of $20 per square foot

(b) Fees based on a multiple-family unit of: 1,200 sq. ft. of living area, 400 sq. ft. garage, 2 bedrooms and 1.5 baths, unit valuation of $120,000, and land valuation of $20 per square foot

(c) Calculated thusly per Gardena Municipal Code: (.003 acre/resident)x(No. of units in subdivision)x(Avg. 2.95 persons/unit)x(fair market value per acre of unimproved site); applies only to new subdivisions

(d) Calculated from rate of $4.00/square foot

** Used in total fee calculations*

The City exacts from all new-construction multi-family residential development projects a multi-family development impact fee at the rate of $1,000 per unit. Non-profit multi-family developments for senior citizens currently are exempted from the fee. The rationale of the City in charging the fee, as articulated in the Municipal Code, is that additional multi-family development creates a burden on public service provision, and that additional revenue is needed to offset the cost of these increased services [Gardena Municipal Code Section 15.48.010]. Revenue collected from the fee is placed in a development impact fund, to be applied to the increased public service costs.

The multi-family development impact fee imposes an additional cost on the construction of each individual unit, and may have an impact on the financial feasibility of larger-scale development. It accounts for much of the difference in total fees between the hypothetical single-family and multi-family units analyzed above. For this reason, the fee could be considered a constraint on affordable housing production. To remove this constraint, the City, as part of the Municipal Code update, adopted Section 15.48.090 to waive the fee for affordable units in multi-family projects that will be kept affordable to lower-income households (i.e., those whose income is less than or equal to 80 percent of AMI).

On/Off Site Improvements

According to service providers and utility companies, the City's present infrastructure is adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. If the City determines that a street dedication or improvement is required, the street shall be in accordance with the width, standards and right of way lines of the City's General Plan Circulation Element which are presented in Table 37. According to the City's Public Works Department, a residential street costs approximately $6.70 per square foot to construct and $1.80 per square foot to maintain. These costs are not directly imposed on the housing developed in the neighborhood where the street is located.

The General Plan Circulation Element's roadway classification and right-of-way standards are presented in Table 37.

Table 37
Right-of-Way Standards

Street Classification	Right-of-Way Width (Feet)	Roadway Width (Feet)
Arterial 6 Lane	100	84
Arterial 4 Lane	100	80
Major Collector	80	72
Commercial-Industrial Collector	60	42
Residential Collector	60	40
Local	54	36

Source: Gardena General Plan Circulation Element

Permit and Processing Procedures

Development processing time is relatively short and expeditious due to a one-stop counter, streamlined procedures, and concurrent processing. The City's development approval process and time frame for both single-family and multi-family developments are very similar; development of less than four homes outside of the MUO or CR zone does not require site plan review. Of course, larger developments may require additional time. The following Table 38 presents the general processing time by level of approval required for a typical residential development project:

Table 38
Residential Project Approval Processing Time

Process	Required Time Period	Review and Approval
Site Plan Review[(1)]	3-4 Months	Community Development Dept. (CDD), Planning Commission (PC)
Plan Check/Building Permit	4-5 Weeks	CDD, Public Works (PW), Building and Safety (BS), Fire Department (FD)
Conditional Use Permit	3-4 Months	CDD, PC
Variance	3-4 Months	CDD, PC
Subdivision	3-4 Months	CDD, PC, LA County
Zone Change w/EIR and Public Hearing	6-12 Months	CDD, PC, City Council (CC)
General Plan Amendment w/ EIR and Public Hearing	6-12 Months	CDD, PC, CC

Source: City of Gardena CDD

[1]*Not required for single-family homes.*

Expedited Review: In 2012, the City adopted Ordinance No. 1737, which facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. Through this Ordinance, the environmental review process may be started prior to the submission of complete application and materials, and an accelerated plan review process may occur if the applicant pays the cost of the City hiring an outside consultants.

Site Plan Review: In addition to other entitlements that may be required, site plan review is required for any of the following types of residential development: development that requires a zone change, a conditional use permit, a variance, or a tract map; multi-family developments of four units or more; any multi-family development in the C-R zone regardless of number; and any residential development in the mixed-use overlay zone regardless of number. Each of these reviews requires approval by the Planning Commission at a noticed, public hearing. Notice requires newspaper publication and the mailing of notice to owners and occupants within a 300-foot radius of the site. Each applicant must fill out a form, submit 25 copies of the site plan and pay a filing fee

A site plan will be approved if the proposed development, including the uses and the physical design, is consistent with the intent and general purpose of the general plan and the Gardena Municipal Code and will not adversely affect the general welfare. Factors the Planning Commission is to consider includes: dimensions, shape and orientation of the parcel; placement of buildings and structures; height, setbacks, bulk and building materials; off-street parking; landscaping; lighting; signs; the screening; and compatibility and overconcentration of uses in the immediate area. The Planning Commission may impose conditions. The Planning Commission's decision may be appealed to the City Council.

Once approved, the site plan must be utilized within 12 months, meaning that a building permit must be issued by that time or the approval becomes null and void. However, the developer may request an extension of up to six months from the Community Development Director prior to the expiration of the 12 month period. The Director may grant the extension upon a showing of good cause.

The process is more fully spelled out in Chapter 18.44 of the Gardena Municipal Code.

Conditional Use Permit: A residential mixed-use development in the Mixed-Use Overlay zone would require a CUP if it included a live-work use in conjunction with a restaurant or any use that would result in exterior or interior noise levels in excess of city residential noise standards. The CUP process involves a public hearing before the Planning Commission, which also requires noticing in a newspaper and mailing to owner and occupants within a 300-foot radius of the site. The CUP process is governed by Municipal Code Chapter 18.46 which lays out the Commission's criteria for approval or denial as follows:

In determining whether to issue or deny a CUP, the Commission shall consider the following factors:

- The nature of the proposed use;
- The compatibility of the use with surrounding area and uses;
- The distance between the proposed use and residential areas, schools, house of worship, and parks;
- The number of similar uses in the surrounding area and the distances between such uses;
- The input of person residing in the community regarding the proposed use and community opposition;
- The cumulative effect of the proposed use in the community;
- Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use will be detrimental to the health, safety, peace, moral, comfort or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental in injurious to property and improvement in the neighborhood or the city;
- Other factors as the Commission deems relevant; and
- Failure to satisfy any of the criteria set forth in this section.

As with Site Plan Review, once the CUP has been approved, it must be utilized within 12 months. After that time period, the CUP automatically becomes null and void. However, the developer may request an extension of up to six months from the Commission prior to the expiration of the 12-month period. The Commission, after due consideration, may deny or approve the extension. Only one extension is permitted.

Building Codes and Enforcement

In addition to land use controls, the local building codes also affect the cost of housing. The City has adopted the California Building Standards Code (CBC) with minor amendments as allowed by State law. The CBC establishes the minimum standards for new construction. The City has also adopted the State Housing Law Regulations, various provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings which, in conjunction with provisions of the California Health and Safety Code, provide standards for the maintenance of existing residential structures.

In March 2004, the responsibility of code enforcement, other than permit approvals, was transferred to the Gardena Police Department. The Police Department is responsible for all land use-related City and State regulations and policies. The Police Department's specialized Code Enforcement Detail works within the Patrol Bureau and interactively with the Community Oriented Policing and Problem Solving (COPPS) Team. The Police Department focuses on health-and-safety and public nuisance violations that negatively affect quality of life in the community. For example, violations include:

- A building or structure that constitutes a health or fire hazard or a danger to human life
- A property that causes erosion or water runoff that may be harmful to people or adjacent property
- Deferred maintenance or deterioration that harms property values in the area or interferes with the peaceful use of nearby land and structures
- Abandonment of property in a way that leaves it vulnerable to unauthorized occupation

The code enforcement program places high priority on voluntary compliance and neighborhood empowerment, but includes citation, prosecution, and abatement activities when necessary to achieve its goals. In addition, code violators are encouraged by the Police Department to participate in the City's Owner Occupied Housing Rehabilitation Loan Program.

Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. Generally speaking, the uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some people with disabilities may require residential care

in a facility where they receive assistance in performing routine tasks. As stated previously in Chapter II, it is estimated that Gardena has over 5,600 people over the age of five with disability.

The City of Gardena has adopted and currently enforces the 2010 California Building Standards Code. Gardena has not added any standards or restrictions that substantially differ from those used throughout the State. All regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the City. A Group Facility is any type of residential facility, which, by State law, is required to be treated as a residential use of property when serving six or fewer persons. The Gardena Municipal Code, in compliance the State law, explicitly permits care facilities of this size as a by-right single family use. Licensed care facilities for the disabled with more than six residents are allowed by CUP in the R-2, R-3 and R-4 zones, a requirement that is consistent with State law.

All visitors to the Community Development Department are informed that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards if they feel that they qualify for such an accommodation under Fair Housing Laws, and that their requests will be reviewed by City staff. The request will be approved or denied once determinations have been made as to the following:

- the qualifying status of the individual;
- the necessity of the accommodation; and
- the financial or administrative burden on the City.

In the City Owner-Occupied Housing Rehabilitation Loan Program, housing rehabilitation standards promote renovations that create accessibility for persons with disabilities. This Program is a no-interest loan program for low-moderate income persons. The Program provides loans for the mobile home and single family residential home owners. Applicants are not required to make any payments for 30 years or until the sale of the property, transfer of title or when they no longer reside in the house, whichever occurs first. The City provides information on its website in both Spanish and English. Additionally, the City's Parks and Recreation Department distributes flyers and information material regarding the availability of loan funds to make accessibility improvements.

Another rehabilitation program is the City's Handy Worker Program operated by the Public Works Department. The Handy Worker Program provides free repairs to low income qualified applicants for improvements related to ADA accessibility. Eligible items include health and safety conditions, disability modifications, grip bars, wheelchair ramps, etc.

In addition, the City's Youth and Family Services Bureau works with the "at risk" population which includes the "disabled." The Bureau has trained counselors who survey and utilize all of the Los Angeles County Services to locate housing for the handicapped, and other members of the "at risk" population. The City is also authorized to purchase from the County "one time only" assistance for senior citizens and persons with disabilities. These services include locating housing, paying rent, buying food, and helping persons with disabilities to locate service providers to accommodate special needs

In order to comply with the definition of "family" as defined under State law, the City amended Municipal Code Section 18.04.180 to read "Family means an individual or two or more persons related by blood, marriage or adoption or a group not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit, not including a sorority, fraternity, club or group of persons occupying a hotel, lodging house or institution."

C. Environmental and Infrastructure Constraints

Environmental Constraints

Seismic Conditions. Southern California is a region of high seismic activity. The City, which is located in the southwestern portion of the region, is also subject to risks and hazards associated with potentially destructive earthquakes. Faults that could affect the City include the regional San Andreas and San Jacinto faults and the local Newport-Inglewood, Charnock, Whittier-Elsinore, Sierra Madre-Cucamonga, San Fernando and Raymond Hill fault systems. These regional and local fault systems have the potential to generate the highest site acceleration when considering the maximum expected earthquake for each fault. According to the California Department of Conservation, an Alquist-Priolo Earthquake Fault Zone is located at the northeast portion of the City in the vicinity of El Segundo Boulevard and Vermont Avenue. This is a known active fault zone delineated by the State Geologist and is considered part of the Newport-Inglewood fault system. The potential impacts related to fault rupture within the City are significant, as this fault is potentially active.

Figure 4 illustrates the location of the local and regional fault zones in the vicinity of the City. Each of these faults is capable of an earthquake large enough to cause significant damage in the City and its vicinity. The probability of an earthquake affecting the City is dependent on the distance to the fault and the type and intensity of seismic activity along these faults.

Liquefaction. The area located along Artesia Boulevard and the Dominguez Flood Control Channel in the southern portion of the City is located within a liquefaction zone identified in the Seismic Hazard Zones Map prepared by the California Department of Conservation, Division of Mines and Geology (Inglewood Quadrangle 1999 and Torrance Quadrangle 1999). Figure 4 illustrates the area subject to potential liquefaction. Liquefaction zones are defined as areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Liquefaction is caused by a shock or strain from an earthquake, and involves the sudden loss of soil strength and cohesion and the temporary transformation of soil into a fluid mass. Therefore, older structures within the City are vulnerable to loss by liquefaction as they may not have been constructed or reinforced to meet seismic standards.

Gardena is subject to seismic shaking due to the numerous fault systems located near the region. The source for most severe ground shaking would likely be the Newport-Inglewood fault, which is the fault in closest proximity to the City.

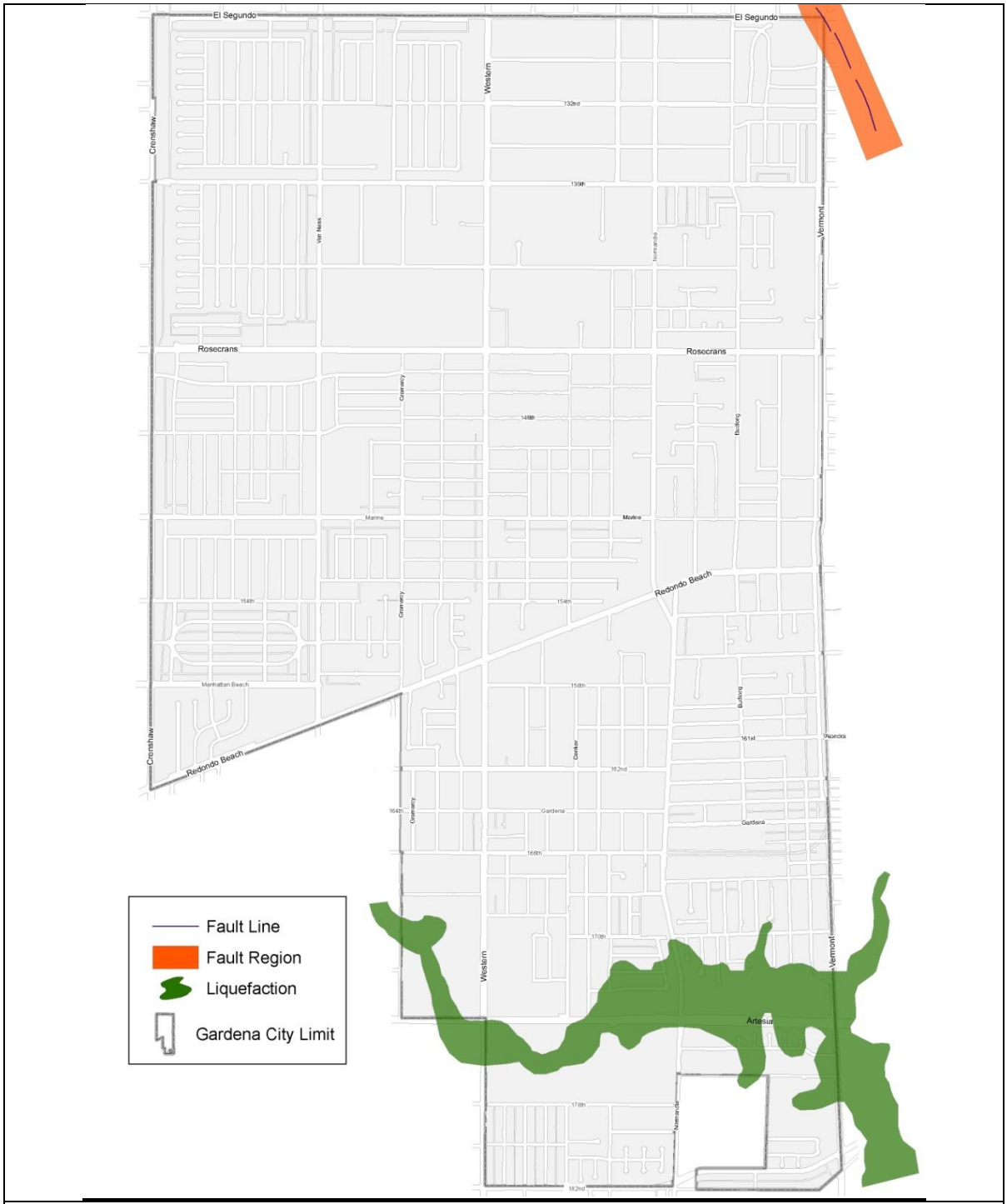


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Figure 4
Seismic Hazard Zones

Hazardous Sites. The Gardena Sumps located at the southwest corner of Normandie Avenue and Artesia Boulevard is listed on the CERCLIS list as a site of hazardous substances. Atlantic Richfield is in the process of conducting a Feasibility Study of the most effective way to remediate the site with minimal health risks to Gardena residents There are 53 properties identified by the Regional Water Quality Control Board's (RWQCB) Leaking Underground Storage Tank (LUST) database as potential contaminated sites. The contamination of the sites could affect not only the soil but also the underlying groundwater resources.

The Brownfield Program is the result of a grant from the Federal Environmental Protection Agency (EPA) to conduct environmental site assessments of existing industrial and commercial facilities that cannot redevelop or expand as a result of real or perceived environmental contamination. In 2011, there were 72 Brownfield sites within the City.

At sites currently or formerly occupied by commercial or industrial uses, there may be some environmental obstacles to development. The site where such problems may likely occur is underutilized Site 3 located at the northeast corner of Rosecrans Avenue and Van Ness Avenue (See Appendix C), which includes land where a gas station once stood and two existing commercial vehicle operations facilities. The gas station has had its underground tank removed and has completed soil remediation, while the two maintenance facilities may require toxic substance issues to be mitigated before, during or after demolition[9].

Stormwater Quality/Quantity. The Los Angeles County Municipal National Pollutant Discharge Elimination System permit (NPDES), to which the City of Gardena is a party, requires the inclusion of stormwater quality and quantity considerations in the conservation, housing, land use, and open space elements of the General Plan.

The Housing Element includes policies that take into account the need to:

- Minimize impacts from storm water and urban runoff on the biological integrity of Natural Drainage Systems and water bodies in accordance with requirements under CEQA (Cal. Pub. Resources Code § 21100), CWC § 13369, CWA § 319, CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and local government ordinances. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground
- Minimize the quantity of storm water directed to impervious surfaces and the municipal storm drain system
- Minimize pollution emanating from parking lots through the use of appropriate Treatment Control BMPs and good housekeeping practices
- Properly design and maintain treatment control BMPs in a manner that does not promote the breeding of vectors; and

[9] Soil Vapor Probe Installation and Sampling, ATC Associates, Inc. (October 2011) concluded that based on the results of the benzene soil vapor evaluation, ATC's professional opinion that no further action regarding benzene is soil vapor at the locations and depths at which soil vapor samples were collected is warranted.

- Provide for appropriate permanent measures to reduce storm water pollutant loads in storm water from the development site

Effectively, the above objectives have been met and will continue to be met through the implementation of the development planning program of the NPDES permit, which calls for the implementation of post-construction runoff pollution mitigation controls.

The NPDES permit requires such controls for housing developments that involve the construction of 10 or more unit homes, including single family homes, multifamily homes, condominiums and apartments. For housing developments in already built-out areas such as Gardena, the most cost effective and efficient way to mitigate runoff pollution is to create as much landscaped area as possible and to infiltrate runoff from roof tops and other hardscaped areas to landscaped areas. If this is not possible because of space limitations, sub-surface infiltration controls should be required (e.g., storm water chambers, dry wells, French drains).

The NPDES permit also requires such controls for any project that discharges adjacent to or discharges directly to an environmentally sensitive area (ESA) where the development will:

- Discharge storm water and urban runoff that is likely to impact a sensitive biological species or habitat; and
- Create 2,500 square feet or more of impervious surface area.

The City has one ESA: the Gardena Willows Wetlands Preserve. Runoff from adjacent projects has the potential to adversely impact biota and wildlife that exist in the wetlands. Any such project shall be subject to a rigorous CEQA evaluation, including, at a minimum, a mitigated negative declaration, that shall prescribe appropriate pollution reduction controls as mitigation measures during and following construction.

Infrastructure Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In the alternative, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

As an entirely urbanized community, Gardena already has in place all the necessary infrastructure to support future development. All vacant and underutilized sites on residentially zoned land are adequately served by water, wastewater, stormwater, energy and communications infrastructure. There should be no significant problems with connecting potential developments on these sites to the City's utility grid.

IV. Housing Resources

This section describes and analyzes the resources available for development, rehabilitation, and preservation of housing in Gardena. This includes the availability of land resources and the ability to satisfy the City's share of the regional housing need, and financial resources available to support the provision of affordable housing. Energy conservation techniques are also discussed as ways to reduce utility costs.

A. Implementation of 2008-2014 Housing Element Actions to Create Adequate Sites

In the previous 2008-2014 Housing Element, the City identified a shortfall of 404 units to accommodate lower income households relative to the RHNA household income allocation. In order to facilitate affordable housing development and to accommodate lower-income households, the 2008-2014 Housing Element included housing programs to: 1) amend the C-R, R-4 and Mixed-Use Overlay (MU) zones to allow higher maximum residential densities and relax development standards in effect at the time (Housing Program Nos. 10, 17 and 18, respectively); and 2) rezone two sites from R-3 to R-4 (Housing Program No. 19). Also in compliance with the programs identified in the 2008-2014 Housing Element a minimum density of 20 units per acre was instituted for the R-4 zone and those areas in a Specific Plan or Mixed Use Overlay development devoted to residential uses. With the implementation of these programs, the adequate sites programs added capacity for a total of 724 very low-income and low-income units, which exceeds the shortfall of 404 units.

Since this time, the City has taken additional actions to increase housing development capacity beyond that required by the Housing Element. Ordinance No. 1737 eliminated the Specific Plan Overlay (SPO) on the properties on Rosecrans Avenue and replaced that with a Mixed Use Overlay (MU). The MU overlay zone allows for higher densities (up to 30 units per acre) than those anticipated under the SPO. Furthermore, in April 2013 the City Council adopted Ordinance No. 1746, which in addition to amending the development standards of the C-R zone to encourage more affordable housing, rezoned approximately 6.9 acres from R-3 to R-4.

In 2012 and 2013, the City conducted surveys of all sites identified under Vacant Land, Potential Recycling, and Potential Redevelopment/Lot Consolidation in the 2008-2014 Housing Element. These sites provided development capacity for housing for a variety of income levels to meet the City's fair share of the 2008-2014 regional housing need. The survey determined that all sites were unchanged since the adoption of the Housing Element in August 2011. However, an 8.8-acre site located at along the south side of 166th Street between Gramercy Place and Western Avenue was removed off the list of potential lot consolidation of underutilized properties because the site is an operating lumberyard that will not redevelop in the near future. No action was required to identify additional sites. In addition, two sites identified in the vacant residential

sites inventory in the 2008-2014 Housing Element were removed from the list as a result of recent proposals to develop the sites. One of the vacant sites is located on Western Avenue between 144th and 145th Streets and is proposed for a hotel development. The other vacant site is located at the northwest corner of Gardena Boulevard and Budlong Avenue. This site is proposed for possible residential use; however, the percise number of units to be developed is not known at this time. Based on these land use surveys, there remains adequate development capacity for the City to meet the RHNA allocation for the 2014-2021 planning period.

B. Development Credit

Gardena has one affordable multi-family project that has been approved for development. The proposed Spring Park Senior Housing project consists of 37 new affordable (low-income) units, of which 36 units are for seniors 62 years and older and one unit for the apartment manager.

The site for the proposed Spring Park Senior Housing project is located on two adjoining vacant city-owned parcels of land (assessor's parcel numbers: 4061-011-900 and 4061-011-901) located at the southeast corner of El Segundo Boulevard and Wilton Place at 1942 and 2010 West El Segundo Boulevard, Gardena, Los Angeles County, California 90249.

The proposed residential facility will be three stories with a below-grade parking garage with a total of 36,655 square feet of building area. Each tenant unit will be 540 square feet and include one bedroom and one bathroom. The manager's unit will be 800 square feet and include two bedrooms.

The proposed project will be financed by a combination of funding sources, which primarily include HUD Section 202 funds and State HOME funds. In addition the City of Gardena is contributing the land. Also, the proposed project is not a "scattered sites" project as it includes two adjoining City-owned parcels.

The site is currently vacant and can still be deducted from the City's RHNA allocation.

Table 39
Development Credit Effect on RHNA

Source	Lower Income Units	Mod/above Income Units	Total Units
RHNA Allocation (2014-2021)	158	239	397
Less development credit	*37*	*0*	*37*
Remaining RHNA	121	239	360

C. Vacant Land

Within Gardena, there are four vacant sites that are suitable for residential development that total approximately 2.3 acres. These four sites are located within established residential neighborhoods and designated for residential development (R-2 and R-3 zones). Once developed, these sites could potentially result in 15 new moderate-income units. Table 40 summarizes the development potential of these sites and Figure 5 shows the location of the vacant sites.

The four exclusively residential sites (Sites A, B, C, and D) are located in medium-density residential areas and are expected to be developed according to the allowed densities of their respective zones. Site A at 139th Street is a single parcel zoned R-2, which permits a maximum density of 17 units per acre; however, the Zoning Ordinance only allows a maximum of two units per lot. If feasible, this parcel could be consolidated with adjoining properties, which contain older single family homes with large unused areas in the interior of the block. If the lots are consolidated, the City could adopt a Specific Plan to more effectively maximize the development potential of the site. For now, this analysis assumes the vacant lot will be developed in isolation, and calculates a gain of two units from the site. Site B, on 146th Street, consists of two parcels under common ownership and zoned R-3. This site will yield a gain of seven units while staying within all the development standards of the zone. Sites C and D, on Halldale and Dalton Avenues, respectively, are isolated R-3 parcels of about 0.2 acres and each have capacity for three multi-family units.

While the above information roughly describes the development potential of vacant residential sites in particular, the City will continue to take measures to promote the consolidation of vacant sites, wherever possible, with adjacent underutilized properties. Such properties consist mainly of vacant or blighted commercial buildings on mixed-use corridors, but also include older single-family homes on large lots zoned for multi-family housing. In February of 2013, a follow up survey was conducted and confirmed that no activity has taken place on the four sites. Recent development applications to the City have resulted in the removal of two vacant sites from the 2008-2014 Housing Element vacant residential site inventory as discussed above.

D. Recycling

"Recycling" is the development of land occupied by deteriorated and/or dilapidated buildings in an effort to create a healthy, viable mix of housing for different income groups and household sizes. It can involve the construction of new dwelling units in addition to those that are replaced, since parcels with blighted structures, for a variety of reasons, frequently have not been developed to their maximum potential density. Recycling, then, can have the dual benefit of both augmenting the City's housing supply and improving the quality of dwelling units and neighborhoods.

A housing survey was conducted in May 2011 and in February 2013 of areas of the City of Gardena where zoning permits the development of multi-family housing. The results of the survey, which are presented in Table 41 and illustrated in Figure 5, indicate that six residential parcels were candidates for recycling. A property was included if it contained capacity for additional units under the existing zoning and exhibited conditions of physical blight.

Table 40
Vacant Residential Sites Inventory

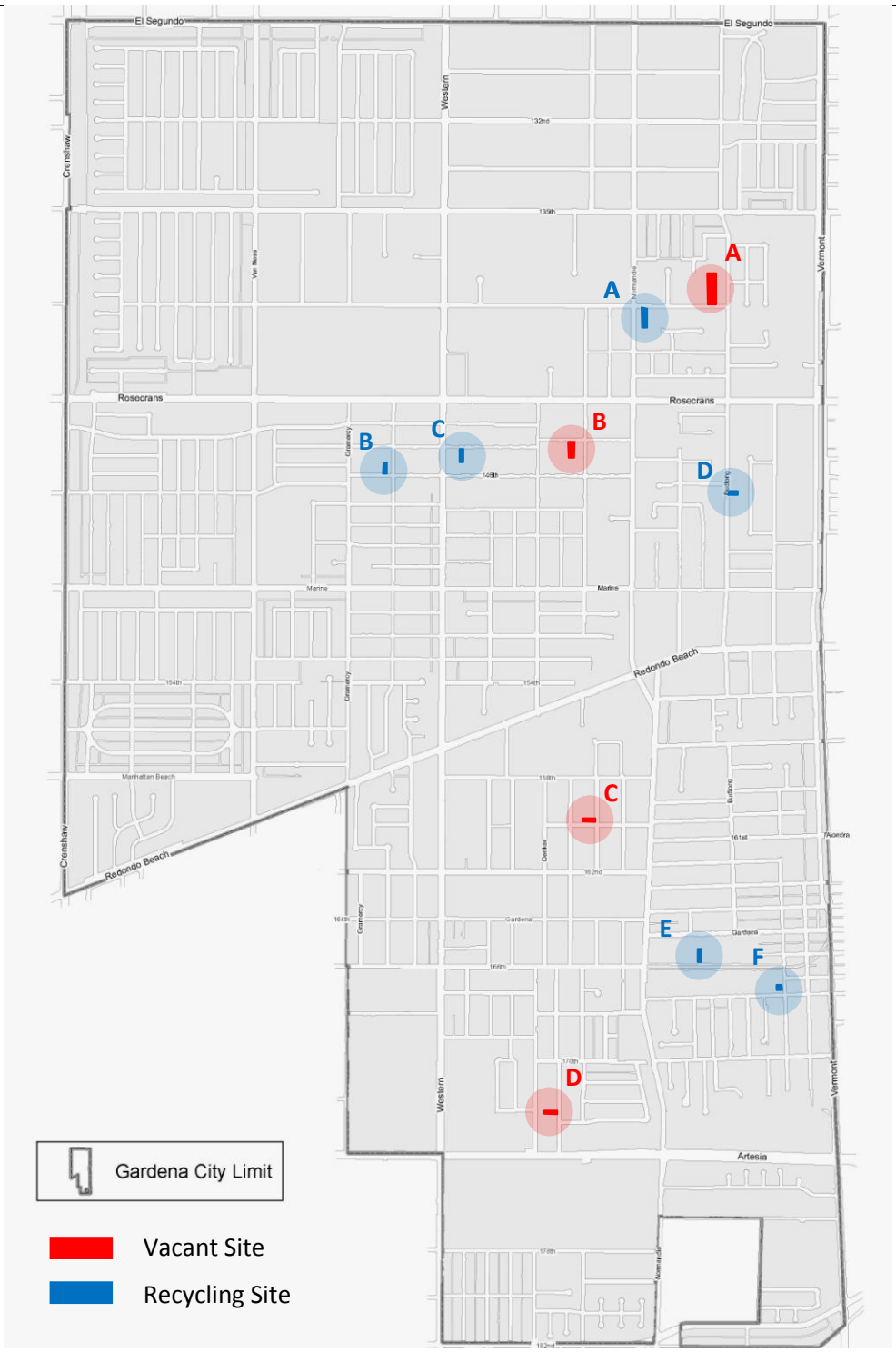
Site No.	APN	General Plan	Zone	Acres	Maximum Density	Potential Units	Affordability Level
A	6115-010-008	MDR	R-2	1.43	17 units/ac., 2 units/lot	2	Moderate
B	6103-019-015 6103-019-016	MDR	R-3	0.44	17 units/ac.	7	Moderate
C	6105-013-012	MDR	R-3	0.18	17 units/ac.	3	Moderate
D	6106-031-061	MDR	R-3	0.21	17 units/ac.	3	Moderate
TOTAL				**2.26**		**15**	**Moderate**

Source: GRC Associates, February 2013

Table 41
Candidate Sites for Recycling

Site No.	APN	General Plan	Zone	Acres	Existing Units	Realistic Density	Max. Units	Net Gain	Income Level
A	6115-013-025	MDR	R-3	0.44	1	15 unit/ac.	6	5	Moderate
B	4062-007-052	HDR	R-4	0.29	1	25 unit/ac.	7	6	Moderate
C	6103-014-042	MDR	R-2	0.21	1	15 unit/ac.	3	2	Moderate
D	6114-021-014	MDR	R-3	0.19	1	15 unit/ac.	2	1	Moderate
E	6111-006-033	HDR	R-4	0.26	2	25 unit/ac.	6	4	Moderate
F	6111-009-029	MDR	R-3	0.16	1	15 unit/ac.	2	1	Moderate
TOTAL				**1.55**	**7**		**26**	**19**	**Moderate**

Source: GRC Associates, February 2013



City of Gardena
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Figure 5
Vacant Residential Sites and Candidate Sites for Recycling

A site was considered blighted and a candidate for recycling if the property exhibited one of the following:

- Buildings in which it is unsafe or unhealthy for persons to live or work, due to serious building code violations, dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities;
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by building of substandard, defective, or obsolete design or construction given the present general plan, zoning or other development standards.

As presented in previous Table 41, there are six residential sites totaling 1.55 acres that are candidates for recycling to higher densities. Potential buildout of all multi-family zoned parcels considered candidates for recycling could potentially yield a net increase of 19 units for moderate-income households.

E. Density Bonus

Another way in which density may be increased in the City is through the Density Bonus Ordinance, which was adopted as Ordinance 1739 in June 2012 and added as Chapter 18.43 of the Municipal Code. The purpose of the Ordinance is to satisfy the requirements of State law which requires cities to provide a density bonus and concessions or incentives to applicants proposing to develop affordable housing, donate land, or provide child care facilities within the city. Municipal Code section 18.43.030 states that: "The City shall grant one density bonus and incentives or concessions described in section 18.43.020, when an applicant seeks and agrees to construct a housing development, excluding any units permitted by the density bonus award pursuant to this chapter, that will contain at least any one of the following:

1. 10 percent of the total units for lower income households;
2. 5 percent of the total units for very low income households;
3. A senior citizen housing development; or
4. 10 percent of the total dwelling units in a common interest development for person and families of moderate income, provided that all units in the housing development are offered to the public for purchase."

F. Commercial Corridors and Lot Consolidation

The most promising opportunities for adding to Gardena's housing stock through lot consolidation lie along underutilized stretches of the City's commercial corridors that are zoned for Mixed Use Overlay. These sites are candidates for consolidation and redevelopment with mixed-use projects. Additional opportunities lie on underutilized sites in

the R-2, R-3, R-4 and C-R zones, as well as one site with Specific Plan zoning. As shown in Appendix C, a total of 26 underutilized sites are suitable for consolidation, occupying approximately 82 acres of land. These sites, if developed to their full potential, could yield a net gain of 1,245 units.

In most cases, these sites consist of multiple parcels that are either developed with small or obsolete buildings exhibiting signs of blight or are vacant but cannot be developed individually due to regulatory obstacles. The City will continue to help consolidate these parcels through a variety of means, including making use of the specific plan process and using federal CDBG and State HOME funds to help assemble property. In several cases, these sites are partially City-owned, which will further facilitate consolidation. All sites with existing structures will require such buildings to be demolished before the sites can be developed to their full potential. Appendix C lists the potential lot consolidation sites under existing zoning and presents the net increase in housing units and a map illustrating the location of each site is included.

Four underutilized sites are zoned exclusively for residential development: Site 1 (R-2), Site 11 (split between R-1 and R-3), Site 19 (R-4), Site 24 (R-4), and Site 26 (R-4). In addition, Site 25 is located in a residentially designated portion of the Artesia Corridor Specific Plan area. The remaining 20 sites are designated for residential/commercial mixed-use, with 19 of these lying in the Mixed Use Overlay zone along Rosecrans and Western Avenues and a site in the C-R zone at Gardena Boulevard and Vermont Avenue.

G. Prime Opportunity Sites

Some of the sites selected as candidates for potential lot consolidation have been determined to represent prime opportunities for consolidation, having the greatest potential for development during the planning period. These prime opportunity sites were selected based on a number of criteria, including:

- Presence of vacant lots within the site
- Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots
- High or long-term business vacancies, indicating that the value of the existing use is impaired
- Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems; dilapidation/deterioration caused by long-term neglect; and obsolete design or construction
- Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition
- Presence of development opportunities on adjoining land

Sites having prime opportunities are identified in Table 42. These prime sites account for a potential net increase in the City's housing stock of 460 units, of which 251 are lower-income units and 209 are moderate and above-income units. If the City were to only use these units on these sites to be counted as credit toward the 158 lower income RHNA allocation and the 239 moderate and above moderate RHNA allocation, the City would have a surplus of 93 units for the lower income RHNA and a shortfall of 30 for the moderate and above moderate income RHNA allocation.[10] Appendix C note which sites are prime opportunity sites in the column "Existing Use/Opportunity."

[10] This assumes that these sites are developed at 60% residential in the C-R zone of the Mixed Use designation and at 50% residential in the Mixed-Use Overlay

Table 42
Prime Opportunity Sites

Site No.	Acres	Zone	Net Units Gained		Reason(s) Selected*
			Lower Income	Mod/Above Income	
1	3.11	R2	0	39	Large site, low-intensity, adjacent to vacant lot
10	3.89	C3-MU	29	29	Large portion of site is blighted, unoccupied; rest is low-intensity; large site; Brownfield
11	4.72	R1/R3 Split	0	41	Large site, single ownership, low-value use; could be consolidated with Site 11; Brownfield
12	1.14	C3-MU	6	5	Site contains parking lots and blighted buildings; 4 parcels under single-ownership and 2 parcels under single-ownership
17	1.00	C3-MU	8	7	Vacant land within site; underutilized commercial; only 3 owners on 6 parcels; Brownfield
18	4.61	C3-MU	35	34	Large site, single ownership, low-intensity use (over-parked bank branch)
19	2.77	R-4	81	0	Blighted commercial properties and inconsistent with General Plan and use and zoning code
20	1.35	C3-MU	10	10	Vacant land within site; non-residential uses
22	2.61	C3-MU	20	19	Vacant land within site; low-value/low-intensity uses; contains blighted, unoccupied building
23	1.84	C3-MU	13	13	Vacant land within site; severe physical blight
24	1.73	R4	49	0	Under single ownership
25	1.75	SP	0	12	Severe physical blight; in existing Specific Plan area
Total Net Units			**251**	**209**	

**Greater details of the sites and opportunities are presented in Appendix C.*

H. Potential Housing Growth

As previously discussed, the City's housing stock could grow as a result of new development on existing vacant land, recycling of blighted residential properties and lot consolidation on commercial corridors with higher-density and mixed-use development. Table 43 reflects the total potential increase in housing units in the City. It assumes housing density of up to 30 units per acre on R-4, 34 units per acre on C-R zoned land and 17 units per acre in the R-2 and R-3 zones, 20 units per acre for Specific Plan sites, and 30 units per acre for MU sites.

As Table 43 indicates, the vacant land (15 units), recycled land (19 units), and land available from consolidation of underutilized sites (1,291 units) could result in a potential net gain of 1,362 units, which would exceed the total RHNA allocation for the City of 397 total units during the 2014-2021 planning period by 965 units.

Table 43
Potential Housing Growth

Source	Lower Income Units	Mod/above Income Units	Total Units
RHNA Allocation (2014-2021)	158	239	397
Less Development Credit	*37*	*0*	*37*
Less Vacant Sites	*0*	*15*	*15*
Less Recycling	*0*	*19*	*19*
Less Lot Consolidation	*729*	*566*	*1,291*
Potential Net Gain	**766**	**592**	**1,362**
RHNA Surplus	**608**	**357**	**965**

**Rounding Error*

New development in the R-2, R-3, R-4 and C-R zones is likely to involve the removal of existing units, though some parcels may be able to achieve higher densities by constructing additional units in the back of the property. The replacement of existing units would likely involve some lot consolidation in cases where parcels are close to the minimum permitted size for the zone. Such consolidation would occur predominantly through the Specific Plan process, which would allow flexible development standards and requirements. Plans for consolidation are further discussed in the Small Lots and Lot Consolidation Section.

The City must find funding sources for property acquisition and development of housing projects. One such source is the State HOME program which can provide funds for rehabilitation programs that help to bring owner-occupied and rental housing units into code compliance or help develop affordable housing, such as for the recently approved 37-unit Spring Park Senior Housing project.

I. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes, single family housing, multifamily housing, mobile homes, emergency shelters, and transitional housing, among others. The various housing types permitted under residential zones in Gardena are summarized in Table 44.

Table 44
Housing Types by Zone Category

Housing Types Permitted	Zone Category										
	R-1	R-2	R-3	R-4	C-R	C-P	C-2	C-3	C-4	MU	M-1
Residential Uses											
Single-Family	P	P	P	P						P**	
Two-Family		P	P	P						P**	
Multiple-Family			P*	P*	P**					P**	
Mobile Homes	P	P	P	P	C**						
Mobile Home Parks			C	C							
Second Units	P										
Other Residential Uses											
Lodginghouse		C	C	C							
Residential Group	P	P	P	P							
Community Care (7 or more)							C	C	C		
Group Care		C	C	C		C	C	C	C		
Transitional Housing	P	P	P*	P*	P**						
Supportive Housing	P	P	P*	P*	P**						
Emergency Shelters											P
SRO											C

*P = Permitted C = Conditionally Permitted *Site Plan Review for all projects with 4 or more units*
***Site Plan Review for all projects*
Source: Gardena Municipal Zoning Code

Multi-Family Housing

Multi-family developments are permitted in the R-2, R-3, R-4, MU and C-R zones. The maximum densities are 17 dwelling units per acre in the R-2 and R-3 zones, 30 dwelling units per acre in R-4 and MU overlay zones, and 34 dwelling units per acre in the C-R zone.

Second Units

Section 18.12.020 (Single-Family Residential Zone R-1, Uses Permitted) of Title 18 (Zoning) of the Gardena Municipal Code permits second dwelling units by right in accordance with State law. The purpose of the second dwelling unit law is to facilitate the production of affordable housing. The Gardena Municipal Code has been amended to delete references to "granny units".

As defined in the Section 18.04.163 of the Municipal Code, second dwelling unit or second unit is an independent residential unit providing living, sleeping, eating, cooking, and sanitation facilities on the same parcel of land as no more than one existing single-family dwelling. Second dwelling units include detached bachelor/efficiency units and manufactured homes as defined in Section 18007 of the Health and Safety Code, provided that such units shall be subject to all development standards applicable to second dwelling units.

Second units are subject to the following key standards:

1. Minimum lot size of 6,100 square feet;
2. Minimum floor area of 450 square feet and a maximum of 640 square feet;
3. Adequate water and sewer service;
4. Applicant shall be the owner-occupant of the lot on which the second unit is proposed;
5. All applicable public service and recreation impact fees shall be paid;
6. Separate electric and water meters;
7. Located to the rear of the existing single-family dwelling and consistent with the architectural style of the existing dwelling;
8. Underground utilities;
9. Existing single-family dwelling must include a two-car garage;
10. Not be constructed over a garage unless vehicle access to the garage is from an alley;
11. Second-floor second units shall be accessed by a completely enclosed stairway;
12. One curb cut shall be permitted;
13. Detached second unit shall be at least 15 feet from the existing dwelling; and
14. Variances from any development standard of this title shall be prohibited.

Mobile Homes/Manufactured Housing

According to the 2012 DOF estimates, there were 1,245 mobile homes in the City. Individual mobile homes and manufactured housing are permitted in all residential zones and conditionally permitted in the C-R zone. Mobile home parks are conditionally permitted in the R-3 and R-4 zones. Individual mobile homes and manufactured housing are subject to all of the property development standards required by the zoning ordinance.

Transitional and Supportive Housing

The City, in order to comply with SB 2 and fulfill Housing Program 15 of the previous Housing Element, has adopted Ordinance No. 1737, which amends the Municipal Code to provide written definitions for transitional and supportive housing and to permit these housing types in all residential zones (R-1, R-2, R-3, R-4 and pursuant to site plan review approval in C-R). Under the ordinance, Supportive Housing is defined as "housing with no limit on length of stay, that is occupied by the target population as defined in Health & Safety

Code section 50675.12, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Transitional Housing is defined as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

Transitional housing and supportive housing are currently not listed as permitted uses in the Mixed Use Overlay (MU) zone, despite the fact that multi-family residential uses are permitted as part of mixed-use development projects. To comply with State law, this Housing Element includes a program to amend the MU zone to include transitional housing and supportive housing as permitted uses, subject only to those restrictions that apply to other residential dwellings of the same type.

In processing development applications, transitional and supportive housing are subject to the same development standards as any permitted residential use under these zones. The City will continue to comply with State law and allow transitional and supportive housing as a normal residential use with no added restrictions.

Additionally, the Municipal Code also includes lodginghouses as an additional housing option that could potentially serve the needs of persons in need of transitional or supportive housing. A "lodginghouse" is defined as "a building with at least three guest rooms where, for compensation, lodging is provided with or without meals." The definition of lodginghouse includes "recovery houses or other similar facilities providing group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care of supervision, unless such persons are functioning as a family." Lodginghouses are permitted only in the R-2, R-3, and R-4 zones, subject to a CUP.

Residential Group Facilities

A Residential Group Facility is any type of residential facility, which, by State law, is required to be treated as a residential use of property when serving six or fewer persons. These facilities are allowed by right in the R-1, R-2, R-3, and R-4 zones.

Community Care Facilities

The City adopted Ordinance No. 1737, which amended the definition of Community Care Facilities to be defined as a "nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults or children and adults, including but not limited to, the physically handicapped, mentally disordered, or incompetent person, and abused or neglected children and includes those facilities and programs described in Health & Safety Code section 1502 et seq. as the same may be amended from time to time". These facilities are permitted with a CUP in the C-2, C-3, C-4 and C-P zones, provided they serve at least seven persons.

Group Care Facilities

Group care facilities are twenty-four hour residential facilities authorized, certified or licensed by the state to provide medical or nonmedical care for seven or more individuals such as children, the elderly, mentally disordered person, developmentally disabled person, or others handicapped persons. Group care facilities are allowed in the R-2, R-3, R-4, C-2, C-3,C-4, and C-P zones with a CUP.

Single Room Occupancy (SRO)

Typically, SRO units consist of a single room housing of one or two people, with minimal amenities and shared kitchen facilities and are often created by converting former hotels. As part of program 14 of the previous Housing Element, in April 2012, a survey was conducted in the City's M-1 zone and the M-1 zone was found to be suitable to allow for SROs. The Gardena Municipal Code was amended to permit SROs in the M-1 zone with a CUP.

Emergency Shelters

The passage of SB 2 (Cedillo) legislation requires local jurisdictions to address the issue of emergency shelters in the Housing Element. SB 2, which became effective January 1, 2008, requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must have sufficient capacity to meet all of the city's identified need for emergency shelter and include appropriate development standards. The City has amended to the Municipal Code to allow Emergency Shelters in the M-1 zone.

As required by State law, the identified zone (M-1) must have sufficient capacity to accommodate the emergency shelter, and at a minimum provide capacity for at least one year-round shelter. Although the M-1 zone is extensively developed with commercial and industrial uses, there are sufficient vacant, underutilized and blighted properties within the M-1 zone to facilitate the development of a new structure or conversion of an existing structure to accommodate at least 49 homeless individuals at any one time. The City's General Plan Land Use Map illustrating the Industrial Uses, which includes an corresponding zone of M-1 zone is presented in Figure 6. Photos of the sites within the M-1 zone that can accommodate an emergency shelter are illustrated Figure 7.

The M-1 zone offers the benefit of enhanced access to transit bus service, as Metro lines 124, 125 and 209; Gardena Municipal Bus lines 2 and 4; and Torrance Transit line 2 all pass through the zone or close by. Additionally, the M-1 zone affords a greater degree of compatibility with surrounding uses compared to the residential and commercial zones. The City could, depending on the level of funds available, acquire and/or assemble property or assist in gap-financing for non-profit organizations in the rehabilitation of existing structures for an emergency shelter.

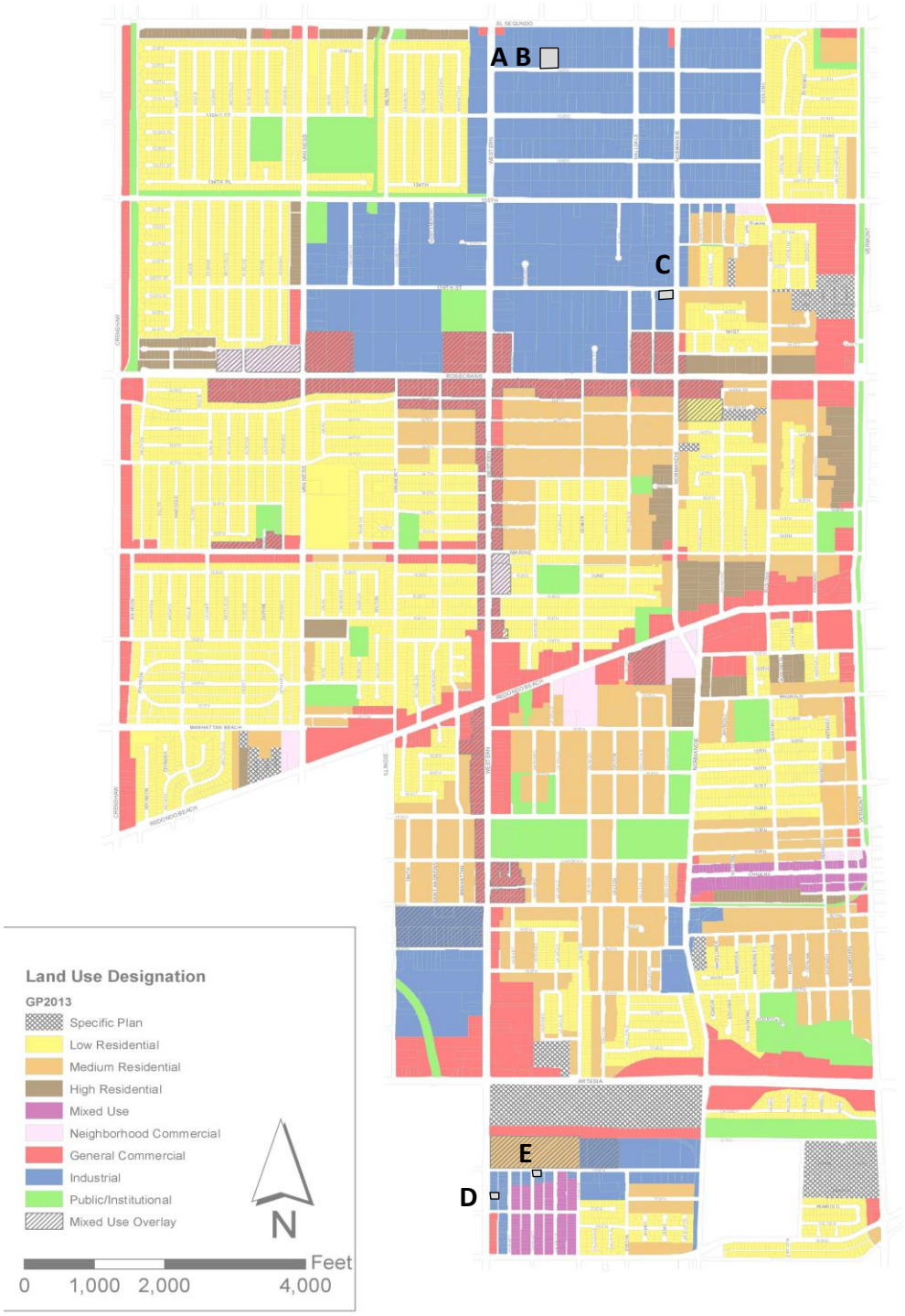

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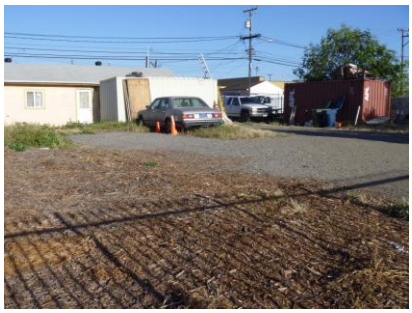
Figure 6
Potential Locations for Emergency Shelters

Figure 7: Photos of Potential Emergency Shelters in the M-1 Zone		
A		Blighted residential parcel on130th Street between Western Avenue and Halldale Avenue 0.9 acres
B		Vacant parcels on130th Street between Western Avenue and Halldale Avenue 0.9 acres
C		Vacant parcel on the southwest corner of 139th Street and Normandie Avenue 0.3 acres
D		Blighted parcels on Western Avenue between 178th Street and 180th Street 0.2 acres
E		Vacant parcels on the southeast corner of 178 Street and Harvard Boulevard 0.2 acres

J. Zoning to Accommodate Affordable Housing

Since adoption of the 2008-2014 Housing Element, the City of Gardena has made great strides in modifying the current zoning code and allowable housing densities to facilitate lower-income housing development, and to meet the lower-income allocation of the previous RHNA. The R-4, C-R and MU zones have the greatest potential for the development of new lower-income rental units in the city. These zones have the highest allowable residential densities ranging from 30 dwelling units per acre on lots larger than 1.0 acres in the R-4 and the MU zones to 34 units per acre in the C-R zone.

Based on the maximum affordability rents for Los Angeles County presented in Table 45, the median rents for all rental categories in Gardena are within the affordability levels for moderate-income households, but not low-income households. According to HUD, rental housing is "affordable" if rents comprise no more than 30 percent of a tenant's monthly gross adjusted income, including utilities.

Though the City's zoning code permits relatively low densities in the majority of the City and the overall difficulty of developing affordable projects in the South Bay region and in Southern California, the City has made great efforts to increase density and the recent changes to the existing zoning densities is more supportive and sustainable for the development of housing for lower-income households.

Table 45
Affordable Rents 2012

Category	Los Angeles County Affordability[1]				Gardena Median Rents
	Extremely Low Income[2]	Very Low Income	Low Income	Moderate Income	
Studio – 1 person	$340	$566	$680	$1,247	$725
1-Bedroom – 2 persons	$388	$648	$777	$1,425	$900
2-Bedroom – 3 persons	$486	$728	$874	$1,603	$1250
3-Bedroom – 4 persons	$525	$810	$972	$1,782	N/A

Source: Stradling Yucca Carlson and Rauth, 2012 Los Angeles County Affordable Housing Worksheet; Zillow.com, 2013
1. Maximum gross rents (including a reasonable utility allowance)
2. Affordable gross rent for an Extremely Low-Income Household is limited to 30% of 30% of area median income, adjusted for family size appropriate to the unit.

Potentially Suitable Zones for Affordable Housing

Based on a housing conditions survey conducted for the Housing Element, many of the existing structures in the R-4 zone exhibit conditions of physical blight. The median age of the residential buildings in the R-4 zone is 50 years old, which indicates that one half of the residential structures are candidates for significant rehabilitation or recycling. These

structures would be relatively inexpensive to acquire and could increase the viability of an affordable multi-family project.

Gardena's mixed-use areas can also provide opportunities for affordable housing development. Gardena has two General Plan designations that allow for this type of development: Mixed Use and Mixed Use Overlay. These designations are implemented by the C-R and MU zones, respectively.

The C-R zone, located between Normandie and Vermont Avenues along Gardena Boulevard, allows mixed-use development subject to site plan review. It has a minimum residential density of 24 residential units per acre and a maximum residential density of 34 units per acre. This C-R zone totals approximately 18.5 acres and is considered Gardena's downtown. The current land use mix within this zone is commercial and residential, with approximately 100 residential units. Assuming that 60 percent of the land zoned C-R will be residential at a maximum density of 34 units per acre, there is a potential for approximately 377 units or a net gain of 277 units. Given the reduced development standards and the allowable density, multiple units could be developed as affordable units. However, the absence of large, contiguous parcels could significantly complicate any development efforts.

The MU overlay zone is located in several non-contiguous areas and is mainly concentrated along Rosecrans, Western and Marine Avenues. The MU overlay zone permits residential development by right and requires a minimum lot size of one acre for mixed-use development, with an exception for sites that are bound on three or more sides by streets, in which case the one-acre minimum does not apply. The City's General Plan indicates there are approximately 170 acres of land designated as MU. The purpose of this zone is to allow more flexible development alternatives, especially attractive higher density residential development, in appropriate areas that are experiencing both physical and economic blight. According to a blight study completed in 2005 that used the blight criteria in Redevelopment Law, the majority of the properties located along Rosecrans, Western and Marine Avenues exhibited conditions of blight, and therefore, could be candidates for lot consolidation and development.

Actions to Create Appropriate Zoning

The adoption of Ordinance No. 1737 and 1746 increased the permitted maximum residential densities in the R-4 and MU zones to 30 units per acre and 34 units per acre in the C-R zone. These densities are considered appropriate to facilitate and encourage affordable housing development. Additionally, the City eliminated the FAR requirements in the R-3 and R-4 zones and implemented reduced development standards in the C-R zone to encourage maximum density and more affordable housing. The adequate sites inventory indicates that sufficient realistic capacity exists on such sites to meet the City's RHNA fair share obligation for lower-income units.

K. Financial Resources

There are a variety of potential funding sources available for housing activities in the City. In many cases, a variety of funding sources must be used to complete a project, due to the high costs of development and limitations on the uses of the funds. Table 46 identifies the various funding sources and their eligible uses. The sources are grouped into four categories: federal resources, state resources, local resources, and private resources. The three primary funding sources used by the City are: 1) Community Development Block Grant (CDBG) Program; 2) State of California Home Investment Partnership Program (HOME), and 3) State of California CalHome Program. These programs are discussed in greater detail below.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments to fund a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funds that are allocated by the County. Gardena's population size enables the City to receive its own allocation of CDBG funds directly from HUD, and in Fiscal Year 2011-2012, the City of Gardena received $834,761.

The CDBG program is flexible in that the funds can be used for a range of activities. Eligible housing activities include acquisition and/or disposition of real estate; relocation, rehabilitation and construction of housing; and home ownership assistance.

State of California Home Investment Partnerships Program (HOME) Funds

An additional resource available to the City for affordable housing development on vacant sites is the State Home Investment Partnerships Program (HOME). According to the Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2011-2012, the City has received a total of approximately $2.1 million through the State HOME Program since 2003. This is a competitive allocation process administered by the State.

CalHome Program

The California Department of Housing and Community Development CalHome Program was established by SB 1656 (Alarcon), which created Chapter 6 (commencing with Section 59650) adding it to Part 2 of Division 31 of the Health and Safety Code. The CalHome Program provides grants to cities, counties or local public entities within the State to support existing homeownership programs designed to assist low- and very low-income households. In 2007, the City received a CalHome grant totaling $600,000 to fund its Owner-Occupied Housing Rehabilitation Loan Program.

Table 46
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs **a. Formula/Entitlement**		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting low- and moderate-income households.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the CDC/HACOLA.	▪ Rental Assistance
b. Competitive Programs		
Section 202	Grants to non-profit developers of supportive housing for the elderly or disabled. Rental assistance is available to low-income elderly persons (up to 50% MFI)	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance ▪ Support Services
Home Investment Partnership Act (HOME)	Flexible grant program for housing activities that benefit low-income households. The City must apply competitively through the state for funding.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Tenant based assistance
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credit is available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction

Table 46 (Continued)
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, on-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Two funding rounds annually through 2013.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Multi-family Housing Program – Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. Funding through 2013.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including Down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2013.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Down payment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. Two funding round annually through 2013.	▪ Loans for the development and construction of housing development projects within one-quarter mile of a transit station. ▪ Grants for the provision of infrastructure necessary for the development of higher density uses within one-quarter mile of a transit station.
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, const-saving ways to create or preserve affordable housing.	Property acquisition
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	New construction, rehabilitation, and acquisition of infrastructure required as a condition of or approved in connection with approval of Qualifying Infill Projects or Qualifying Infill Areas.

Table 46 (Continued)
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program	Low interest, short-term loans to local government for affordable infill, owner-occupied housing developments. Links with CalHFA's Down payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to fire-time homebuyers of up to 3% of sales price. Programs operate through participating lenders who originate loan for CalHFA. Funds available upon request to qualified borrows	Homebuyer Assistance
3. Local Programs		
Tax Exempt Housing Revenue Bond	The can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	▪ New Construction ▪ Rehabilitation ▪ Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages, which fund the purchase and rehabilitation of a home.	
	Low Interest Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	New construction of rentals, cooperative, self help housing, homeless shelters, and group homes

Table 46 (Continued)
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Freddie Mac	HomeWorks- 1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Home Buyer Assistance combined with rehabilitation
Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low- and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing program, such as first-time homebuyer, housing rehabilitation, or new construction.	Varies, depending on the individual program offered by the bank.

Source: GRC Associates, Inc.

L. Opportunities for Energy Conservation

Title 24 of the California Code of Regulations

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from non-renewable sources (Title 24 of the California Code of Regulations). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations so that structures are oriented to take advantage of a southern exposure, shade or prevailing breezes.

Title 24, Part II

The State now requires all local agencies to adopt the 2010 California Green Building Standards Code (CALGreen). CALGreen requires that any building built after January 1, 2011, meet a certain baseline of efficiency and sustainability standards for both residential and non-residential buildings. The new building code aims to help reduce greenhouse gas (GHG) emissions to pre-1990 levels. CALGreen has mandatory measures, as well as voluntary

measures. The mandatory measures are minimum baselines that must be met in order for a building to be approved. These measures include, among other things, water efficiency, indoor air quality, and sustainable building materials. CALGreen also has two tiers of voluntary standards that local jurisdictions can adopt as they deem appropriate. These standards are more stringent, and aim to further increase the energy efficiency of the building. The City has adopted the CALGreen building code standards, which are incorporated by reference into the Gardena Municipal Code (Section 15.04.010), but does not require compliance with the voluntary tiers.

Currently the City's Building Division, through its review process, ensures that energy conservation features of Title 24 are incorporated into the design of residential development. The City will incorporate already established programs and projects that encourage green development and energy conservation. The City will continue to promote the Owner-Occupied Housing Rehabilitation Loan Program, which currently incorporates energy efficient ("Energy STAR") appliances, water heaters and heating and air systems in its housing rehabilitation standards.

Green Building Program

Interest in addressing the impacts of electricity consumption, greenhouse gas emissions, raw materials use, landfill waste and potable water consumption has been growing at all levels of government. California government has made major strides recently in seeking to reduce the state's greenhouse gas emissions. In 2004, the governor signed an executive order and issued a Green Building Action Plan that requires increased energy efficiency for state owned buildings and encourages local government and private businesses to reduce their energy use.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people; and reduce harm to the environment.

In January 2013, the City prepared a memorandum on the potential costs and benefits associated with new green requirements on housing production. This memorandum showed that there are higher initial costs associated with green building, but these costs generally were recouped in future energy savings.

Southern California Edison Programs

Southern California Edison (SCE) offers a variety of energy conservation services under its Energy Management Program (EMP). The EMP program helps income-qualified households conserve energy and reduce their electricity costs. SCE pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. The California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) program offers income-qualified customers a discount of 20 percent or more off their monthly electric bill. The Medical Baseline Allowance Program allows persons

with a medical condition that requires electricity-powered life support equipment to increase their year-round baseline allocation by 16.5 kWh per day. In addition, the Energy Assistance Fund (EAF) assists income-qualified customers with their electric bill once in a 12-month period.

Southern California Gas Company Programs

The Southern California Gas Company offers a Gas Assistance Program (GAF) which is a one-time grant for persons who cannot afford to pay their bill during February through March. In addition, the Gas Company participates in the CARE program which provides a 20 percent discount on the monthly gas bill for eligible households. Additionally, the Southern California Gas Company administers the federally funded Low-Income Home Energy Assistance Program (LIHEAP) and LIHEAP Weatherization Assistance Program. The programs help low-income households pay their bills and help reduce their energy costs. Another program is Energy Savings Assistance Program (ESAP) for no-cost energy-saving home improvements and furnace repair or replacement services that are available to qualified limited-income renters and homeowners.

Brownfield Program

The City of Gardena, in partnership with the U.S. Environmental Protection Agency (EPA), has participated in the Brownfield Program since 2000. The Brownfield Program promotes cleaning up environmentally contaminated sites and spurs site developments ranging from housing to commercial/retail developments. As part of the Brownfield Program, all projects are encouraged to incorporate energy conservation design measures.

V. Housing Plan

Sections II through IV established the housing needs, opportunities, and constraints present within the City. The Housing Plan presented in this section sets forth the quantified housing goals, policies and programs to address the identified housing needs.

A. Housing Element Goals and Policies

The goals and policies set forth in this Housing Element address five major issue areas: 1) maintain and preserve the housing stock and the neighborhoods; 2) provide a variety of housing types; 3) minimize the impact of governmental constraints on housing construction; 4) provide adequate sites for the development of new hosing; and 5) assure equal housing opportunity for all residents. Each issue area is discussed in greater detail below.

1. Maintenance and Preservation

GOAL 1.0: **Maintain and enhance the stability of the City's housing stock and residential neighborhoods**.

Policy 1.1: Encourage the upkeep, maintenance and rehabilitation of existing housing units.

Policy 1.2: Continue to explore programs and funding sources designed to maintain and improve the existing housing stock.

Policy 1.3: Preserve the affordability of assisted rental projects located in the City.

Policy 1.4: Encourage room additions in the existing housing stock to alleviate overcrowding.

2. Provision of a Variety of Housing Types

GOAL 2.0: **Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.**

Policy 2.1: Pursue methods to fund construction of housing for senior citizens, persons with disabilities, and large families.

Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.

Policy 2.3: Participate in home ownership programs to move lower income renters into home ownership.

Policy 2.4: Provide rental assistance to lower income households.

Policy 2.5: Discourage the conversion of affordable rental units to condominium ownership.

Policy 2.6: Cooperate with the neighboring cities to identify resources for sheltering homeless persons.

3. Removal of Constraints

GOAL 3.0: Minimize the impact of governmental constraints on housing construction and cost.

Policy 3.1: Monitor procedures and codes to ensure streamlined case processing and permit issuance procedures as well as regulations, ordinances, codes and standards to minimize governmental impacts on development costs.

Policy 3.2: Encourage the utilization of innovative construction and design techniques to reduce housing costs.

Policy 3.3: Encourage the use of special development zones and other mechanisms to allow more flexibility in housing developments.

Policy 3.4: Review ways to provide zoning, land division, and construction incentives to reduce the cost of new and rehabilitated housing.

4. Provision of Adequate Sites for Residential Development

GOAL 4.0: Provide adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs.

Policy 4.1: Implement land use policies that allow for a range of residential densities.

Policy 4.2: Maintain an inventory of city-owned sites, and assist residential developers in identifying land suitable for housing development.

Policy 4.3: Encourage residential development in the mixed use C-R zone along Gardena Boulevard, and on residentially zoned plant nurseries.

Policy 4.4: Encourage development at maximum attainable densities, and encourage use of density bonuses for inclusion of affordable units.

5. Equal Housing Opportunity

GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1: Enforce the fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability, or other such circumstances.

Policy 5.2 Support accessible residential design that facilitates use of housing units by all persons regardless of age or disability status.

B. Evaluation of Accomplishments under the 2008-2014 Housing Element

As part of the housing element update, jurisdictions must evaluate the accomplishments made under their adopted housing elements. Wherever possible, these results should be quantified, but may be qualitative where necessary. The purpose of this analysis is to critically evaluate the success of the current programs to aid in the development of an effective five-year strategy for the updated element.

This section reviews the City's progress to date in implementing housing programs set forth in the 2008-2014 Housing Element and the continued appropriateness for inclusion in the 2014-2021 Housing Element. The follow Table 47 summarizes the City's housing program accomplishments.

Table 47
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
1	**Housing Rehabilitation Program** ▪ **Handy-Worker Fix Up** ▪ **Residential Rebate** ▪ **Multi-Family Rehabilitation and Code Correction** ▪ **Owner-Occupied Rehabilitation Loan Program(OORP)**	1) Assist 179 households annually, 550 over six years. 2) Provide 15 deferred loans over two years through the OORP.	***Progress:*** Overall, between 2008 and 2012 a total of 368 residents received assistance and 15 rebates were provided and 33 persons with disability were assisted. ▪ Handy-Worker Fix Up -- 141 households received assistance (2008-2012). In 2012, 20 households were assisted. ▪ Residential Rebate -- 18 households received rebates and a total of 33 persons with disability were assisted (2008-2010) ▪ MF Rehab. and Code Correction – In 2012, 49 households have been assisted; since the Program began in 2008 a total of 174 households have been assisted. ▪ In 2012, nine (9) loans were completed. One (1) loan was provided under the CalHOME program in 2009 and 15 loans were completed under the State HOME program in 2011. ***Effectiveness***: Assistance has been slower than anticipated, but CDBG funds will continue to be available. City met its OORP objective. ***Appropriateness:*** Program implementation remains appropriate for the Housing Element update.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
2	**Section 8 Rental Assistance**	Continue rental assistance to 600 households, with additional assistance provided, as funding becomes available.	***Progress:*** The City's Human Service Division assists seniors get on the waiting lists for the four Co-operative Senior Housing projects in Gardena. The City submitted a Public Information Request for information on assistance provided through CDC/HACOLA. In 2011 there were: 17 certificates issued for Extremely Low Income;" one (1) certificate issued for Very Low Income; 500 vouchers issued for Extremely Low Income; 118 vouchers issued for Very Low Income; and 26 vouchers issued for Low Income, for a total of 661 vouchers. In 2012, the CDC/HACOLA provided the following information: 21 certificates were issued (20 Extremely Low Income, 1 Very Low Income, zero Low Income. There were 673 vouchers for a total of 694 Section 8 participants in 2012. ***Effectiveness***: While effective, Section 8 is administered by the CDC/HACOLA and not by the City. ***Appropriateness:*** Program shall be removed from the Housing Element update since it is administered by the CDC/HACOLA or revised to provide that the City's Human Services Division shall continue assisting seniors in getting on the waiting list for senior housing in Gardena.
3	**Preservation of At-Risk Units**	Prepare a Monitoring and Mitigation program to evaluate and gauge at-risk units' activities.	***Progress:*** The City prepared a Monitoring and Mitigation program to evaluate and gauge activities of at-risk units. The City contacted the Cooperative Services, Inc. (CSI), owners of the three senior complexes in Gardena, and were informed that CSI intends to renew it Section 8 contracts and that all Section 202 contracts are at least 13 years from expiration. Memorandum of Housing Element Program 3 was prepared in May 2012 and is on file with the City's Community Development Department. ***Effectiveness***: Housing Element Program 3 completed. ***Appropriateness:*** Program implementation is appropriate for the Housing Element Update.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
4	**Senior Housing Development**	1) Continue to provide a streamline approval process and relaxed development standards. 2) Support applications for federal and state funding for quality senior developments. 3) Provide information on the City's website and making it available at the City's Planning Department counter.	***Progress:*** 1) Adoption of Ordinance No. 1737 in June 2012, facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. Through this Ordinance, the environmental review process may be started prior to the submission of complete application and materials, and an accelerated plan review process can occur if the applicant pays the cost of the City hiring an outside consultants. The Ordinance also reduced the parking requirements for senior and low-income housing projects in the R-4 zone. 2) In 2012 the City was awarded State HOME Project funds for the Spring Park Senior Housing project in the City. Development of the project will provide 37 affordable senior housing units in the City. 3) The City compiled a list of Affordable Housing Developers. This information is available at the Planning Department counter. A list of available affordable housing opportunity sites is on the Economic Development website. ***Effectiveness***: Program objectives were achieved. Zoning Ordinance No. 1737 was adopted and the Spring Park Senior Housing Project was approved and funded. ***Appropriateness:*** Continue to provide information on the City's website.
5	**Homeownership Program –Fresh Rate Program**	Develop a mailing packet that will be sent to these local lending entities to encourage their use of the primary financing funds available through Independent Cities Lease Finance Authority (ICLFA).	***Progress:*** In January 2013, the City prepared a package of information on alternate secondary financing for first-time homebuyers. The information package, which included a brochure on the National Homebuyers Fund and ICLFA and how to become a participating lending institution, was mailed to local financial institutions. In addition, on April 19, 2012 the City invited local lenders to a workshop on "Buying a Home and Keeping a Home." Speakers include the Gardena City Manager, Gardena Economic Development Manager, Regional Sale Manager/VP Residential and Lending Department of Union Bank, Branch Manager of California Bank and Trust, and the Home Loan Consultant of First Bank. ***Effectiveness***: Program 5 objective was achieved. ***Appropriateness:*** Program implementation is appropriate for the Housing Element Update.

Table 47 (Cont.)

Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
6	**Density Bonus Ordinance/Affordable Housing Development Incentives**	1) Adopt a Density Bonus Ordinance to comply with State law. 2) Shorten the project approval process period for housing projects that include affordable units.	***Progress:*** 1) In June 2012, the City adopted Ordinance No. 1739, which added Chapter 18.43 Density Bonus and Other Incentives to the Gardena Municipal Code. This Ordinance implements the provisions of Government Code Section 65915 which brings the City into conformance with State law, and assists in providing affordable housing in the City. 2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. ***Effectiveness***: Adoption of Ordinance Nos. 1737 and 1739. ***Appropriateness:*** Housing Program 6 is no longer required.
7	**Green Building Program**	1) Adopt a green building program. 2) Develop a procedure to streamline the permit and approval process, giving priority to projects meeting LEED standards. 3) Promote green development through marketing information. 4) Complete a study of impacts of green building requirements on housing production.	***Progress:*** 1) Green building standards are being applied to projects in compliance with Cal Green Title 24. The City has prepared a marketing package on energy efficient programs it has implemented and has posted the information on the City's website and is available at the Community Development Department counter. 2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. 3) The City has partnered with the South Bay Environmental Services Center (SBESC)/South Bay Cities Council of Governments (SBCCOG) to assist them in marketing their programs which encourage energy efficient programs for residents and provide several free energy services to residents. A link to the SBESC website has been posted on the Economic Development website. 4) In January 2013, the City prepared a memorandum on the potential costs and benefits associated with new green requirements on housing production. This memorandum is on file with the City's Community Development Department. ***Effectiveness***: All Program 7 objectives have been achieved. ***Appropriateness:*** Housing Program 7 is no longer required.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
8	**Multi-family Development Impact Fee**	Amend the Municipal Code to exempt lower-income multi-family development projects from the multi-family development impact fee.	***Progress:*** Adoption of Ordinance No. 1737 exempts projects from payment of Multi-Family Development Impact Fees, which include affordable housing units for lower-income families in multi-family residential development projects. ***Effectiveness***: Program 8 objective has been achieved. ***Appropriateness:*** Housing Program 8 is no longer required.
9	**Specific Plans**	1) Examine the feasibility of establishing three new specific plan areas for mixed-use development. 2) Establish a maximum permitted residential density of 20 units/acre on new specific plan areas including the Artesia Corridor Specific Plan, which currently limits the density at 15 units/acre.	***Progress:*** 1) The SBCCOG is currently examining Rosecrans Avenue as part of the State's Sustainable Communities Strategy. Once the SBCCOG report is completed, the City will review its recommendations and feasibility of three new specific plans along Rosecrans Avenue. 2) Adoption of Ordinance No. 1737 added Section 18.39.025 Residential Density to the Municipal Code which states that any specific plan adopted by the City after March 2012 shall allow a maximum residential density of at least 20 per acre on portions of the specific plan where residential units are allowed. ***Effectiveness***: Ordinance No. 1739 was adopted by the City which increased the max. residential densities within Specific Plan areas. ***Appropriateness:*** Program Objective 1 is appropriate for the Housing Element Update

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
10	**Gardena Boulevard**	1) Conduct a study to identify incentives for mixed-uses in the C-R zone and revise the zoning ordinance accordingly 2) Conduct meetings with property owners to discuss the City's desire for residential mixed-use development along Gardena Boulevard. 3) Develop 20 new multi-family units along Gardena Boulevard.	***Progress:*** 1) In August 2012, the City prepared a memorandum identifying financial, regulatory and information and outreach incentives for mixed-uses in the C-R zone. One of the recommendations from the memorandum was to conduct a property owners meeting to discuss opportunities and incentives along Gardena Boulevard. This memorandum of Housing Element Program 10 is on file with the City's Community Development Department. 2) On November 1, 2012 the City conducted two meetings of Gardena Boulevard property owners to discuss potential incentives for mixed-use and affordable housing development. 3) In April 2013, the City adopted Ordinance No. 1746 which increased the max. residential density for the C-R zone from 20 units/acre to 34 units/acre and established a min. multi-family residential density of 24 units/acre. The Ordinance also eliminated the FAR requirement and reduced residential parking requirements and relaxed other development standards. ***Effectiveness***: No new multi-family development has occurred on Gardena Boulevard. ***Appropriateness:*** Program Objective 3 is appropriate for the Housing Element update.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
11	**Development on Vacant and Underutilized Residential Sites**	1) Notify all property owners of vacant residential-zone land of affordable housing development incentives, such as the density bonus program, specific plans and the streamline project approval process. 2) Use HOME funds to partner with for-profit and non-profit developers to construction new affordable housing on vacant and underutilized properties within the City. 3) Work with CHDOs to facilitate the development of new affordable housing units. 4) Update the vacant land inventory using the City's GIS system.	***Progress:*** The City Manager's Office and the Community Development Department prepared information on potential opportunity sites for residential development and posted the list on the City's business website. In October 2012, City staff sent letters to all property owners of vacant residential zone land notifying them of affordable housing development incentives, including density bonus, specific plans, priority processing, streamline project approval and waiver of multi-family development impact fees that were identified in Ordinance No. 1737. 2) In 2012 the City prepared the HUD 202 fund application for the Spring Park Senior Housing project in the City. Development of the project will provide 37 affordable senior housing units to the City. City staff prepared a list of Affordable Housing Developers (for profit and non-profit) and placed the list in the Community Development Department. 3) The City also developed a mailing list of potential CHDOs to receive the development incentive letters. 4) In April 2012 and again in February 2013, the City surveyed the sites identified in the Housing Element as vacant, potential recycling, and potential redevelopment/lot consolidation. The survey information is included in the City GIS system and will be updated on an annual basis. The vacant land inventory update procedure is included in the implementation memorandum prepared for Housing Program 20, which is on file with the City's Community Development Department. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** Program implementation is appropriate for the Housing Element Update. The City will continue to promote development of vacant land and underutilized residential land.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
12	**Brownfield Program**	1) Complete five Phase I Environmental Site Assessments (ESA) and two Phase II ESAs. 2) Develop two Brownfield sites. 3) Market Brownfield opportunity sites with information packets. 4) Continue community outreach through the Brownfield Community Relations Committee.	***Progress:*** 1) 15 Phase I and II assessments have been completed and developed. 2) One of the Brownfield sites was developed into nine condominium units (known as San Lorenzo Homes). 3) The Brownfield program is on the City's website and sites or identified on a map. http://www.gardenaecondev.com/?p=7. In addition, the City publishes a newsletter in order to keep the community informed on the status of the program and other Brownfield news and environmental issues. 4) Community outreach is a major component of Brownfield redevelopment. The City, in partnership with several members of the community, formed the Brownfield Community Relations Committee (BCRC). The BCRC is comprised of residential and business community members dedicated to addressing the environmental issues in the City. ***Effectiveness***: The City has successfully implemented the Brownfield Program and continues to provide information to the community and the opportunities cleaning up contaminated site for future development. ***Appropriateness:*** Continue to implementation Program Objectives 4.
13	**Second Unit Ordinance**	1) Amend Municipal Code to delete Section 18.04.210 (Granny Units) and modify Section 18.12.030(D) (Uses Permitted Subject to a Conditional Use Permit). 2) Provide an information packet on second-unit developments, as well as other affordable housing information, at the Community Development Department counters and on the City's website.	***Progress:*** *1)* Adoption of Ordinance No. 1737 deleted the term "Granny Units" and removed it as a permitted use with a CUP in the R-1, R-2 and R-3 zones to reflect changes in State law eliminating such uses. 2) The City's website and the Community Development Department counter provide affordable housing information. ***Effectiveness***: Ordinance No. 1737 achieved the objective of this program. ***Appropriateness:*** Continue to provide update affordable housing information on the City's website and at the CDD counter.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
14	**Single Room Occupancy**	1) Amend the zoning ordinance to permit SROs in the M-1 zone with a CUP. 2) Maintain a list of existing hotels that are candidates for conversion. 3) Review SRO conversion applications on an annual basis.	***Progress:*** 1) Adoption of Ordinance No. 1737 added SRO residential units with CUP in the M-1 zone in accordance with State law. 2) In April 2012, the City surveyed areas in Gardena's M-1 zone and determined that one existing hotel (APN 6102-017-027) is a possible candidate for SRO conversion. This was presented in a memorandum of Housing Element Program 14 prepared in April 2012, which is on file with the City's Community Development Department. ***Effectiveness***: To date, no SRO conversion application have been received by the City. ***Appropriateness:*** Programs Objectives 2 and 3 are appropriate for the Housing Element Update. .
15	**Transitional and Supportive Housing**	Continue to comply with State law regarding transitional and supportive housing.	***Progress:*** Adoption of Ordinance No. 1737 added the definition of supportive housing and transitional housings and allowed these uses in the R-1 through R-4 and C-R zones by right in accordance with State law. ***Effectiveness***: Ordinance No. 1737 achieved the objective of this program; however, the MU zone shall be amended to permit transitional housing and supportive housing as permitted use subject to the same requirement as normal residential uses of the same type. ***Appropriateness:*** Housing Program 15 shall be revised to allow transitional and supportive housing as a permitted use under the MU zone.no longer necessary.
16	**Emergency Shelters**	Amend the zoning ordinance to permit emergency shelters by right in the M-1 zone.	***Progress:*** Adoption of Ordinance No. 1737 redefined emergency shelter pursuant to SB 2 and incorporated emergency shelter as a permitted used by-right in the M-1 zone. ***Effectiveness***: Ordinance No. 1737 achieved the objective of this program. ***Appropriateness:*** Housing Program 16 is no longer necessary.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
17	**R-4 Zone Amendment**	Amend the R-4 zone to facilitate affordable housing.	***Progress:*** Adoption of Ordinance No. 1737 amended the development standards of Chapter 18.18 High Density Multiple-Family Residential Zone (R-4) to increase the maximum residential density to a step density scale of: 25 units/acre for lots less than 0.5 acres; 27 units/acre for lots 0.5 to 1.0 acre; and 30 units/acre for lots greater than 1.0 acre. It also included a minimum permitted density of 20 units/acre for any residential development and eased parking requirements for senior and income-restricted units. ***Effectiveness***: Ordinance No. 1737 achieved the objective of this program. ***Appropriateness:*** Housing Program 17 is no longer necessary.
18	**Mixed Use Overlay Zone Amendment**	Amend the MUO zone to facilitate affordable housing.	***Progress:*** Adoption of Ordinance No. 1737 reduced minimum project size from 1.5 to 1.0 acres in the MUO zone; removed the CUP requirement for multi-family residential developments; increase the max. density to a step density scale (25 units/acre for lots less than 0.5 acres, 27 units/acre for lots 0.5 to 1.0 acre, and 30 units/acre for lots greater than 1.0 acre), and included a min. density of 20 units/acre for any residential development. Adoption of Ordinance No. 1737 also facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. ***Effectiveness***: Ordinance No. 1737 achieved the objective of this program. ***Appropriateness:*** Housing Program is no longer necessary.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
19	**Rezoning of Two Sites**	Rezoning the City-owned parcel at 154th and Van Ness from R-3 to R-4 and the parcel comprising part of Lot Consolidation Site No. 25 from R-3/R-4 split zoning to R-4.	***Progress:*** Adoption of Ordinance No. 1737 rezoned the City owned property at the northeast corner of Van Ness Avenue and 154th Street and the properties along the west side of Vermont Avenue between 149th and Rosecrans Avenue (Site 25) from R-3 to R-4. ***Effectiveness***: Program's objective was achieved. ***Appropriateness:*** Housing Program 19 is no longer necessary.
20.	**Adequate Sites Monitoring**	1) Maintain an up-to-date inventory of adequate housing sites for each income category. 2) Develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites, as necessary. 3) Perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives.	***Progress:*** 1) In April 2012 and again in February 2013, the City surveyed the sites identified in the Housing Element as vacant, potential recycling, and potential redevelopment/lot consolidation. The survey determined that all sites were unchanged. Recently, the City received two development applications for two sites on the adequate sites list. 2) A memorandum was prepared that described the procedure for continuing evaluation of affordable housing development opportunities. The memorandum of Housing Program 20 is on file with the City's Community Development Department. ***Effectiveness***: Completed two annual inventory surveys. ***Appropriateness:*** The City will continue an annual inventory of opportunity sites.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
21	**Opportunity Sites Listing and Outreach**	1) Continue maintaining an updated listing of opportunity sites. 2) Establish expedited permitting procedures for mixed-use projects, including a streamlined process for lot consolidation. 3) Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation.	***Progress:*** 1) The City maintains a list of vacant residential opportunity sites in the "A Great Place for Business" booklet and on the Gardena Economic Development Department's website. 2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards. 3) The City is in the process of contacting the South Bay Board of Realtors and providing information the City's development opportunity sites and the development incentives (i.e., density bonus, priority processing, increase densities) resulting from the recent adoption of Ordinance Nos. 1737, 1739 and 1746. ***Effectiveness***: Two of the three program objectives have been achieved, with the third to be complete within in 2013. ***Appropriateness:*** Program Objective 3 is appropriate for the Housing Element Update.
22	**Non-profit Development Partnership**	Hold at least one workshop annually to discuss the City's plans, development opportunities, resources/ assistance, and the RFQ process.	***Progress:*** The City is in the process of conducting a workshop to discuss the City's development opportunities, resources and assistance to both profit and non-profit developers. In addition, development opportunity information will be posted on the City's website. This workshop will occur during the 2013-2014 period and will continue on an annual basis. ***Effectiveness***: Programs objective to be achieved during in 2013. ***Appropriateness:*** The City will continue to provide community outreach information on development opportunity sites and development incentives. Program is appropriate for the Housing Element Update.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
23	**Rent Mediation Board**	1) Continue providing rent mediation/arbitration assistance to renters in disputes with landlords. 2) Continue conducting the annual survey of rental housing units.	***Progress:*** The City continues to provide rent mediation and arbitration assistance to renters and landlords and conducts an annual survey of rental units. ***Effectiveness***: Since 2008, the Rent Mediation Board considered 25 cases of which 15 were resolved and 10 were closed or cancelled. The last annual survey of rental units was conducted in February 2013. (Rental Rate Report is conducted monthly by the Rent Mediation Board Members). ***Appropriateness:*** The Rental Mediation Board provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element Update.
24	**Fair Housing Program**	Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing.	***Progress:*** The City continues to contract with the Fair Housing Foundation, a private fair housing group to serve as administrator for fair housing services. ***Effectiveness***: According to the FY 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER), during FYs 2010/2011 and 2011/2012, the Fair Housing Foundation assisted 24 households with discrimination complaints and 419 households with landlord tenant mediation services. ***Appropriateness:*** The Fair Housing Program provides a valuable service to residents in Gardena and remains appropriate for the Housing Element Update.
25	**Rental Assistance**	Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units.	***Progress:*** The City website will include links to the County CDC's Section 8 program. ***Effectiveness***: Please see the Progress and Effectiveness of Housing Program 2 (Section 8 Rental Assistance) and Housing Program 4 Senior Housing Development. ***Appropriateness:*** Rental assistance information to be continually updated and the program remains appropriate for the Housing Element Update.

Table 47 (Cont.)
Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
26	**Accessible Housing**	1) Amend the zoning ordinance to allow residential care housing facilities to be considered as a normal residential use with the same development standards and for residential housing with more than six persons be allowed with CUP 2) Amend the Municipal Code to reflect the States standard for defining "family" 3) Provide rehabilitation loans/grants to income-qualified households for access improvements.	***Progress:*** 1) Adoption of Ordinance No. 1737 amended the Municipal Code was to allow residential group facilities serving six or few persons are to be treated as a normal residential use and for group care facilities and community care facilities serving more than six persons be allowed as a residential use with CUP in accordance with State law. 2) Adoption of Ordinance No. 1737 amended the Municipal Code to redefine "family" in accordance with State law. 3) In 2011, the City provided two (2) deferred loans for access improvements through the State HOME program. ***Effectiveness***: Ordinance No. 1737 achieved the program objective. ***Appropriateness:*** The City will continue to provide assistance to income-qualified individual through the State HOME program, when funds are available.
27	**Continuum of Care – Homeless Assistance**	Continue participation in the County's Continuum of Care and allocate CDBG monies to fund the City's Emergency Services Program.	***Progress:*** As an ongoing process, the City's Human Services and Recreation Department as well as the Family services Bureau will continue to provide services to assist homeless persons toward self-sufficiency by providing counseling and referrals to agencies for shelter. CDBG is the funding source. ***Effectiveness***: Ongoing process ***Appropriateness:*** This program remains appropriate for the Housing Element Update.

C. Housing Programs

The goals and policies contained in the Housing Element address the identified needs from the Needs Assessment, and are implemented by a series of programs offered through City departments. The housing programs define the specific actions the City will undertake to achieve specific goals and policies. Gardena's housing programs address the following five major areas:

1. Maintaining and preserving the existing affordable housing stock.
2. Assisting in the provision of housing.
3. Removing governmental constraints, as necessary.
4. Providing adequate sites to achieve a variety and diversity of housing.
5. Promoting equal housing opportunity.

The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs discussed in this section include existing programs as well as new programs that have been added to address the unmet housing needs. Table 47, Program Summary, included at the end of the section, identifies each Housing Element program, it objectives, funding source, responsible agency and time frame.

Maintenance and Preservation of the Housing Stock

Preserving the existing housing stock, including maintaining the affordability of assisted rental units, is an important goal for the City. Through neighborhood and home improvement programs, the City maintains the condition of existing housing units. In addition, the City maintains affordability through the use of Section 8 vouchers, and by preserving affordability of assisted rental units.

1. Housing Rehabilitation Programs

The City provides four housing rehabilitation programs, the Handy-Worker Fix Up program, the Residential Rebate Program, Owner-Occupied Housing Rehabilitation Loan Program and Multi-Family Rehabilitation and Code Correction Program.

Handy-Worker Fix Up: Through the CDBG-funded Handy-Worker Fix Up program, the City provides a free labor crew with up to $600 in materials for activities including health and safety compliance, energy conservation, handicapped access, door and window replacement, smoke alarms, plumbing, heating and electrical.

Residential Rebate Program: Through the CDBG funded Light Housing Rehabilitation program, the City provides rebates of 50 percent to a maximum of $3,000 for repairs such as plumbing, heating, electrical, roofing, handicapped access, and other health and safety improvements.

Multi-Family Rehabilitation and Code Correction Program: This CDBG-funded program offers exterior improvement grants up to $8,000 to owners of multifamily units.

Fifty-one percent of the units must remain affordable to low-income households for a period of three years. The grant is forgiven after three years of compliance.

Program Objective: For the Handy-Worker Fix Up, Residential Rebate and Multi-Family Rehabilitation and Code Correction Programs, the City will assist 179 households annually which is equivalent to approximately 550 households over the 2014-2021 period.

Owner-Occupied Housing Rehabilitation Loan Program: Through this program the City provides zero interest (0%), deferred payment loans up to $60,000 to income qualified owner-occupants of single-family. The City was awarded $600,000 in CalHOME funds in 2008. The City will continue to permit funding from the Owner Occupied Rehabilitation Loan/Grant Program (OORP) to be used towards room additions to alleviate overcrowded conditions for extremely low-income households. The OORP will be advertised through brochures available at the City's Office of the City Manager counter. In addition, the City will continue to post information about this program through the Economic Development website. Program information will be updated annually.

Program Objective: Provide 15 deferred loans over two years.

Mobile Home Rehabilitation Loan Program: The City offers up to $25,000 in City housing rehabilitation loan assistance to low-income mobile home owner-occupants residing within the City of Gardena.

Program Objective: Provide 15 deferred loans over two years.

2. Section 8 Rental Assistance

The Section 8 Rental Assistance program assists very low-income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the Section 8 certificate or voucher will pay for the remainder of the monthly rental cost. CDC/HACOLA currently administers rental assistance on behalf of the City, and provides assistance to approximately 700 Gardena households.

The City of Gardena provides information on its website and informational material at the community center, city hall, and the three senior housing projects in the City. In addition, information will be in both English and Spanish. The City of Gardena encourages the use of Section 8 funds and has partnered with Cooperative Services Incorporated (CSI) in developing several senior housing projects with Section 8 funds.

In the City's effort to relieve the problem of overpayment by extremely low and very low-income-household renters, the City will continue to coordinate with the CDC/HACOLA in promoting the Section 8 Rental Assistance program. The City will annually provide information and referrals to landlords regarding participation in this program. Information on the Section 8 program will be available at the Office of the City Manager counter and on the City's website. Program information will be updated annually.

Program Objective: Continue to provide updated information on the Section 8 program through the City's website and making it available at the City's Community Development Department counter.

3. Preservation of At-Risk Units

Gardena currently has three assisted rental projects (Gardena Towers, Gardena South Park Manor, and Meadowlark Manor) that are owned and operated by non-profit corporations. The long-term affordability of these projects is fairly secure because of their non-profit status and the risk of conversion is low.

Program Objective: Continue to monitor and gauge at-risk units' activities.

Provision of a Variety of Housing Types

The City is committed to providing a variety of housing types to meet the needs of all residents. Through the development of senior housing units, the City has shown a commitment to meeting the needs of the lower income elderly population. In addition, through the use of homeownership programs, the City can increase home ownership opportunities for residents.

4. Senior Housing Development

The City places special emphasis on meeting the housing needs of the elderly. With the 2012 adoption of Ordinance 1737, the City facilitates priority processing of projects involving senior housing projects. Through this Ordinance, the environmental review process may be started prior to the submission of complete application and materials, and an accelerated plan review process can occur if the applicant pays the cost of the City hiring an outside consultants. The Ordinance also reduced the parking requirements for senior and low-income housing projects in the R-4 zone.

Program Objective: Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's Community Development Department counter.

5. Homeownership Programs

In order to increase homeownership opportunities for residents, the City can take advantage of the Fresh Rate Program operated by the Independent Cities Lease-Finance Authority. As an associate member of the ICFLA, the City actively encourages the participation of local mortgage brokers, mortgage lenders, and real estate brokers in utilizing this ICLFA as a source for funding first mortgage loans. The City will continue efforts to refer potential homebuyers to this homeownership program.

Program Objective:

- The City will continue to provide information on financing funds available through ICLFA.
- The City will mail information packages to local financial institutions and facilitate workshops on an annual basis.

Removal of Constraints

The City is committed to removing governmental constraints that hinder the production of housing. All housing programs related to the removal of constraints that were identified in the 2008-2014 Housing Element have been achieved with the adoption of Ordinances 1737, 1738, 1739 and 1946.

Provision of Adequate Sites

Meeting the housing needs of all residents of the community requires the provision of adequate sites for all types of housing. By capitalizing on the allowances of the current zoning code, the City will assure that an adequate amount of residentially zoned land is available.

6. Specific Plans

The City increased the maximum residential density from 15 units per acre to 20 units per acre for new specific plan areas with the adoption of Ordinance No. 1739. To use specific plans as tools to promote residential development and encourage healthy smart design, the City will examine the feasibility of establishing new specific plans for mixed-use development.

Program Objectives: Determine the feasibility of specific plan sites along Rosecrans Avenue.

7. Gardena Boulevard

Gardena Boulevard is a mixed-use area is zoned C-R (Commercial-Residential). The City adopted Ordinance No. 1746 which increased the max. residential density for the C-R zone from 20 units/acre to 34 units/acre and established a minimum density of 24 units/acre if residential development is the only use on the parcel. The Ordinance also eliminated the FAR requirement and reduced residential parking requirements and relaxed other development standards. The City will implement these incentives, as well as promote its in-lieu parking ordinance which provides for shared parking for commercial uses along Gardena Boulevard.

Program Objective: Develop 20 new multi-family units along Gardena Boulevard.

8. Development on Vacant and Underutilized Residential Sites

In addition to Gardena Boulevard, the Housing Element has identified four (4) vacant sites and five (5) underutilized sites that are candidates for recycling. These sites provide opportunities for development of single-family ownership housing, as well as condominium and rental housing. In addition, due to the extremely limited land remaining in Gardena, the City will encourage development at the maximum attainable densities, and encourage use of density bonuses for inclusion of affordable units.

In addition the City will develop and implement two types of HOME-funded activities that will facilitate the development of new affordable housing on vacant and underutilized sites:

1. New Construction Development - The City will partner with for-profit and non-profit developers to pursue new construction opportunities as they become available. The City will establish and implement agreements with developers to provide gap financing for new affordable housing development.
2. Community Housing Development Organizations - As a participant in the HOME Investment Partnerships Program, the City is required to work with CHDOs to facilitate the development of new housing units affordable to low income residents. Program activities supporting construction may include land write-downs, land acquisition, or other forms of support. The City will actively pursue partnerships with qualified CHDOs to develop and create affordable housing within Gardena.

Program Objectives:

- Use HOME funds to partner with for-profit and non-profit developers to construction new affordable housing on vacant and underutilized properties within the City.
- Work with CHDOs to facilitate the development of new affordable housing units.
- Update the vacant land inventory using the City's GIS system.

9. Brownfield Program

The City has a successful Brownfield Program with grant funds from the U.S. EPA. Implementation of this program has remediated contaminated properties and successfully developed housing and commercial/retail use projects on these sites. Two recent Brownfield housing developments include the 55-unit Gardena Village condominium project and the nine-unit San Lorenzo condominium project.

In addition, the City works in partnership with the residents and businesses within the City in the Brownfield Community Relations Committee (BCRC). The BCRC works on the redevelopment and/or reuse of Brownfield sites — property that is blighted and has the presence or potential presence of a hazardous substance, pollutant, or contaminant. One step the City has taken is to conduct Environmental Justice meetings as a "call to action" to engage and leverage residents to approach owners to develop Brownfield sites. The City will continue to conduct quarterly Environmental Justice meetings to give residents the opportunity to learn about different "call to action" tools, such as letter writing to property owners and oversight agencies or talking to the press. This community outreach effort will ensure that community, economic, and environmental interests are recognized and that redeveloped Brownfield sites will benefit the community.

Program Objectives:

- Market Brownfield opportunity sites with information packets.
- Continue Community outreach efforts through the Brownfield Community Relations Committee.

10. Second Unit Ordinance

Second units are currently permitted in the R-1 zone in compliance with State law. The Municipal Code has been amended to delete Section 18.04.210 (Granny Units) and modify Section 18.12.030(D) (Uses Permitted Subject to a Conditional Use Permit). The City is in full compliance with State law regarding second units.

Program Objective: The City will continue to provide an information packet on second-unit developments, as well as other affordable housing information, at the Community Development Department counters and on the City's website.

11. Single Room Occupancy

The City has amended the current M-1 zone to specifically permit SROs with a CUP. The amendment includes specific development standards related to density, common area, unit size, occupancy, facilities, building management, parking waivers and other requirements.

In order to facilitate the addition of SRO units to Gardena's housing stock, the City will continue to maintain a list of existing hotels that are candidates for conversion to SRO and make the list available to any interested developers. .

Program Objectives:

- Maintain a list of existing hotels that are candidates for conversion.
- Review SRO conversion applications on an annual basis.

12. Transitional and Supportive Housing In Mixed Use Overlay Zone

To comply with State law, the City will amend the MU zone to include transitional housing and supportive housing as permitted uses in the MU zone, subject to the same development standards and review requirements that apply to other residential dwellings of the same type.

Program Objectives: Amend the MU zone (Municipal Code Section 18.19) to list transitional housing and supportive housing as permitted uses, in compliance with SB 2.

13 Adequate Sites Monitoring

To ensure that the net future housing capacity is maintained to accommodate the City's RHNA figures, the City will continue to maintain an inventory of adequate housing sites for each income category. This inventory details the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need, the City will identify alternative sites so that there is "no net loss" of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified

capacity in the sites inventory relative to projects or other actions potentially reducing density and identity additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If the City finds uses other than residential occurring on mixed use or non-residentially zoned sites, the City will identify and establish additional sites and/or incentives within six (6) months following the annual evaluation to promote residential development, particularly on sites zoned higher density.

Further, as part of the annual evaluation, the City will continue to monitor and evaluate the effectiveness of programs and incentives to encourage lot consolidation and residential development on non-vacant sites sufficient to accommodate the regional housing need. The evaluation will consider criteria such as interest in development, project proposals and approvals, lot consolidations, proposed and approved densities, impacts on development costs and the development of housing affordable to lower income households. If these programs are not effective in encouraging and facilitating the redevelopment of identified sites to provide sufficient opportunities to accommodate the City's share of the regional housing need, the alternative strategies and sites will be identified and established within six months following the annual evaluation.

Program Objectives (new):

- Continue to maintain an up-to-date inventory of adequate housing sites for each income category
- Continue to implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary
- Continue to perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives

14. Opportunity Sites Listing and Outreach

Financial assistance through tax increment is not available to potential developers. Therefore, the City of Gardena Economic Development Department currently maintains a list of economic development opportunity sites within the City. This list, which is available for viewing on the City's economic development web site at http://www.gardenaecondev.com, currently identifies 23 opportunity sites within the City. It shows the name of the owner(s), phone number, address and map location, parcel number, description of the existing use and condition, zoning and lot size. While some of the sites are for commercial development, others are zoned for residential or mixed-use.

In an effort to promote lot consolidation and housing development, the City will continue to highlight those sites on the opportunities list where two or more adjoining properties are available for sale and consolidation. The City will provide technical assistance to interested buyers/developers of those opportunity sites zoned for residential uses, as well as for mixed-use (C-R and MU). Assistance will include the City facilitating a negotiation meeting between the property owners and potential developer and providing counseling to expedite the lot consolidation, plan review and entitlement process. Written information on the lot consolidation process, its benefits and the City's role in expediting the process, will continue

to be available at the Community Development Department counter and on the City's web site. The City will continue to administer a program that expedites the permitting process for mixed-use development projects and property acquisition process for lot consolidation. The City will continue to update the opportunity sites list on a quarterly basis.

Additionally, the City will establish an outreach program to the various real estate brokers who do business in Gardena, as well as the South Bay Board of Realtors, in order to encourage them to contact property owners concerning possible housing development opportunities that involve lot consolidation. As part of this program, the City will continue to maintain a geographic information system (GIS) database of available properties that are suitable for development. The database will include more detailed and location-specific information on each parcel and the surrounding market area, and be accessible in a visually interactive format. This will assist further in making property owners aware of opportunities to sell their property for the purpose of a larger development.

Program Objectives:

- Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties.
- Initiate contact with the South Bay Board of Realtors regarding residential development opportunities involving lot consolidation.

15. Non-profit Development Partnership

The City shall continue to actively seek to form a partnership with developers of tax credit housing projects that propose at least 10 percent of the total units for extremely low-income households. The City will continue to keep in contact with affordable housing developers and invite them to a workshop conducted by the Economic Development Department of the Office of the City Manager. This workshop will discuss the City's plans, resources and assistance, development opportunities and the RFQ process. From a list of interested non-profit and/or for-profit developers, the City shall send an RFQ and select and partner with an affordable housing developer. The City will work with the developer and assist in: pursuing state and federal funding sources; packaging tax credit applications; relaxing development standards, such as parking requirements on a project-specific basis; and, giving "priority processing" to expedite the project entitlement and approval process.

Program Objective: Hold one workshop annually

Equal Housing Opportunity

In order to fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. Through the Gardena Rent Mediation Board, and by contracting with the Fair Housing Foundation, the City can assure that all residents have equal opportunity to obtain housing.

16. Rent Mediation Board

The Gardena Rent Mediation Board provides rent mediation/arbitration to assist renters in disputes with landlords. The Rent Mediation Board assures that renters are not subject to excessive and unwarranted rent increases and substandard housing conditions. An annual survey is conducted to determine rental housing conditions. Also contained in the survey is the rental vacancy rate, which the board monitors and uses to restrict the number of apartments converting to condominiums if the vacancy becomes too low.

Program Objectives:

- Continue providing rent mediation/arbitration assistance to renters in disputes with landlords.
- Continue conducting the annual survey of rental housing units.

17. Fair Housing Program

The City contracts with the Fair Housing Foundation to provide fair housing services to renters. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City has provided information on the Fair Housing Program on the City website, as well as informational material in both English and Spanish, at the community center and city hall. Section 14.04.280 of the Municipal Code also sets forth penalties for landlords who fail to provide the Rent Mediation and Arbitration Procedures Booklet, which provides information on renter's rights, to tenants. The City also is in partnership with the Fair Housing Foundation, a non-profit educational foundation, which provides information and assistance to the public.

Program Objective: Continue contracting with the Fair Housing Foundation to assure that all residents of the City have equal access to housing in the City.

18. Rental Assistance

The City's fair housing service provider provides information in several languages to residents regarding the availability of Section 8 Rental Certificates. In addition, the Fair Housing Foundation works with the owners of the three senior housing developments to ensure expanded outreach efforts to affirmatively market the availability of Section 202 units.

As part of its efforts to provide for the housing needs of seniors and disabled persons, the City will continue to work with the Fair Housing Foundation to notify operators of residential care facilities of the availability of financial support through HUD Section 202 funds. Currently, two facilities are supported. Program information will be updated annually.

Program Objective: Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units.

19. Accessible Housing

The City adopts updates to the Uniform Building and Housing Codes to reflect current accessibility requirements new construction. Rehabilitation loans are available through the City for modifications necessary to make units accessible to and suitable for the physically disabled. .

Program Objective: Provide rehabilitation loans/grants to income-qualified households for access improvements.

20. Continuum of Care – Homeless Assistance

The City participates in the County's Continuum of Care to assist homeless persons to transition towards self-sufficiency. Through the Youth and Family Services Bureau, the City implements the Gardena Emergency Services Program which offers emergency and supportive services to individuals and families at risk of becoming homeless.

Program Objective: Continue participation in the County's Continuum of Care and allocate CDBG monies to fund the City's Emergency Services Program.

21. Outreach for Persons with Developmental Disabilities

Work with the South Los Angeles Regional Center to develop and implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of a brochure, information on the City's website, and workshops incorporating training for both individuals and families.

Program Objective: Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.

Housing Program Summary

Table 48 on the following pages summarizes the Housing Element programs, with complete information on objectives, funding sources, responsible agencies and time frame.

Table 48
Housing Program Summary

Housing Program	Program Purpose	Program Objective	Funding Source	Responsible Agency	Time Frame
Maintenance and Preservation					
1. Housing Rehabilitation Program					
a) Handy-Worker Fix Up	Provide free housing repairs, including handicapped access.	Assist 100 households annually.	CDBG	City Manager	2014-2021
b) Residential Rebate	Provide rebates for housing repairs.		CDBG	City Manager	2014-2021
c) Multi-Family Rehabilitation and Code Correction	Provide exterior improvement grants to owners of rental properties between 5 and 11 units.		CDBG/HOME	City Manager	2014-2021
d) Owner-Occupied Rehabilitation Loan	Provide deferred rehab loans to income-qualified owner-occupants of homes.	Provide 15 deferred loans over two years.	CalHOME Program/HOME	City Manager	2014-2021
e) Mobile Home Rehabilitation Loan	Provide deferred rehab loans to income-qualified mobile home owner-occupants.		CalHOME Program/HOME	City Manager	2014-2021
2. Section 8 Rental Assistance	Rental Assistance to very low-income households.	Continue to provide updated information on the Section 8 program through the City's website and making it available at the City's CDC counter.	Section 8 Certificates and Vouchers	County Housing Authority; City of Gardena Human Services	2014-2021
3. Preservation of At-Risk Units	Preserve affordability of assisted rental units.	Continue to monitor and gauge at-risk units' activities.	General Fund; CDBG	Community Development Department (CDD); City Manager	2014-2021

Table 48 (Cont.)
Housing Program Summary

Housing Program	Program Purpose	Program Objective/Action	Funding Source	Responsible Agency	Time Frame
Provision of a Variety of Housing Types					
4. Senior Housing Development	Encourage development of senior housing.	Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's CDD counter.	General Fund, CDBG as necessary	CDD; City Manager	2014-2021
5. Homeownership Program	Provide home ownership opportunities to residents.	a) Continue to provide information on financing funds available through ICLFA. b) Mail information packages to local financial institutions and facilitate workshops on an annual basis.	Independent Cities Lease-Finance Authority (ICFLA)	CDD; City Manager	2014-2021
Provision of Adequate Sites					
6. Specific Plans	Encourage lot consolidation and the development of new housing	Determine the feasibility of specific plan sites along Rosecrans Avenue.	General Fund	CDD; City Manager	2014-2021
7. Gardena Boulevard	Implement incentives for residential mixed-use along Gardena Boulevard	Develop 20 new multi-family units along Gardena Boulevard.	General Fund	CDD; City Manager	2014-2021
8. Development on Vacant and Underutilized Residential Sites	Encourage development at the maximum attainable densities, and use of density bonuses for inclusion of affordable units Utilized HOME fund to develop affordable housing in the City.	a) Use HOME funds to partner with for-profit and non-profit developers to construction new affordable housing on vacant and underutilized properties within the City. b) Work with CHDOs to facilitate the development of new affordable housing units. c) Update the vacant land inventory using the City's GIS system.	General Fund HOME Funds	CDD; City Manager	2014-2021
9. Brownfield Program	Remediate contaminated properties for housing and commercial/retail uses.	a) Market Brownfield opportunity sites with information packets. b) Continue community outreach through the Brownfield Community Relations Committee.	EPA	City Manager	2014-2021

Table 48 (Cont.)
Housing Program Summary

Housing Program	Program Purpose	Program Objective/Action	Funding Source	Responsible Agency	Time Frame
10. Second Unit Ordinance	Provide information packet on second units	Continue to provide an information packet on second-unit developments, as well as other affordable housing information, at the CDD counter and on the City's website.	General Fund	CDD; City Manager	2014-2021
11. Single Room Occupancy	Facilitate the addition of SRO units into the housing stock.	a) Maintain a list of existing hotels that are candidates for conversion. b) Review SRO conversion applications on an annual basis.	General Fund	CDD; Economic Development Department (EDD)	2014-2021
12. Transitional and Supportive Housing in Mixed Use Overlay Zone	Comply with SB 2	Amend the MU zone (Municipal Code Section 18.19) to list transitional housing and supportive housing as permitted uses, in compliance with SB 2.	General Fund	CDD	Within one year of Housing Element adoption
13. Adequate Sites Monitoring	Ensure that future housing capacity is maintained to meet the City's RHNA obligation.	a) Continue to maintain an up-to-date inventory of adequate housing sites for each income category. b) Continue to implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary. c) Continue to perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives.	General Fund	CDD; EDD	2014-2021
14. Opportunity Sites Listing and Outreach	Provide information on development opportunities to the local real estate community.	a) Continue maintaining an updated listing of opportunity sites. b) Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation.	General Fund	CDD; EDD	Updated quarterly
15. Non-profit Development Partnership	Actively work to ensure the creation of more units affordable to extremely low-income households.	Hold one workshop annually.	General Fund	CDD; EDD; City Manager	2014-2021

Table 48 (Cont.)
Housing Program Summary

Housing Program	Program Purpose	Program Objective/Action	Funding Source	Responsible Agency	Time Frame
Equal Housing Opportunity					
16. Rent Mediation Board	Assist renters in disputes with landlords	a) Continue providing rent mediation/arbitration assistance to renters in disputes with landlords. b) Continue conducting the annual survey of rental housing units.	General Fund	City Manager	2014-2021
17. Fair Housing Program	Assure equal access to housing for all residents	Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing.	CDBG	Fair Housing Foundation; City Manager	2014-2021
18. Rental Assistance	Provide information on availability of Section 8 and Section 202 units	Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units.	HUD	City Manager	2014-2021
19. Accessible Housing	Provide accessible housing to persons with disabilities.	Provide rehabilitation loans/grants to income-qualified households for access improvements.	CDBG	City Manager	2014-2021
20. Continuum of Care – Homeless Assistance	Participate in the regional program to assist homeless persons toward self-sufficiency.	Continue participation in the County's Continuum of Care and allocate CDBG monies to fund the City's Emergency Services Program.	CDBG	Youth and Family Services Bureau	2014-2021
21. Outreach for Persons with Developmental Disabilities	Provide information to facilities of housing and services available for person with developmental disabilities.	Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.	CDBG	City Manager	2014-2021

D. Summary of Quantified Housing Unit Objectives

According to Government Code Section 65583 (b), local governments' housing elements are required to establish quantified objectives for the maximum number of housing units which can be constructed, rehabilitated, and conserved over the planning period. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583 (a)(8)(A).

Table 49 presents the Housing Element's quantified housing objectives for the 2014-2021 planning period:

Table 49
Quantified Objectives
2014-2021

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Upper Income	Total
SCAG RHNA New Construction	49	49	60	66	173	397
Units at Risk[1]	0	0	0	0	0	0

Source: 2014-2021 SCAG RHNA

[1] *There are three assisted housing projects within the City totaling 280 housing units. The risk level of these units conversion to market rate is low.*

APPENDIX A

Acronym Index

ACRONYM INDEX

ACS	American Community Survey
ADA	Americans with Disabilities Act
AMI	Area Median Income
BCRC	Brownfield Community Relations Committee
BMP	Best Management Practice
CALGreen	California Green Building Standards Code
CAPER	Consolidated Annual Performance and Evaluation Report
CARE	California Alternate Rates for Energy
CBC	California Building Standards Code
CDBG	Community Development Block Grant
CDC	Community Development Commission of the County of Los Angeles
CDD	Community Development Department
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CHDO	Community Housing Development Organization
CHPC	California Housing Partnership Corporation
COPPS	Community Oriented Policing and Problem Solving
CRA	Community Reinvestment Act
CSI	Cooperative Services, Inc.
CUP	Conditional Use Permit
DOF	State Department of Finance
EAF	Energy Assistance Fund
EDD	State Employment Development Department
EMP	Energy Management Program
EPA	Federal Environmental Protection Agency
ESA	Environmentally Sensitive Area
ESAP	Energy Savings Assistance Program
FERA	Family Electric Rate Assistance
FHA	Federal Housing Administration
FHLMC	Federal Home Loan Mortgage Corporation known as Freddie Mac
GAF	Gas Assistance Program
GFCC	Gardena Family Child Care Program
GHG	Greenhouse Gas
GMBL	Gardena Municipal Bus Lines
HACOLA	Housing Authority of the County of Los Angeles
HCD	State Department of Housing and Community Development
HOME	Home Investment Partnership Program
HUD	U. S. Department of Housing and Urban Development
ICLFA	Independent Cities Lease-Finance Authority
LAHSA	Los Angeles Homeless Services Authority

LAUSD	Los Angeles Unified School District
LEED	Leadership in Energy and Environmental Design
LIHEAP	Low-Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credit
LUST	Leaking Underground Storage Tank
MFI	Median Family Income
MHP	Multi-Family Housing Program
NAHB	National Association of Home Builders
NPDES	Los Angeles County Municipal National Pollutant Discharge Elimination System
OORP	Owner-Occupied Rehabilitation Loan Program
PC	Planning Commission
RFQ	Request for Qualifications
RHNA	Regional Housing Need Assessment
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SBCCOG	South Bay Cities Council of Governments
SBESC	South Bay Environmental Services Center
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCLARC	South Central Los Angeles Regional Center
SCS	Sustainable Communities Strategy
SRO	Single Room Occupancy

Zoning

R-1	Single-Family Residential
R-2	Low Density Multiple-Family Residential
R-3	Medium Density Multiple-Family Residential
R-4	High Density Multiple-Family Residential
MU	Mixed-Use Overlay
C-R	Commercial-Residential
P	Parking
O	Official
C-P	Business Professional Office
H-B	Home Business
C-2	Commercial
C-3	General Commercial
C-4	Heavy Commercial
M-1	Industrial
M-2	General Industrial

APPENDIX B

Community Meetings

NOTICE OF COMMUNITY MEETING ON
CITY OF GARDENA'S 2014-2021 HOUSING ELEMENT

On Thursday, February 7, 2013 the City of Gardena will host a community meeting on the City's 2014-2021 Housing Element from 6:00 p.m. to 8:00 p.m. in the City Council Chambers of City Hall, located at 1700 W. 162nd Street, Gardena, California 90247.

The need for decent, affordable housing is an issue of concern in Gardena, as well as in communities throughout California. State law requires the City to develop local housing programs to ensure Gardena meets its "fair share" of the Southern California region's housing needs. To meet its housing requirement, the City of Gardena is updating the Housing Element of its General Plan for the 2014-2021 planning period.

Gardena, as it begins this update process, encourages its residents and representatives of housing-focused organizations to participate in the first of two community meetings to learn more about the Housing Element and its process, and to discuss their concerns and housing needs.

During this meeting, participants will learn about the City's current housing programs, receive an update on the City's accomplishments since the previous Housing Element was adopted, and be encouraged to help shape the new 2014-2021 Housing Element. Participants will be asked to provide ideas for providing adequate affordable housing, as well as for preserving and improving Gardena's existing high-quality housing for all residents.

Reasonable Accommodation Requests

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (310) 217-9565 (voice) or dschwartz@ci.gardena.ca.us (e-mail). Assistive Listening Devices are available for the meeting and may be requested from the City Clerk. Notification 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

For More Information

If you have questions about the community meeting or the Housing Element update, please call the **Community Development Department at (310) 217-9530**.

The City of Gardena invites you to a Community Meeting on the City's 2014-2021 Housing Element

When: ***Thursday, February 7, 2013***

Time: ***6:00 pm to 8:00 pm***

Where: Council Chambers, 1700 W. 162nd Street

The need for decent, affordable housing is an issue of concern in Gardena, as well as in communities throughout California. State law requires the City to develop local housing programs to ensure Gardena meets its "fair share" of the Southern California region's housing needs. To meet its housing requirement, the City of Gardena is updating the Housing Element of its General Plan for the 2014-2021 planning period.

Gardena, as it begins this update process, encourages its residents and representatives of housing-focused organizations to participate in the first of two community meetings to learn more about the Housing Element and its process, and to discuss their concerns and housing needs.

During this meeting, participants will learn about the City's current housing programs, receive an update on the City's accomplishments since the previous Housing Element was adopted, and be encouraged to help shape the new 2014-2021 Housing Element. Participants will be asked to provide ideas for providing adequate affordable housing, as well as for preserving and improving Gardena's existing high-quality housing for all residents.

Reasonable Accommodation Requests

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For More Information

If you have questions about the community meeting or the Housing Element update, please call the **Community Development Department at (310) 217-9530**.

The 2nd Community Meeting on the
Gardena Housing Element Update

When: *Tuesday, April 2, 2013*

Time: *6:00 pm to 7:00 pm*

Where: *Council Chambers, City Hall*
1700 W. 162nd Street

The City of Gardena is inviting residents and community organizations to participate in learning more about the upcoming Gardena Housing Element. During the City's first Housing Element community meeting held on February 11, 2013, discussions focused on the housing needs and resources and the Housing Element update process. The second community meeting to be held on April 2 will discuss:

- **The City's current housing programs available to residents.**
- **Recent accomplishments by the City in promoting and providing decent housing.**
- **Possible new housing programs for the City's future.**

This community meeting will be held along with the Gardena Planning and Environment Commission's study session. Participants are encouraged to provide ideas for providing adequate affordable housing, and ideas for preserving and improving Gardena's existing high-quality housing for all residents.

Reasonable Accommodation Requests

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (310) 217-9565 (voice) or dschwartz@ci.gardena.ca.us (e-mail). Assistive Listening Devices are available for the meeting and may be requested from the City Clerk. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

For More Information

If you have questions about the community meeting or the Housing Element update, please call the **Community Development Department at (310) 217-9530.**

The 3rd Community Meeting on the
Gardena Housing Element Update

When: ***Tuesday, April 9, 2013***

Time: ***7:00 pm***

Where: ***Council Chambers, City Hall***
1700 W. 162nd Street

The City of Gardena is inviting residents and community organizations to participate in learning more about the upcoming Gardena Housing Element. During the City's Second Housing Element community meeting held on April 2, 2013, discussions focused on the housing needs and resources and the Housing Element update process. The third community meeting to be held on April 9 will discuss:

- **The City's current housing programs available to residents.**
- **Recent accomplishments by the City in promoting and providing decent housing.**
- **Possible new housing programs for the City's future.**

This community meeting will be held along with the Gardena City Council's study session during its regular council meeting. Participants are encouraged to provide ideas for providing adequate affordable housing, and ideas for preserving and improving Gardena's existing high-quality housing for all residents.

Reasonable Accommodation Requests

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (310) 217-9565 (voice) or dschwartz@ci.gardena.ca.us (e-mail). Assistive Listening Devices are available for the meeting and may be requested from the City Clerk. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

For More Information

If you have questions about the community meeting or the Housing Element update, please call the **Community Development Department at (310) 217-9530.**

Community Meeting
Housing Element
2014-2021

Mina Semenza
1630 W. Redondo Beach Blvd# 23
Gardena, CA 90247

Cheryl Toledo
6100 Canterbury Drive#101
Culver City, CA 90230

Jane Hall
17700 Western Ave #103
Gardena, CA 90248

Julies Kanhan
2908 W. 132nd Street
Gardena, CA 90249

Jack Nemeth
21524 Hawk Eye Ridge Circle
Yorba Linda, CA

Robert Dhondrup
2501 Redondo Beach Blvd#305
Gardena, CA 90249

Michael Bryant
15620 S. Normandie Ave #D
Gardena, CA 90247

Jennifer Harris
14112 S. Kingsley Drive
Gardena, CA 90247

Ken Feuer
7412 E. Woodsboro Ave
Anaheim, CA 92807

Warner Foster
13324 New Hampshire Ave
Gardena, CA 90247

Commissioner Art Kaskanian
17311 S Western Ave
Gardena, CA 90247

Richard Luna
Human Services Commission
1209 W. Gardena Boulevard
Gardena, CA 90247

Mildred Williams
Senior Citizens Commission
2603 W. 129th Street
Gardena, CA 90249

Annette Crispier
2010 W. 144th Street
Gardena, CA 90248

Doretha Slaughter Mitchell
13018 S. Van Ness Avenue
Gardena, CA 90249

Commissioner Shannon Lawrence
Planning Commission
1465 W. 179th Street, #13
Gardena, CA 90247

Eric C. Peterson
Redondo Technology
17012 S. Raymond Place
Gardena, CA 9204

Guillermo Gomez
13436 S. Catalina Avenue
Gardena, CA 90247

Warner Foster
13324 New Hampshire Avenue
Gardena, CA 90247

John Oshimo
GRC & Associates, Inc.
858 Oak Park Road
Covina, CA 91724

Ethel Barnes
Brownfield Community Relations Committee
13220 Gramercy Place
Gardena, CA 90247

Bernard Barnes
13320 Gramercy Place
Gardena, CA 90247

Clarice C. Brown
2600 West 134th Place
Gardena, CA 90247

Renée Anderson
1048 W. 133rd Street
Gardena, CA 90247

Wanda Love, President
Gardena Valley Chamber of Commerce
1204 W Gardena Blvd. Ste E & F
Gardena, CA 90247

Bruce Kennedy & Maria Lopez
2034 W. 235th Place.
Torrance, CA 90501

Tadashi Okada Trust
1526 W. 146th St
Gardena, CA 90247

Hasnah James Husin Trust
18019 Falda Ave
Torrance, CA 90504-4027

Paul T & Chiyo Aiso Trust
C/O David M. Aiso Attorney at Law
11340 W. Olympic Blvd Suite #175
Los Angeles, CA 90064

United Commercial Bank
711 Van Ness Ave
San Francisco, CA 94102

Western Property Development LLC
29428 Whitley Coolins Drive
Rancho Palos Verdes, CA 90275-4945

Ozzy Torres
13207 Budlong Avenue
Gardena, CA 90247

Bettye Valdez
1745 West 134th Place
Gardena, CA 90247

Carrey D. Sutton
6000 Irwindale Avenue
Irwindale, CA 91720

Ali Abolgmassi
13130 S. Western Ave
Gardena, CA 90249

Arthur J. Lilly
13408 New Hampshire Ave
Gardena, CA 90247

Marilyn Miles
13424 New Hampshire Ave
Gardena, CA 90247

Gail Laidoner
17815 DenkerAve.
Gardena, CA 90248

Jessica Randle
2900 W. 141st Street
Gardena, CA 90248

Yoshioka, Kiko, Realtor
Ken Nakaoka Co.
1630 W. Redondo Beach Blvd. #23
Gardena, CA 90247

Raine Wilson
6150 Van Ness Blvd Ste 215
Van Nuys, CA 91401

Barbara Banks
Human Services Commission
13107 So. Van Ness Avenue
Gardena, CA 90249

Elvira V. Domo
13450 Catalina Ave.
Gardena, CA 90247

Shirley A. Lewis
13203 Wilton Pl
Gardena, CA 90249

Dawana Breedlone
25202 Crenshaw Blvd.
Torrance, CA 90505

Clifton Woods, Jr.
Community Member
13608 Ardath Avenue
Gardena, CA 90249

Chuck Allison
13323 1/2/ S. Vermont
Gardena, CA 90249

Dave Kusmi
Gardena Nissan
1670 W. Redondo Beach Blvd
Gardena, CA 90247

Marie Ronnel
First Tier Preps
471 W. Lambert Road Ste 103
Brea, CA 92821

Mr. Brannan
Service Director
1670 W. Redondo Beach Blvd #1630
Gardena, CA 90247

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15824 St. Andrews Place
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13408 S. New Hampshire Ave.
Gardena, CA 90247

Commissioner Mark Henderson
4001 Inglewood Avenue
Bldg. 102, Ste. 162
Redondo Beach, CA 90278

Dotte Esters
13437 S. New Hampshire Avenue
Gardena, CA 90247

Purche Avenue Block Club
c/o 13917 Purche Ave.
Gardena, CA 90247

Kansas Ave. Neighborhood Watch
Renee Anderson, President
1048 W. 133rd St.
Gardena, CA 90247

Hollypark Homeowners Assn.
c/o 2915 W. 135th Place
Gardena, CA 90247

APPENDIX C

Lot Consolidation

APPENDIX C
POTENTIAL LOT CONSOLIDATION

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 1 (Prime Opportunity Site)												
6115-010-002	0.64	Multi-family residential	MDR	R2	5			15	9	4	0	4
6115-010-003	0.99	Blighted single-family with roof deterioration; large undeveloped area on lot	MDR	R2	1			15	14	13	0	13
6115-010-004	1.48	Single-family home with blighted barn structure (poor/faulty materials, roof deterioration); large undeveloped area on lot	MDR	R2	1			15	22	21	0	21
Total	**3.11**	**Prime opportunity site; no known environmental issues; survey of regulated materials recommended**	**MDR**	**R2**	**7**			**15**	**46**	**39**	**0**	**39**
Site No. 2												
4064-003-037	1.45	Vacant	GC	C3-MU	0	A		30	21	21	11	10
4064-003-028	0.40	Unoccupied restaurant building	GC	C3-MU	0			20	4	4	0	4
4064-003-029	1.51	Car wash with large vacant area -- underutilized	GC	C3-MU	0			30	22	22	11	11
4064-003-030	1.44	Auto repair with large vacant area -- underutilized	GC	C3-MU	0			30	21	21	11	10
4064-003-031	0.42	Older auto repair (40+ years)	GC	C3-MU	0			20	4	4	0	4
4064-003-032	0.22	Older retail (50+ years)	GC	C3-MU	0			20	2	2	0	2
4064-003-033	0.56	Older retail (50+ years)	GC	C3-MU	0			25	7	7	0	7
4064-003-034	0.32	Older restaurant (50+ years)	GC	C3-MU	0	A		20	3	3	0	3
4064-003-035	0.44	Fast food	GC	C3-MU	0			20	4	4	0	4
4064-003-036	0.55	Blighted commercial (roof deterioration; dry rot)	GC	C3-MU	0	A		25	6	6	0	6
4064-003-038	1.11	Older commercial (50+ years)	GC	C3-MU	0	B		30	16	16	8	8
4064-003-040	1.94	Restaurant driveway with large undeveloped area -- underutilized	GC	C3-MU	0	B		30	29	29	15	14
Total	**10.37**	**All properties identified as brownfields under City's EPA grant program; some properties have historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate one vacant parcel with 11 blighted, underutilized or older commercial properties, redevelop with high density residential mixed-use project and resolve drainage easement issue. Assumes 50% of site for residential development.**	**30**	**155**	**155**	**78**	**77**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 3												
4061-028-023	0.25	Former gas station	GC	C3-MU	0	A		20	2	2	0	2
4061-028-033	0.16	Unoccupied restaurant building	GC	C3-MU	0	A		20	1	1	0	1
4061-028-049	4.63	Industrial -- taxicab facility; large undeveloped portion available for lease -- underutilized; undeground storage tank on property	GC	C3-MU	0			30	69	69	35	34
4061-028-051	3.68	Commercial/ industrial (truck rental yard)	GC	C3-MU	0			30	55	55	28	27
Total	**8.71**	**All properties identified as brownfields under City's EPA grant program; some properties have historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate vacant former gas station with U-Haul property, small restaurant property, and taxi facility property; redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**130**	**130**	**65**	**65**
Site No. 4												
4062-001-001	0.54	Blighted retail	GC	C3-MU	0			25	6	6	0	6
4062-001-002	0.49	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-003	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-004	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-005	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
4062-001-006	0.48	Older industrial (50+ years)	GC	C3-MU	0	A		20	4	4	0	4
Total	**2.95**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate six blighted comm/industrial lots and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**44**	**44**	**22**	**22**
Site No. 5												
4062-001-008	1.23	Blighted retail (poor/faulty materials; inadequate parking/no circulation); aging building (50+ years); operating swap meet businesses	GC	C3-MU	0			30	18	18	9	9
4062-001-009	1.39	Older industrial bldg (50+ years); sound structure with functioning real estate mgmt office	GC	C3-MU	0			30	20	20	10	10
Total	**2.62**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate one blighted retail property and one older industrial property and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**39**	**39**	**20**	**19**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 6												
4062-003-001	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-002	0.22	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0	A		20	2	2	0	2
4062-003-003	0.45	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0	A		20	4	4	0	4
4062-003-004	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-005	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-006	0.23	Blighted industrial (incompatible w/ adjoining residential)	GC	C3-MU	0			20	2	2	0	2
4062-003-007	0.22	Blighted, unoccupied industrial (obsolete design, inadequate parking/loading)	GC	C3-MU	0			20	2	2	0	2
4062-003-008	0.22	Older industrial (30-60 years)	GC	C3-MU	0	B		20	2	2	0	2
4062-003-021	0.23	Older industrial (30-60 years)	GC	C3-MU	0	C		20	2	2	0	2
4062-003-022	0.46	Older industrial (30-60 years)	GC	C3-MU	0	B		20	4	4	0	4
4062-003-023	0.23	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-024	0.19	Older industrial (30-60 years)	GC	C3-MU	0			20	1	1	0	1
4062-003-025	0.20	Older industrial (30-60 years)	GC	C3-MU	0	D		20	2	2	0	2
4062-003-026	0.20	Older industrial (30-60 years)	GC	C3-MU	0	D		20	2	2	0	2
4062-003-027	0.20	Blighted industrial (poor/faulty materials)	GC	C3-MU	0			20	2	2	0	2
4062-003-028	0.43	Blighted industrial (poor/faulty materials)	GC	C3-MU	0			20	4	4	0	4
4062-003-029	0.20	Blighted industrial (poor/faulty materials)	GC	C3-MU	0	C		20	2	2	0	2
4062-003-030	0.20	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-031	0.20	Older industrial (30-60 years)	GC	C3-MU	0			20	2	2	0	2
4062-003-036	0.21	Older industrial (30-60 years)	GC	C3-MU	0	A		20	2	2	0	2
4062-003-037	0.22	Older industrial (30-60 years)	GC	C3-MU	0	A		20	2	2	0	2
Total	**5.20**	**Historical industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 21 blighted and/or older industrial parcels and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**78**	**78**	**39**	**39**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 7												
4062-004-001	0.16	Older restaurant (50+ years); obsolete design, inadequate parking config	GC	C3-MU	0			20	1	1	0	1
4062-004-005	0.24	Older auto service (50+ years)	GC	C3-MU	0			20	2	2	0	2
4062-004-008	0.26	Industrial equipment storage; no permanent structures	GC	C3-MU	0	A		20	2	2	0	2
4062-004-032	0.13	Older industrial (50+ years)	GC	C3-MU	0	A		20	1	1	0	1
4062-004-033	0.13	Industrial equipment storage; no permanent structures	GC	C3-MU	0	A		20	1	1	0	1
4062-004-036	0.22	Older industrial (70+ years)	GC	C3-MU	0	A		20	2	2	0	2
4062-004-040	0.22	Older industrial (60+ years)	GC	C3-MU	0			20	2	2	0	2
4062-004-079	1.18	Older industrial (40+ years)	GC	C3-MU	0			30	17	17	9	8
4062-004-082	0.46	Blighted industrial (roof deterioration, dry rot)	GC	C3-MU	0			20	4	4	0	4
4062-004-002	0.15	fast food	GC	C3-MU	0	B		20	1	1	0	1
4062-004-084	0.55	fast food	GC	C3-MU	0	B		25	6	6	0	6
Total	**3.69**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate nine blighted industrial parcels and a fast-food restaurant and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**55**	**55**	**28**	**27**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 8												
4062-004-009	0.25	Older industrial (60+ years); incompatible w/ adjoining resiential	GC	C3-MU	0			20	2	2	0	2
4062-004-021	0.15	Parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-004-022	0.14	Parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-004-023	0.14	Blighted commercial (roof deterioration; dry rot)	GC	C3-MU	0			20	1	1	0	1
4062-004-026	0.25	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-027	0.25	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-029	0.13	Older industrial (30-50 years); incompatible w/ adjoining residential	GC	C3-MU	0			20	1	1	0	1
4062-004-030	0.25	Blighted older industrial (70+ years, obsolete Quonset hut const.); incompatible w/adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-031	0.25	Older industrial (30+ years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-041	0.14	Older commercial (80+ years)	GC	C3-MU	0			20	1	1	0	1
4062-004-081	0.12	Older industrial (30+ years); incompatible w/ adjoining residential	GC	C3-MU	0			20	2	2	0	2
4062-004-083	0.30	Older commercial (50+ years)	GC	C3-MU	0			20	3	**3**	0	3
Total	**2.38**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 12 blighted commercial/industrial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**35**	**35**	**18**	**17**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 9												
6103-005-025	0.35	Blighted older industrial (50+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	A		20	3	3	0	3
6103-005-026	0.29	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	2	2	0	2
6103-005-027	0.15	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
6103-005-028	0.06	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
6103-005-029	0.30	Older retstaurant (30+ years)	GC	C3-MU	0			20	3	3	0	3
6103-005-034	0.42	Blighted older industrial (50+ years, poor/faulty materials)	GC	C3-MU	0	A		20	4	4	0	4
6103-005-051	0.34	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-052	0.34	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-053	0.40	Older industrial with inadequate parking configuration (50+ years, no circulation)	GC	C3-MU	0			20	3	3	0	3
6103-005-054	0.34	Older commercial (40+ years)	GC	C3-MU	0			20	3	3	0	3
6103-005-057	0.24	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0			20	2	2	0	2
6103-005-058	0.19	Blighted older industrial (80+ years, poor/faulty materials, inadequate parking configuration)	GC	C3-MU	0	B		20	1	1	0	1
Total	**3.42**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate 12 older and/or blighted commercial/industrial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**51**	**51**	**26**	**25**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 10 (Prime Opportunity Sites)												
6114-001-008	0.21	Older restaurant (30+ years)	GC	C3-MU	0			20	2	2	0	2
6114-001-010	1.81	Blighted, unoccupied commercial (boarded up, deferred maintenance); older bldg (40+ years)	GC	C3-MU	0			30	27	27	14	13
6114-001-011	0.29	Parking lot	GC	C3-MU	0	A		20	2	2	0	2
6114-001-012	1.58	Older commercial (40+ years); low intensity, excess parking -- underutilized	GC	C3-MU	0	A		30	23	23	12	11
Total	**3.89**	**Prime opportunity site; identified as Brownfield on City's EPA grant; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate blighted commercial property with older and/or underutilized commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	30	**58**	**58**	**29**	**29**
Site No. 11 (Prime Opportunity Site)												
6114-001-007	**4.72**	**Plant nursery w/ split zoning - 1/4 R3, 3/4 R1 - R3 = 15 du/ac = 17 units R1 = 7 du/ac = 24 units; prime opportunity site; identified as Brownfield on City's EPA grant; historical industrial uses with likely chemical use/storage; survey of regulated materials recommended**	**LDR/MDR**	**R1/R3**	**0**		**Redevelop existing plant nursery with low/medium density multi-family project**	**15**	**41**	**41**	**0**	**41**
Site No. 12 (Prime Opportunity Site)												
4062-005-001	0.16	parking lot	GC	C3-MU	0			20	1	1	0	1
4062-005-002	0.14	Blighted unoccupied commercial (dry rot, deferred maintenance -- deteriorated)	GC	C3-MU	0	A		20	1	1	0	1
4062-005-003	0.14	parking lot	GC	C3-MU	0	A		20	1	1	0	1
4062-005-004	0.13	parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-005-024	0.13	Older commercial (60+ years)	GC	C3-MU	0	B		20	1	1	0	1
4062-005-025	0.14	Older commercial (70+ years)	GC	C3-MU	0	B		20	1	1	0	1
4062-005-026	0.15	Multi-family residential	GC	C3-MU	6	B		20	1	-5	0	-5
4062-005-067	0.15	Older commercial (50+ years)	GC	C3-MU	0			20	1	1	0	1
Total	**1.14**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**6**		**Consolidate seven older and/or blighted commercial properties with one multifamily residential property and redevelop with high-density residential mixed. Assumes 50% of site for residential development. use project.**	**30**	**17**	**11**	**6**	**5**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 13												
4062-006-029	0.14	Blighted, older commercial (60+ years, broken/boarded windows)	GC	C3-MU	0	A		20	1	1	0	1
4062-006-032	0.15	Parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-006-033	0.15	Parking lot	GC	C3-MU	0	B		20	1	1	0	1
4062-006-048	0.30	Blighted, older commercial (60+ years, poor/faulty materials, poor workmanship)	GC	C3-MU	0			20	3	3	0	3
4062-006-049	0.27	Older commercial (60+ years)	GC	C3-MU	0	A		20	2	2	0	2
Total	**1.02**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**15**	**15**	**8**	**7**
Site No. 14												
6103-030-014	0.37	Older commercial (50+ years); obsolete construction (outdoor auto service); incompatible w/ adjacent residential; operating business	GC	C3-MU	0			20	3	3	0	3
6103-030-015	0.18	Older commercial (60+ years); small lot; obsolete construction (outdoor auto service); incompatible w/ adjacent residential; operating business	GC	C3-MU	0			20	1	1	0	1
6103-030-016	0.18	Blighted older commercial/industrial (60+ years; possible structural deterioration; requires seismic retrofit); operating business; incompatible w/ adjacent residential	GC	C3-MU	0	A		20	1	1	0	1
6103-030-032	0.86	Blighted older commercial/industrial (60+ years; possible structural deterioration; requires seismic retrofit); operating business; incompatible w/ adjacent residential	GC	C3-MU	0	A		25	10	10	0	10
Total	**1.58**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate four older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**24**	**24**	**12**	**12**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 15												
6103-021-001	0.19	Blighted older commercial (60+ years, obsolete construction, deferred maintenance)	GC	C3-MU	0	A		20	1.0	**1**	0	1
6103-021-002	0.20	Parking lot	GC	C3-MU	0	A		20	2.0	**2**	0	2
6103-021-003	0.20	Vacant lot; building foundation remains	GC	C3-MU	0			20	2.0	**2**	0	2
6103-021-025	0.37	Older motel (60+ years)	GC	C3-MU	0			20	3.0	**3**	0	3
6103-021-026	0.20	Older commercial (70+ years)	GC	C3-MU	0			20	2.0	2	0	2
Total	**1.15**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate five blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**17**	**17**	**9**	**8**
Site No. 16												
6103-018-025	**2.95**	**Older commercial (50+ years); operating retail center with approx. 20 businesses; identified as Brownfield on City's EPA grant; open RWQCB case; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C2-MU**	**0**		**Develop a medium to high density mixed-use project. Assumes 50% of site for residential development.**	**30**	**44**	**44**	**22**	**22**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 17 (Prime Opportunity Site)												
6103-015-001	0.26	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	A		20	2	2	0	2
6103-015-002	0.12	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	A		20	1	1	0	1
6103-015-003	0.16	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	B		20	1	1	0	1
6103-015-007	0.13	Vacant land; part of Brownfield site identified on City's EPA grant; site assessment may be needed	GC	C3-MU	0	B		20	1	1	0	1
6103-015-048	0.18	Older commercial (60+ years); historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended	GC	C3-MU	0	C		20	1	1	0	1
6103-015-049	0.16	Older unoccupied commercial (60+ years); historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended	GC	C3-MU	0	C		20	1	1	0	1
Total	**1.00**	**Prime opportunity site**	**GC**	**C3-MU**	**0**		**Consolidate four vacant properties and two older/underutilized commercial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**25**	**12**	**12**	**0**	**12**
Site No. 18 (Prime Opportunity Site)												
6105-008-030	0.07	Bank branch parking	GC	C3-MU	0	A		20	1	**1**	0	1
6105-008-031	0.11	Bank branch parking	GC	C3-MU	0	A		20	1	**1**	0	1
6105-008-032	4.43	Bank branch (over-parked) -- underutilized; credible interest expressed in developing a mixed-use project; tenant is weighing proposal	GC	C3-MU	0			30	66	66	33	33
Total	**4.61**	**Prime opportunity site**	**GC**	**C3-MU**	**0**		**Consolidate bank parking parcels and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**69**	**69**	**35**	**34**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 19 (Prime Opportunity Site)												
6105-009-004	0.37	Blighted single-family (roof deterioration, dry rot, deferred maintenance)	HDR	R4	1			25	**9**	8	0	8
6105-009-005	0.37	Blighted single-family (roof deterioration, dry rot, deferred maintenance)	HDR	R4	1			25	**9**	8	0	8
6105-009-008	0.46	Blighted commercial (dry rot, deferrred maintenance, incompatible use); use is marginal (no activity observed on site)	HDR	R4	0	A		25	**11**	11	0	11
6105-009-009	0.45	Vehicle storage; use is marginal (no activity observed on site)	HDR	R4	0	A		25	**11**	11	0	11
6105-009-010	0.20	Blighted older commercial (50+ years; possible structural deterioration, deferred maintenance, obsolete design/const); operating business	HDR	R4	0			25	**5**	5	0	5
6105-009-020	0.92	Church (operating)	HDR	R4	0			27	**25**	25	0	25
Total	**2.77**	**Prime opportunity site; Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**HDR**	**R4**	**2**		**Consolidate properties and redevelop to high-density residential project**	**30**	**83**	**81**	**81**	**0**
Site No. 20 (Prime Opportunity Site)												
4066-011-020	0.21	Vacant land	GC	C3-MU				20	2	2	0	2
4066-011-021	0.21	Vacant land	GC	C3-MU				20	2	2	0	2
4066-012-002	0.46	Commercial	GC	C3-MU	0			20	4	4	0	4
4066-012-033	0.47	Commercial	GC	C3-MU	0			20	4	4	0	4
Total	**1.35**	**Prime opportunity site; historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate vacant and blighted commercial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**20**	**20**	**10**	**10**
Site No. 21												
6111-001-018	0.14	Older commercial (80+ years)	MU	CR	0			34	3	3	1	1
6111-001-019	0.13	Older commercial (70+ years)	MU	CR	0			34	3	3	1	1
6111-001-025	0.44	Older commercial (80+ years)	MU	CR	0			34	9	9	4	4
6111-001-900	0.53	Parking	MU	CR	0	City		34	11	11	5	5
Total	**1.23**	**Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended**	**MU**	**CR**	**0**		**Consolidate properties and redevelop with high-density residential project. Assumes 60% of site for residential development.**	**34**	**25**	**25**	**13**	**12**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 22 (Prime Opportunity Site)												
4064-023-018	0.72	Vacant	GC	C3-MU	0			25	8	8	0	8
4064-023-019	0.11	Older commercial (50+ years)	GC	C3-MU	0			20	1	1	0	1
4064-023-020	0.26	Older commercial (50+ years)	GC	C3-MU	0	A		20	2	2	0	2
4064-023-021	0.17	Older commercial (50+ years)	GC	C3-MU	0	A		20	1	1	0	1
4064-023-034	1.04	Blighted former hospital building (boarded up windows/doors, deferred maintenance)	GC	C3-MU	0	B		30	15	15	8	7
4064-023-035	0.31	Parking	GC	C3-MU	0	B		20	3	3	0	3
Total	**2.61**	**Prime opportunity site; historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**0**		**Consolidate three commercial properties, blighted former hospital and adjoining parking lot, and one vacant lot and redevelop with high density residential mixed-use project. Assumes 50% of site for residential development.**	**30**	**39**	**39**	**20**	**19**
Site No. 23 (Prime Opportunity Site)												
6102-019-900	0.41	Vacant	GC	C3-MU		City		20	4	4	0	4
6102-019-901	0.60	Vacant	GC	C3-MU		City		25	7	7	0	7
6102-019-902	0.15	Vacant	GC	C3-MU		City		20	1	1	0	1
6102-019-007	0.17	Blighted industrial (boarded windows/doors, deferred maintenance)	GC	C3-MU	0			20	1	1	0	1
6102-019-008	0.10	Blighted single-family (boarded windows/doors, deferred maintenance)	GC	C3-MU	1			20	1	0	0	0
6102-019-019	0.41	Blighted auto service (deferred maintenance, deteriorated)	GC	C3-MU	0			20	4	4	0	4
Total	**1.84**	**All properties except 6102-019-008 have historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended**	**GC**	**C3-MU**	**1**		**Consolidate vacant land with blighted properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.**	**30**	**27**	**26**	**13**	**13**
Site No. 24 (Prime Opportunity Site)												
6114-031-003	1.11	Parking Lot	HDR	R-4	0	A		30	33	33	33	0
6114-031-004	0.20	Blighted multi-family (deferred maintenance, deteriorated)	HDR	R-4	2	A		25	5	3	0	3
6114-031-005	0.42	Older commercial (50+ years); possible historical chemical use	HDR	R-4	0	A		25	11	11	0	11
Total	**1.73**	**Prime opportunity site; site assessment may be needed; survey of regulated materials recommended**	**HDR**	**R-4**	**2**		**Consolidate parcels and redevelop with high-density residential project**	**30**	**52**	**50**	**50**	**0**

APN	Acres	Existing Use/Opportunity	General Plan	Zone (1)	Exist Units	Owner-ship (2)	Potential Use	Housing Units				
								Density	Potential Units (3)	Net Inc.	Lower Income (4)	Mod/Above Income (4)
Site No. 25 (Prime Opportunity Site)												
6106-036-035 (western half of parcel)	1.29	Blighted older commercial (50+ years, poor/faulty material, deferred maintenance, incompatible w/ adjoining residential)	GC	SP	0			**15**	**9**	**9**	0	9
6106-036-037	0.23	Blighted older single-family (80+ years, deferred maintenance, incompatible w/ surrounding industrial, no street frontage)	GC	SP	1			**15**	**1**	**0**	0	0
6106-036-012	0.23	Blighted older single-family (80+ years, deferred maintenance, incompatible w/ surrounding industrial, no street frontage)	GC	SP	1			**15**	**1**	**0**	0	0
Total	**1.75**	**Prime opportunity site; properties adjacent to or part of DTSC-regulated Gardena Sumps site; Sumps site is identified as Brownfield under City's EPA grant; surveys of regulated materials recommended**	**GC**	**SP**	**2**		**Consolidate parcels and redevelop with medium-density horizontal mixed-use project**	**15**	**13**	**11**	**0**	**11**
Site 26												
4063-011-900	**3.96**	**National Guard Armory, former Gardena Transit facility; possible historical chemical use; surveys of regulated materials recommended**	**HDR**	**R-4**	**0**	**City**	**Redevelop with high-density affordable residential project**	**30**	**118**	**118**	**118**	**0**

ALL SITES:	**LOWER INCOME UNITS**	**722**
	MOD/ABOVE INCOME UNITS	**565**
	TOTAL NET GAIN (LOWER + MOD/ABOVE)	**1287**
PRIME OPPORTUNITY SITES ONLY:	**LOWER INCOME UNITS**	**244**
	MOD/ABOVE INCOME UNITS	**213**
	TOTAL NET GAIN (LOWER + MOD/ABOVE)	**457**

See Notes on the following page

Notes:

(1) Since the adoption of the 2008-2014 Housing Element, the following sites from Appendix C have been rezoned: Sites 2, 3, 4, 7, 10 and 23 from C3-SPO to C3-MU, Site 24 from split R-3/R-4 to R-4, and Site 26 from R-3 to R-4. In addition, the development standard of the R-4 zone was amended to permit a maximum residential density of 25 units/acre for lots less than 0.5 acres, 27 units/acre for lots 0.5 to 1.0 acre, and 30 units /acres for lots greater than 1.0 acre. The development standard of the MU zone was amended to permit a maximum residential density of 20 units/acre for lots less than 0.5 acres, 25 units/acre for lots 0.5 to less than 1.0 acre, and 30 units/acre for lots 1.0 acre or greater.

(2) Letters (A, B, C) indicates same ownership. Blank indicates different owners.

(3) "Total" number of potential units for each site may differ from the sum of potential units for all individual parcels within the site. This is due to two factors:

a) Graduated maximum densities for MU and R-4 sites result in a higher density being applied to the site as a whole than to individual parcels;

b) Potential unit counts in the MU and SP zones must be rounded down, meaning fractional units are lost on individual parcels, but can be combined with fractional units from adjacent parcels and applied toward the overall unit count as part of larger, consolidated sites.

(4) "Total" units by income level for each site may differ from the sum of units for all individual parcels with the site. Development standards for the MU and R-4 zones permit only sites of greater than 1.0 acre to be developed to the maximum density of 30 du/ac, meaning parcels 1.0 acre or less do not meet the "default density" required to facilitate and encourage the development of lower-income affordable housing. When combined into a larger site, however, these parcels may be developed at a level commensurate with the default density, meaning that some or all potential units from the "Total" site are considered affordable to lower-income households.