

## V. Housing Plan

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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 housing; 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	<b>Housing Rehabilitation Program</b> <ul style="list-style-type: none"> <li>▪ Handy-Worker Fix Up</li> <li>▪ Residential Rebate</li> <li>▪ Multi-Family Rehabilitation and Code Correction</li> <li>▪ Owner-Occupied Rehabilitation Loan Program(OORP)</li> </ul>	1) Assist 179 households annually, 550 over six years.  2) Provide 15 deferred loans over two years through the OORP.	<p><b>Progress:</b> Overall, between 2008 and 2012 a total of 368 residents received assistance and 15 rebates were provided and 33 persons with disability were assisted.</p> <ul style="list-style-type: none"> <li>▪ Handy-Worker Fix Up -- 141 households received assistance (2008-2012). In 2012, 20 households were assisted.</li> <li>▪ Residential Rebate -- 18 households received rebates and a total of 33 persons with disability were assisted (2008-2010)</li> <li>▪ 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.</li> <li>▪ 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.</li> </ul> <p><b>Effectiveness:</b> Assistance has been slower than anticipated, but CDBG funds will continue to be available. City met its OORP objective.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
2	<b>Section 8 Rental Assistance</b>	Continue rental assistance to 600 households, with additional assistance provided, as funding becomes available.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> While effective, Section 8 is administered by the CDC/HACOLA and not by the City.</p> <p><b>Appropriateness:</b> 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.</p>
3	<b>Preservation of At-Risk Units</b>	Prepare a Monitoring and Mitigation program to evaluate and gauge at-risk units' activities.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Housing Element Program 3 completed.</p> <p><b>Appropriateness:</b> Program implementation is appropriate for the Housing Element Update.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
4	<b>Senior Housing Development</b>	<p>1) Continue to provide a streamline approval process and relaxed development standards.</p> <p>2) Support applications for federal and state funding for quality senior developments.</p> <p>3) Provide information on the City's website and making it available at the City's Planning Department counter.</p>	<p><b>Progress:</b> 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.</p> <p>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.</p> <p>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.</p> <p><b>Effectiveness:</b> Program objectives were achieved. Zoning Ordinance No. 1737 was adopted and the Spring Park Senior Housing Project was approved and funded.</p> <p><b>Appropriateness:</b> Continue to provide information on the City's website.</p>
5	<b>Homeownership Program –Fresh Rate Program</b>	<p>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).</p>	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Program 5 objective was achieved.</p> <p><b>Appropriateness:</b> Program implementation is appropriate for the Housing Element Update.</p>

**Table 47 (Cont.)**

### Evaluation of Housing Program Accomplishments

	Housing Programs	Program Objectives	Accomplishments
6	<b>Density Bonus Ordinance/Affordable Housing Development Incentives</b>	<p>1) Adopt a Density Bonus Ordinance to comply with State law.</p> <p>2) Shorten the project approval process period for housing projects that include affordable units.</p>	<p><b>Progress:</b> 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.</p> <p>2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards.</p> <p><b>Effectiveness:</b> Adoption of Ordinance Nos. 1737 and 1739.</p> <p><b>Appropriateness:</b> Housing Program 6 is no longer required.</p>
7	<b>Green Building Program</b>	<p>1) Adopt a green building program.</p> <p>2) Develop a procedure to streamline the permit and approval process, giving priority to projects meeting LEED standards.</p> <p>3) Promote green development through marketing information.</p> <p>4) Complete a study of impacts of green building requirements on housing production.</p>	<p><b>Progress:</b> 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.</p> <p>2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards.</p> <p>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.</p> <p>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.</p> <p><b>Effectiveness:</b> All Program 7 objectives have been achieved.</p> <p><b>Appropriateness:</b> Housing Program 7 is no longer required.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
8	<b>Multi-family Development Impact Fee</b>	Amend the Municipal Code to exempt lower-income multi-family development projects from the multi-family development impact fee.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Program 8 objective has been achieved.</p> <p><b>Appropriateness:</b> Housing Program 8 is no longer required.</p>
9	<b>Specific Plans</b>	<p>1) Examine the feasibility of establishing three new specific plan areas for mixed-use development.</p> <p>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.</p>	<p><b>Progress:</b> 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.</p> <p>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.</p> <p><b>Effectiveness:</b> Ordinance No. 1739 was adopted by the City which increased the max. residential densities within Specific Plan areas.</p> <p><b>Appropriateness:</b> Program Objective 1 is appropriate for the Housing Element Update</p>



**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
10	<b>Gardena Boulevard</b>	<p>1) Conduct a study to identify incentives for mixed-uses in the C-R zone and revise the zoning ordinance accordingly</p> <p>2) Conduct meetings with property owners to discuss the City's desire for residential mixed-use development along Gardena Boulevard.</p> <p>3) Develop 20 new multi-family units along Gardena Boulevard.</p>	<p><b>Progress:</b> 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.</p> <p>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.</p> <p>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.</p> <p><b>Effectiveness:</b> No new multi-family development has occurred on Gardena Boulevard.</p> <p><b>Appropriateness:</b> Program Objective 3 is appropriate for the Housing Element update.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
11	<b>Development on Vacant and Underutilized Residential Sites</b>	<p>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.</p> <p>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.</p> <p>3) Work with CHDOs to facilitate the development of new affordable housing units.</p> <p>4) Update the vacant land inventory using the City's GIS system.</p>	<p><b>Progress:</b> 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.</p> <p>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.</p> <p>3) The City also developed a mailing list of potential CHDOs to receive the development incentive letters.</p> <p>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.</p> <p><b>Effectiveness:</b> The Program objectives have been achieved.</p> <p><b>Appropriateness:</b> Program implementation is appropriate for the Housing Element Update. The City will continue to promote development of vacant land and underutilized residential land.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
12	<b>Brownfield Program</b>	<p>1) Complete five Phase I Environmental Site Assessments (ESA) and two Phase II ESAs.</p> <p>2) Develop two Brownfield sites.</p> <p>3) Market Brownfield opportunity sites with information packets.</p> <p>4) Continue community outreach through the Brownfield Community Relations Committee.</p>	<p><b>Progress:</b> 1) 15 Phase I and II assessments have been completed and developed.</p> <p>2) One of the Brownfield sites was developed into nine condominium units (known as San Lorenzo Homes).</p> <p>3) The Brownfield program is on the City's website and sites or identified on a map. <a href="http://www.gardenaecodev.com/?p=7">http://www.gardenaecodev.com/?p=7</a>. 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.</p> <p>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.</p> <p><b>Effectiveness:</b> 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.</p> <p><b>Appropriateness:</b> Continue to implementation Program Objectives 4.</p>
13	<b>Second Unit Ordinance</b>	<p>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).</p> <p>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.</p>	<p><b>Progress:</b> 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.</p> <p>2) The City's website and the Community Development Department counter provide affordable housing information.</p> <p><b>Effectiveness:</b> Ordinance No. 1737 achieved the objective of this program.</p> <p><b>Appropriateness:</b> Continue to provide update affordable housing information on the City's website and at the CDD counter.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
14	<b>Single Room Occupancy</b>	<p>1) Amend the zoning ordinance to permit SROs in the M-1 zone with a CUP.</p> <p>2) Maintain a list of existing hotels that are candidates for conversion.</p> <p>3) Review SRO conversion applications on an annual basis.</p>	<p><b>Progress:</b> 1) Adoption of Ordinance No. 1737 added SRO residential units with CUP in the M-1 zone in accordance with State law.</p> <p>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.</p> <p><b>Effectiveness:</b> To date, no SRO conversion application have been received by the City.</p> <p><b>Appropriateness:</b> Programs Objectives 2 and 3 are appropriate for the Housing Element Update. .</p>
15	<b>Transitional and Supportive Housing</b>	Continue to comply with State law regarding transitional and supportive housing.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> 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.</p> <p><b>Appropriateness:</b> Housing Program 15 shall be revised to allow transitional and supportive housing as a permitted use under the MU zone.no longer necessary.</p>
16	<b>Emergency Shelters</b>	Amend the zoning ordinance to permit emergency shelters by right in the M-1 zone.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Ordinance No. 1737 achieved the objective of this program.</p> <p><b>Appropriateness:</b> Housing Program 16 is no longer necessary.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
17	<b>R-4 Zone Amendment</b>	Amend the R-4 zone to facilitate affordable housing.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Ordinance No. 1737 achieved the objective of this program.</p> <p><b>Appropriateness:</b> Housing Program 17 is no longer necessary.</p>
18	<b>Mixed Use Overlay Zone Amendment</b>	Amend the MUO zone to facilitate affordable housing.	<p><b>Progress:</b> 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.</p> <p>Adoption of Ordinance No. 1737 also facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards.</p> <p><b>Effectiveness:</b> Ordinance No. 1737 achieved the objective of this program.</p> <p><b>Appropriateness:</b> Housing Program is no longer necessary.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
19	<b>Rezoning of Two Sites</b>	Rezoning the City-owned parcel at 154 <sup>th</sup> 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.	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Program's objective was achieved.</p> <p><b>Appropriateness:</b> Housing Program 19 is no longer necessary.</p>
20.	<b>Adequate Sites Monitoring</b>	<p>1) Maintain an up-to-date inventory of adequate housing sites for each income category.</p> <p>2) Develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites, as necessary.</p> <p>3) Perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives.</p>	<p><b>Progress:</b> 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.</p> <p>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.</p> <p><b>Effectiveness:</b> Completed two annual inventory surveys.</p> <p><b>Appropriateness:</b> The City will continue an annual inventory of opportunity sites.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
21	<b>Opportunity Sites Listing and Outreach</b>	<p>1) Continue maintaining an updated listing of opportunity sites.</p> <p>2) Establish expedited permitting procedures for mixed-use projects, including a streamlined process for lot consolidation.</p> <p>3) Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation.</p>	<p><b>Progress:</b> 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.</p> <p>2) Adoption of Ordinance No. 1737 facilitates priority processing of projects involving affordable housing, senior housing, mixed-use housing and housing meeting LEED standards.</p> <p>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.</p> <p><b>Effectiveness:</b> Two of the three program objectives have been achieved, with the third to be complete within in 2013.</p> <p><b>Appropriateness:</b> Program Objective 3 is appropriate for the Housing Element Update.</p>
22	<b>Non-profit Development Partnership</b>	<p>Hold at least one workshop annually to discuss the City's plans, development opportunities, resources/ assistance, and the RFQ process.</p>	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Programs objective to be achieved during in 2013.</p> <p><b>Appropriateness:</b> The City will continue to provide community outreach information on development opportunity sites and development incentives. Program is appropriate for the Housing Element Update.</p>

**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
23	<b>Rent Mediation Board</b>	<p>1) Continue providing rent mediation/arbitration assistance to renters in disputes with landlords.</p> <p>2) Continue conducting the annual survey of rental housing units.</p>	<p><b>Progress:</b> The City continues to provide rent mediation and arbitration assistance to renters and landlords and conducts an annual survey of rental units.</p> <p><b>Effectiveness:</b> 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).</p> <p><b>Appropriateness:</b> The Rental Mediation Board provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element Update.</p>
24	<b>Fair Housing Program</b>	Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing.	<p><b>Progress:</b> The City continues to contract with the Fair Housing Foundation, a private fair housing group to serve as administrator for fair housing services.</p> <p><b>Effectiveness:</b> 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.</p> <p><b>Appropriateness:</b> The Fair Housing Program provides a valuable service to residents in Gardena and remains appropriate for the Housing Element Update.</p>
25	<b>Rental Assistance</b>	Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units.	<p><b>Progress:</b> The City website will include links to the County CDC's Section 8 program.</p> <p><b>Effectiveness:</b> Please see the Progress and Effectiveness of Housing Program 2 (Section 8 Rental Assistance) and Housing Program 4 Senior Housing Development.</p> <p><b>Appropriateness:</b> Rental assistance information to be continually updated and the program remains appropriate for the Housing Element Update.</p>



**Table 47 (Cont.)**  
**Evaluation of Housing Program Accomplishments**

	Housing Programs	Program Objectives	Accomplishments
26	<b>Accessible Housing</b>	<p>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</p> <p>2) Amend the Municipal Code to reflect the States standard for defining “family”</p> <p>3) Provide rehabilitation loans/grants to income-qualified households for access improvements.</p>	<p><b>Progress:</b> 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.</p> <p>2) Adoption of Ordinance No. 1737 amended the Municipal Code to redefine “family” in accordance with State law.</p> <p>3) In 2011, the City provided two (2) deferred loans for access improvements through the State HOME program.</p> <p><b>Effectiveness:</b> Ordinance No. 1737 achieved the program objective.</p> <p><b>Appropriateness:</b> The City will continue to provide assistance to income-qualified individual through the State HOME program, when funds are available.</p>
27	<b>Continuum of Care – Homeless Assistance</b>	<p>Continue participation in the County’s Continuum of Care and allocate CDBG monies to fund the City’s Emergency Services Program.</p>	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> Ongoing process</p> <p><b>Appropriateness:</b> This program remains appropriate for the Housing Element Update.</p>

## 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, its 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 identify 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.gardenacondev.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
<b>Maintenance and Preservation</b>					
<b>1. Housing Rehabilitation Program</b>					
<i>a) Handy-Worker Fix Up</i>	Provide free housing repairs, including handicapped access.	Assist 100 households annually.	CDBG	City Manager	2014-2021
<i>b) Residential Rebate</i>	Provide rebates for housing repairs.		CDBG	City Manager	2014-2021
<i>c) Multi-Family Rehabilitation and Code Correction</i>	Provide exterior improvement grants to owners of rental properties between 5 and 11 units.		CDBG/HOME	City Manager	2014-2021
<i>d) Owner-Occupied Rehabilitation Loan</i>	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
<i>e) Mobile Home Rehabilitation Loan</i>	Provide deferred rehab loans to income-qualified mobile home owner-occupants.		CalHOME Program/HOME	City Manager	2014-2021
<b>2. Section 8 Rental Assistance</b>	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
<b>3. Preservation of At-Risk Units</b>	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
<b>Provision of a Variety of Housing Types</b>					
<b>4. Senior Housing Development</b>	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
<b>5. Homeownership Program</b>	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
<b>Provision of Adequate Sites</b>					
<b>6. Specific Plans</b>	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
<b>7. Gardena Boulevard</b>	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
<b>8. Development on Vacant and Underutilized Residential Sites</b>	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
<b>9. Brownfield Program</b>	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**

<b>Housing Program</b>	<b>Program Purpose</b>	<b>Program Objective/Action</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>10. Second Unit Ordinance</b>	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
<b>11. Single Room Occupancy</b>	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
<b>12. Transitional and Supportive Housing in Mixed Use Overlay Zone</b>	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
<b>13. Adequate Sites Monitoring</b>	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
<b>14. Opportunity Sites Listing and Outreach</b>	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
<b>15. Non-profit Development Partnership</b>	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**

<b>Housing Program</b>	<b>Program Purpose</b>	<b>Program Objective/Action</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>Equal Housing Opportunity</b>					
<b>16. Rent Mediation Board</b>	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
<b>17. Fair Housing Program</b>	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
<b>18. Rental Assistance</b>	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
<b>19. Accessible Housing</b>	Provide accessible housing to persons with disabilities.	Provide rehabilitation loans/grants to income-qualified households for access improvements.	CDBG	City Manager	2014-2021
<b>20. Continuum of Care – Homeless Assistance</b>	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
<b>21. Outreach for Persons with Developmental Disabilities</b>	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	49	49	60	66	173	397
New Construction						
Units at Risk <sup>1</sup>	0	0	0	0	0	0

Source: 2014-2021 SCAG RHNA

<sup>1</sup> 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. 162<sup>nd</sup> 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](mailto: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. 162<sup>nd</sup> 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.

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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.

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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. 162<sup>nd</sup> 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](mailto: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. 162<sup>nd</sup> 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](mailto: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. 132<sup>nd</sup> 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. 129<sup>th</sup> Street  
Gardena, CA 90249

Annette Crispier  
2010 W. 144<sup>th</sup> Street  
Gardena, CA 90248

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

Commissioner Shannon Lawrence  
Planning Commission  
1465 W. 179<sup>th</sup> 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 134<sup>th</sup> Place  
Gardena, CA 90247

Renée Anderson  
1048 W. 133<sup>rd</sup> Street  
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Wanda Love, President  
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1204 W Gardena Blvd. Ste E & F  
Gardena, CA 90247

Bruce Kennedy & Maria Lopez  
2034 W. 235<sup>th</sup> Place.  
Torrance, CA 90501

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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  
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Los Angeles, CA 90064

United Commercial Bank  
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San Francisco, CA 94102

Western Property Development LLC  
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Rancho Palos Verdes, CA 90275-4945

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Gardena, CA 90247

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Gardena, CA 90247

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Irwindale, CA 91720

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Gardena, CA 90249

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Gardena, CA 90247

Marilyn Miles  
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Gail Laidoner  
17815 Denker Ave.  
Gardena, CA 90248

Jessica Randle  
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Gardena, CA 90248

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Human Services Commission  
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Dawana Breedlone  
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Community Member  
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Gardena, CA 90249

Chuck Allison  
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Gardena, CA 90249

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First Tier Preps  
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Service Director  
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Gardena, CA 90249

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Gardena, CA 90249

Claudia Jones  
2119 W. 134<sup>th</sup> Pl  
Gardena, CA 90249

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Gardena, CA 90247

Rowena LeBeaud  
12915 Van Ness Ave.  
Gardena, CA 90249

Rosetta Murphy  
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Gardena, CA 90249

Gabriel Sibley  
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Gardena CA 90249  
310 329-3089

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Gardena, CA 90247

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Planning Commission  
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Gardena, CA 90247

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Gardena, CA 90249

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Commissioner Mark Henderson  
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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. 133<sup>rd</sup> St.  
Gardena, CA 90247

Hollypark Homeowners Assn.  
c/o 2915 W. 135<sup>th</sup> 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; underground 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												
		Older industrial (60+ years); incompatible w/ adjoining residential										
4062-004-009	0.25		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
		Older industrial (30-50 years); incompatible w/ adjoining residential										
4062-004-026	0.25		GC	C3-MU	0			20	2	2	0	2
		Older industrial (30-50 years); incompatible w/ adjoining residential										
4062-004-027	0.25		GC	C3-MU	0			20	2	2	0	2
		Older industrial (30-50 years); incompatible w/ adjoining residential										
4062-004-029	0.13		GC	C3-MU	0			20	1	1	0	1
		Blighted older industrial (70+ years, obsolete Quonset hut const.); incompatible w/adjoining residential										
4062-004-030	0.25		GC	C3-MU	0			20	2	2	0	2
		Older industrial (30+ years); incompatible w/ adjoining residential										
4062-004-031	0.25		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
		Older industrial (30+ years); incompatible w/ adjoining residential										
4062-004-081	0.12		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
		Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended					Consolidate 12 blighted commercial/industrial properties and redevelop with high-density residential mixed-use project. Assumes 50% of site for residential development.					
Total	2.38		GC	C3-MU	0			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 retsaurant (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
		Prime opportunity site; identified as Brownfield on City's EPA grant; survey of regulated materials recommended					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.					
Total	3.89		GC	C3-MU	0			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
		Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended					Consolidate older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.					
Total	1.02		GC	C3-MU	0			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
		Historical commercial/industrial uses with likely chemical use/storage; site assessments may be needed; survey of regulated materials recommended					Consolidate four older and/or blighted commercial properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.					
Total	1.58		GC	C3-MU	0			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, deferred 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
		Prime opportunity site; historical commercial/industrial uses with likely chemical use/storage; site assessment may be needed; survey of regulated materials recommended					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.					
Total	2.61		GC	C3-MU	0			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
		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					Consolidate vacant land with blighted properties and redevelop with high-density residential mixed use project. Assumes 50% of site for residential development.					
Total	1.84		GC	C3-MU	1			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

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

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.*