

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

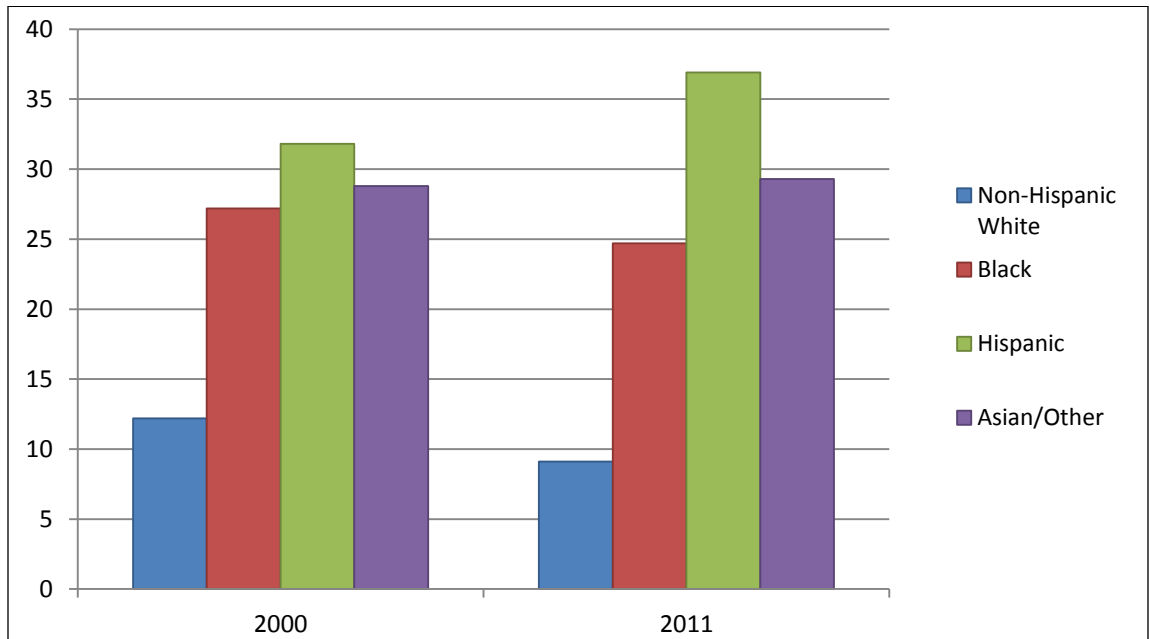
Age Groups	City of Gardena		Los Angeles County	
	Total	Percent	Total	Percent
0-4 years	3,920	6.6%	649,065	6.6%
5-19	11,036	18.7%	2,055,708	20.9%
20-24	3,768	6.4%	754,096	7.7%
25-34	8,480	14.4%	1,482,962	15.1%
35-44	7,492	12.7%	1,430,990	14.6%
45-54	7,923	13.4%	1,367,794	13.9%
55-64	7,549	12.8%	1,020,467	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 (15.2%), 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 DP03)

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 2.78⁴. 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 \$7,319⁵.

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%
<i>Sensory Disability (Hearing and Vision)</i>	<i>918</i>	<i>34.8%</i>
<i>Cognitive Disability</i>	<i>869</i>	<i>32.9%</i>
<i>Ambulatory Disability</i>	<i>1,413</i>	<i>53.5%</i>
<i>Self-Care Disability</i>	<i>894</i>	<i>33.9%</i>
<i>Independent Living</i>	<i>1,115</i>	<i>42.2%</i>
Persons with Disabilities Ages 65 and Over	2,975	53.0%
<i>Sensory Disability (Hearing and Vision)</i>	<i>1,765</i>	<i>59.3%</i>
<i>Cognitive Disability</i>	<i>1,080</i>	<i>36.3%</i>
<i>Ambulatory Disability</i>	<i>1,952</i>	<i>65.6%</i>
<i>Self-Care Disability</i>	<i>985</i>	<i>33.1%</i>
<i>Independent Living</i>	<i>1,865</i>	<i>62.7%</i>

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 families 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 requirement 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					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
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 severely 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 the ACS 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 financed 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.