

# AGENDA CITY OF GARDENA Regular CITY COUNCIL MEETING

*Council Chamber at City Hall, 1700 W. 162<sup>nd</sup> Street, Gardena, California*

*Website: [www.ci.gardena.ca.us](http://www.ci.gardena.ca.us)*

PAUL K. TANAKA, *Mayor*  
MARK E. HENDERSON, *Mayor Pro Tem*  
TASHA CERDA, *Council Member*  
DAN MEDINA, *Council Member*  
TERRENCE TERAUCHI, *Council Member*



MINA SEMENZA, *City Clerk*  
J. INGRID TSUKIYAMA, *City Treasurer*  
MITCHELL G. LANSDELL, *City Manager*  
PETER L. WALLIN, *City Attorney*

**May 10, 2016**

**Open Session 7:30 p.m.**

***The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email [msemenza@ci.gardena.ca.us](mailto:msemenza@ci.gardena.ca.us), at least two business days prior to the scheduled meeting to ensure assistance is provided. Assistive listening devices are available.***

***PUBLIC COMMENT:*** *The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. The public has the opportunity to address the City Council at the following times:*

- *Agenda Items - at the time the City Council considers the item or during Oral Communications*
- *Non-agenda Items - during Oral Communications*
- *Public Hearings - at the time for Public Hearings listed on the Agenda*

*If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk. You will be called to the podium by name when it is your turn to address the Council.*

*Pursuant to California Government Code Section 54953(b)(3), any member of the public wishing to address the legislative body directly pursuant to California Government Code Section 54954.3 may do so at each teleconference location at the time the item is considered.*

***CELLPHONES AND OTHER DISTRACTIONS:*** *Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on a silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers and the conduct of City business.*

***Thank you for your attendance and cooperation.***

1. ROLL CALL

2. CLOSED SESSION – No Items

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Allysen Vasquez and Kaliq Page  
Amestoy Elementary School

B. INVOCATION

Reverend Juan C. Higuera, Pastor  
Iglesia Bautista Biblica

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Resolution of Commendation to Gardena Police Officer Luis Villanueva in Acknowledgement of His Receiving a Life Saving Award from the South Bay Police & Fire Memorial Foundation at the 42<sup>nd</sup> Annual Medal of Valor Awards Ceremony on May 26, 2016  
*(to be accepted by Officer Villanueva)*
- (2) “Mothers Against Drunk Driving (MADD) presents the Deuce Award to Police Officers Evan Jackson and Michael Medeiros, and the Century Award to Officer Jaycon Sanchez  
*(to be presented by Keith Page, Program Specialist for MADD)”*

B. PROCLAMATIONS

- (1) “Older Americans Month,” May 2016 *(to be proclaimed only)*
- (2) “National Public Works Week,” May 15-21, 2016  
*(to be accepted by Chief Ed Medrano, Director of Police, Streets & Development Services)*

C. APPOINTMENTS

- (1) Council Appointments to Commissions, Committees, Board, and Council (Commission Appointees to be Ratified and Sworn In; Committees, Board and Council Appointees to be Ratified Only)
  - (a) Human Services Commission
  - (b) Planning and Environmental Quality Commission
  - (c) Recreation and Parks Commission
  - (d) Senior Citizens Commission
  - (e) Gardena Youth Commission
  - (f) Gardena Beautification Committee
  - (g) Gardena Economic Development Committee
  - (h) Gardena Rent Mediation Board, Landlord Representative
  - (i) Gardena Rent Mediation Board, Tenant Representative
  - (j) Gardena Rent Mediation Board, At-Large Representative
  - (k) Gardena Business Advisory Council

5. **CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**Roll Call Vote Required on Consent Calendar** All matters listed under the Consent Calendar will be enacted by one motion unless a Council member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

A. Waiver of Reading in Full of All Ordinances Listed on This Agenda and That They be Read by Title Only

B. **CITY CLERK**

(1) Approval of Minutes

(a) City Council Regular Meeting, April 26, 2016

(2) Affidavit of Posting Agenda on May 6, 2016

C. **CITY TREASURER**

(1) Approval of Warrants / Payroll Register

(a) May 10, 2016

D. **CITY MANAGER**

(1) Personnel Report No. P-2016-07

6. **EXCLUDED CONSENT CALENDAR**

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

A. **MAY 3, 2016, MEETING – Meeting Cancelled**

**ORAL COMMUNICATIONS**

*Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete and a red light will appear when three minutes are over. Your cooperation is appreciated.*

## 8. DEPARTMENTAL ITEMS

### A. ELECTED & ADMINISTRATIVE OFFICES

- (1) PUBLIC HEARING: Community Development Block Grant (CDBG) Plans and Reports to U.S. Department of Housing and Urban Development (HUD)
  - (a) 2016-2021 Five-Year Consolidated Plan
  - (b) Amended Citizen Participation Plan
  - (c) Analysis of Impediments to Fair Housing Choice – Community Development Block Grant (CDBG) Program**Staff Recommendation: Conduct Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Approve Consolidated Plan and Ancillary Reports**
- (2) PUBLIC HEARING: Proposed 42nd Year Community Development Block Grant (CDBG) Program One-Year Action Plan for Fiscal Year 2016-2017  
**Staff Recommendation: Conduct Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Approve CDBG One-Year Action Plan, FY 2016-2017**
- (3) RESOLUTION NO. 6229, Approving Modified California Games Collection Rates at the Hustler Casino  
**Staff Recommendation: Adopt Resolution No. 6229**
- (4) ORDINANCE NO. 1767, Incorporating, by Reference, Amendments to Chapter 8.04 (Public Licenses) of the Los Angeles County Code Relating to Inspection and Posting of Letter Grades for Mobile Food Facilities  
**Staff Recommendation: Introduce Ordinance No. 1767; Set Public Hearing for June 14, 2016**

### B. POLICE, STREETS, & DEVELOPMENT SERVICES

- (1) RESOLUTION NO. 6227, Authorizing a Joint Powers Agreement to Establish a Joint Powers Agency to Create a Wide-Area Interoperable Public Safety Communications Network  
**Staff Recommendation: Adopt Resolution No. 6227**
- (2) PUBLIC HEARING: RESOLUTION NO. 6225, Confirming the Diagram and Assessment Contained in the Engineer's Report Dated April 12, 2016, for the Gardena Artesia Boulevard Landscaping Assessment District and Ordering the Levy of Assessments on the Same for Fiscal Year 2016-2017  
**Staff Recommendation: Conduct Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6225**
- (3) PUBLIC HEARING: RESOLUTION NO. 6226, Confirming the Diagram and Assessment Contained in the Engineer's Report Dated April 12, 2016, for the Gardena Consolidated Street Lighting Assessment District and Ordering the Levy of Assessments on the Same for Fiscal Year 2016-2017  
**Staff Recommendation: Conduct Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6226**

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE, STREETS, & DEVELOPMENT SERVICES (Continued)

(4) Award Contract

Traffic Signal Upgrade, JN 911  
Various Locations  
Whitman Electric in the Amount of \$72,979.00

**Staff Recommendation: Award Contract**

(5) Acceptance and Notice of Completion

Local Street Overlay 2015  
Various Locations, JN 889  
Excel Paving Co.

**Staff Recommendation: Acceptance and Order the Recordation of Notice of Completion**

(6) ORDINANCE NO. 1766, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15 (ZCA#1-16)  
(Introduced by Council Member Dan Medina, 04/26/2016)

**Staff Recommendation: Adopt Ordinance No. 1766**

C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES – No Items

D. TRANSPORTATION – No Items

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS

(1) RESOLUTION NO. 6228, Supporting the Issuance of a U.S. Commemorative Postage Stamp Honoring the Japanese American Soldiers of World War II

**Staff Recommendation: Adopt Resolution No. 6228**

(2) Verbal Reports regarding Attendance at the Southern California Association of Governments (SCAG) 2016 Regional Conference and General Assembly, held May 5-6, 2016, in La Quinta, California

**Reports to be Given by Council Member Cerda, City of Gardena Delegate; and Councilmember Medina, Regional Council Delegate**

B. COUNCIL DIRECTIVES

C. COUNCIL REMARKS

- (1) COUNCIL MEMBER MEDINA
- (2) COUNCIL MEMBER CERDA
- (3) COUNCIL MEMBER TERAUCHI
- (4) MAYOR PRO TEM HENDERSON
- (5) MAYOR TANAKA

**10. ANNOUNCEMENTS**

**11. REMEMBRANCES**

Reverend Earnest Waters, long-time Gardena resident, a Pastor and the former President of AFSCME Local 3634.

**12. ADJOURNMENT**

The Gardena City Council will adjourn to a Regular City Council Meeting at 7:00 p.m. on Tuesday, May 24, 2016.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the Office of the City Clerk.

Dated this 6th day of May, 2016

/s/ MINA SEMENZA  
MINA SEMENZA, City Clerk



## RESOLUTION OF COMMENDATION

**WE**, the Mayor and Councilmembers of the City of Gardena, California, do hereby declare and resolve as follows:

**WHEREAS**, since March 20, 1974, an Annual Medal of Valor Award Program has been presented which honors officers and members of South Bay Police and Fire Departments who have distinguished themselves by outstanding bravery, heroism, or other meritorious actions above and beyond the call of duty. This year is the 42<sup>nd</sup> Annual Program and is sponsored by the South Bay Police and Fire Memorial Foundation; and

**WHEREAS**, at this special ceremony, to be held on Thursday, May 26, 2016, **Gardena Police Officer Luis Villanueva** will distinguish himself, his department, and this City by being presented with the *Life Saving Award*; and

**WHEREAS**, **Police Officer Villanueva** was nominated for the award on the basis of his heroic and outstanding actions when, on the morning of May 5, 2015, in his capacity as a School Resource Officer (SRO), he was leaving Peary Middle School after releasing a juvenile to the school staff and had begun to transport a second truant juvenile to a school in Compton, when he suddenly heard the loud noise behind him of tires skidding, followed by a loud crash; and

**WHEREAS**, he immediately made a U-turn and saw an overturned convertible Mustang on the northeast corner of Gardena Boulevard and Normandie Avenue. **Officer Villanueva** could see that the car had crashed through a brick wall onto some property just west of Normandie Avenue; and, as he hurried to the scene of the badly damaged, overturned vehicle, noting that both passenger side wheels had been completely sheared off, he immediately advised dispatch of the collision and requested paramedics. He immediately searched for occupants, but the vehicle was empty and he could find no one nearby. He kept searching the area and, fortunately, located the driver, who had been ejected and was now pinned under the trunk area of the overturned convertible; and

**WHEREAS**, with the car leaking fluids, and the possibility of it catching fire, **Police Officer Villanueva** immediately attempted to pull the driver out from under the vehicle but quickly realized the victim was trapped and, upon **Villanueva's** further examination of the victim, saw that he was not breathing. **Officer Villanueva** then sought the help of a nearby citizen who assisted him and they were able to lift the vehicle high enough so that **Villanueva** could pull the driver from underneath the car; and

**WHEREAS**, now out from under the vehicle, the driver's vitals were checked by **Officer Villanueva**, who found that the victim was unconscious and not breathing. **Villanueva** saw that the driver's airway was packed full of leaves, dirt, and other debris, so he immediately reached in the victim's mouth and began to clear away the debris. After this first action, **Villanueva** could see more debris deeper in the driver's mouth and throat. Upon clearing the deeper debris, which was thick and moist, the driver immediately took a deep breath and continued to breathe on his own. Then, within a few minutes, the County of Los Angeles Fire Department paramedics arrived on the scene, treated the victim, and transported him to Harbor General Hospital, where the driver was expected to make a full recovery; and

**WHEREAS**, **Police Officer Villanueva's** immediate and professional actions that saved the life of this driver, his quick thinking, and his all-over performance in this remarkable situation represents the highest standards of Law Enforcement, and are certainly deserving of the *Life Saving Award*, and of public praise and recognition;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA**, that official commendation and appreciation for his exemplary Life-Saving service are hereby tendered to

## GARDENA POLICE OFFICER LUIS VILLANUEVA

on behalf of this City, its officials, employees, and citizenry; together with congratulations for having been honored with the *Life Saving Award*; and extending sincere wishes for continued good health, happiness, and exceptional success in his chosen career field.

This Resolution of Commendation is passed, approved and adopted at the City of Gardena, California, this tenth day of May, 2016.

*Paul J. Tomaka*  
Mayor

*Ladha Cerda*  
Councilmember

*D. Malinin*  
Councilmember

*Truman Murch*  
Councilmember

*Mark E. Henderson*  
Councilmember

*TO BE PROCLAIMED ONLY*

## **“ OLDER AMERICANS MONTH ”**

**~ MAY 2016 ~**

Each May, the nation celebrates Older Americans Month to recognize older Americans for their contributions.

This year, the focus is about recognizing that older adults are **TRAILBLAZERS** – advocating for themselves, their peers, and their communities; paving the way for future generations.

In support of this nationwide observance, I, Paul K. Tanaka, Mayor of the City of Gardena, California, am pleased to proclaim **May 2016**, to be

## **“OLDER AMERICANS MONTH”**

in our City and encourage every citizen to take time this month to acknowledge older adults, and the people who serve them, as powerful and vital individuals who greatly contribute to our community.



**BLAZE A TRAIL: MAY 2016**



## PROCLAMATION

**Whereas**, the public works services that are provided in our community are an integral part of our citizens' everyday lives; and

**Whereas**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs, such as streets, traffic signals and lighting, sidewalks and street trees, public grounds, and sewers and storm drains; and

**Whereas**, the health, safety, and quality of life of this community greatly depend on these services; and

**Whereas**, the quality and effectiveness of Gardena facilities, as well as their planning, design, and construction are also vitally dependent on the efforts and skills of public works officials; and

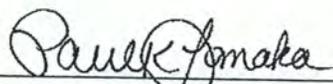
**Whereas**, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform;

**Now, Therefore**, I, PAUL K. TANAKA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **MAY 15 through May 21, 2016** to be

# NATIONAL PUBLIC WORKS WEEK

in the City of Gardena and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions which our public works officials and staff make every day to enhance the health, safety, comfort, and quality of life in our community, which so fittingly reflect the 2016 theme:

**" Public Works ~ Always There "**

  
MAYOR

Dated: 10<sup>th</sup> day of May, 2016

**MINUTES  
Regular Meeting of the  
City of Gardena City Council  
Tuesday, April 26, 2016**

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, April 26, 2016, in the Council Chamber of City Hall at 1700 West 162<sup>nd</sup> Street, Gardena, California; Mayor Paul K. Tanaka presiding.

**1. ROLL CALL**

Present: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; and Council Member Dan Medina. Other City officials and employees present: City Manager Mitchell G. Lansdell; City Attorney Peter L. Wallin; City Treasurer Ingrid Tsukiyama; and Deputy City Clerk Becky Romero. Council Member Tasha Cerda was not present, but was reported on her way. City Clerk Mina Semenza was away on excused absence.

At 7:00 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Mayor Paul K. Tanaka; Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; City Manager Mitchell G. Lansdell; and City Attorney Peter L. Wallin.

**2. CLOSED SESSION**

A. CONFERENCE WITH LEGAL COUNSEL  
EXISTING LITIGATION  
Government Code Sections 54956.9(d)(1)

(1) City of Gardena v. Regional Water Quality Control Board, etc., et al  
Los Angeles Superior Court Case No. BS1563472

(2) Lydia Partida v. City of Gardena, et al  
Los Angeles Superior Court Case No. BC604044

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
AND CONSIDERATION OF APPOINTMENT OF ACTING CITY MANAGER  
Government Code, Section 54957(b)(1)  
Title: City Manager

Mayor Paul K. Tanaka reconvened the meeting to the Regular Open Session at 7:30 p.m. and the Deputy City Clerk noted the return of all Council Members, including Council Member Tasha Cerda (arrived during Closed Session), who were present at the meeting.

**When Mayor Tanaka asked for a Closed Session Report, City Attorney Wallin reported:**

**(1) Agenda Item 2. A. (2) – City Council unanimously authorized settlement in the amount of \$43,500 by a 5-0 vote; and**

**(2) Agenda Item 2. B. – City Council appointed Ed Medrano as City Manager (subject to a contract and upon City Manager Lansdell's departure) by a 3-2 vote (Mayor Tanaka and Council Members Cerda and Medina voted YES; Mayor Pro Tem Henderson and Council Member Terauchi voted NO).**

### 3. PLEDGE OF ALLEGIANCE & INVOCATION

#### A. PLEDGE OF ALLEGIANCE

Chase Chastang and Amaya Bigalow were chosen to attend because they are both outstanding students and exemplary role models at Maria Regina School. Amaya was not present for the meeting. Chase introduced his Mother who had accompanied him to the meeting.

#### B. INVOCATION

The Invocation was led by Reverend Edwin R. Siguenza, Pastor at Iglesia Roca Fuerte (Solid Rock Church).

### 4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

#### A. PRESENTATIONS – No Items

#### B. PROCLAMATIONS

- (1) “Cinco de Mayo Celebration Day,” April 30, 2016 – *accepted by Council Member Medina, on behalf of the Cinco de Mayo Festival Chair Susana Medina and members of the Festival Committee*
- (2) “Municipal Clerks Week,” May 1 through May 7, 2016  
– *accepted by Deputy City Clerk Becky Romero*

#### C. APPOINTMENTS

- (1) Council Appointments to Commissions, Committees, Board, and Council  
*No appointments were made.*

### 5. CONSENT CALENDAR

#### A. WAIVER OF READING IN FULL OF ALL ORDINANCES LISTED ON THIS AGENDA AND THAT THEY BE READ BY TITLE ONLY

#### B. CITY CLERK

- (1) **Approved:** Minutes of
  - (a) City Council Regular Meeting, April 12, 2016
  - (b) Planning & Environmental Quality Commission, April 5, 2016
- (2) **Approved:** Affidavit of Posting Agenda on April 22, 2016

#### C. CITY TREASURER

- (1) **Approved:** Warrants / Payroll Register:
  - (a) April 26, 2016: Wire Transfer No. 11471-11472, 11474-11479, Prepay Nos. 138158-138167; and Check Nos. 138168-138418 for a total amount of \$1,649,949.44; Total Payroll Issued April 15, 2016: \$1,853,914.93.
- (2) **Approved:** Monthly Investment Portfolio Report
  - (a) March 2016

5. CONSENT CALENDAR (Continued)

D. CITY MANAGER

- (1) **Approved:** Personnel Report No. P-2016-06
- (2) Approval of Special Event Permit  
Annual Strawberry Park Fiesta: May 13 – 15, 2016  
St. Anthony of Padua Catholic Church  
1050 West 163rd Street, Gardena, CA 90247  
**Periodic Event (Circus/Carnival) Permit – Approved**

It was moved by Council Member Cerda, seconded by Council Member Medina, and carried by the following roll call vote to approve all of the Items on the Consent Calendar:

**Ayes:** Council Members Cerda, Medina, Terauchi, Mayor Pro Tem Henderson, and Mayor Tanaka  
**Noes:** None  
**Absent:** None

6. EXCLUDED CONSENT CALENDAR – No Items

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. APRIL 19, 2016, MEETING

- (1) Negative Declaration (EA #6-16), Zoning Map Amendment (ZPA #1-16), and Zoning Code Amendment (ZCA #2-16) regarding the creation of a Billboard Overlay Zone

Planning Commission recommendation that the City Council adopt the Negative Declaration for the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment and recommend adoption of the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment allowing electronic billboards on properties that are within 50 feet of the public right of way on either side of Artesia Boulevard subject to a Development Agreement.

**Project location: Properties that are within 50 feet of the public right of way on either side of Artesia Boulevard in the City of Gardena**

**Applicant: City of Gardena**

**Commission Action:** Commission denied Resolution No. PC 06-16 recommending that the City Council adopt the Negative Declaration for the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment and recommending that the City Council adopt the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment.

**Item was Received and Filed**

- (2) Conditional Use Permit #03-15

A request for conditional use permit to allow the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone.

**Project location: 13723 Harvard Place (APN: 6102-013-032)**

**Applicant: Brian K. Hall – Benediction Brewing Company**

**Commission Action:** Commission adopted Resolution No. PC07-16 approving a conditional use permit for the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone and directing staff to file a notice of exemption as an existing facilities project.

**Item was Received and Filed**

## 7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET (Continued)

### A. APRIL 19, 2016, MEETING (Continued)

#### (3) Site Plan Review #10-15

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

**Project location: 15501 South Normandie Avenue (APN: 6105-008-013)**

**Applicant: Rich Development**

**Commission Action:** Commission continued the item until a future Planning and Environmental Quality Commission Hearing – date uncertain.

**Received and Filed**

ORAL COMMUNICATIONS - None

## 8. DEPARTMENTAL ITEMS

### A. ELECTED & ADMINISTRATIVE OFFICES

- (1) Single Audit Report Required for Federally-Funded Programs for Fiscal Year Ended June 30, 2015

City Manager Lansdell presented the Staff Report.

**The Report was Received and Filed**

### B. POLICE STREETS, & DEVELOPMENT SERVICES

- (1) PUBLIC HEARING: Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zoning Code Amendment, and Zone Change for 1.84 Acres of Property Located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and for a Conditional Use Permit and Site Plan Review for a Self-Storage Project at 14215 Normandie Avenue (GPA#1-15) (ZC#1-15) (ZCA#1-16); Approve the General Plan Amendment, Zoning Code Amendment and Zone Change; and Affirm the Planning and Environmental Quality Commission's Decision to Approve a Conditional Use Permit and Site Plan Review for the Self-Storage Project Located at 14215 Normandie Avenue (CUP#2-15) SPR#7-15)

- (a) RESOLUTION NO. 6223, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

#### RESOLUTION NO. 6223

A Resolution of the City Council of the City of Gardena, California, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE STREETS, & DEVELOPMENT SERVICES (Continued)

(1) PUBLIC HEARING (Continued)

- (b) RESOLUTION NO. 6224, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

RESOLUTION NO. 6224

A Resolution of the City Council of the City of Gardena, California, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

- (c) PUBLIC HEARING: ORDINANCE NO. 1766, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

ORDINANCE NO. 1766

An Ordinance of the City Council of the City of Gardena, California, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

City Manager Lansdell presented the Staff Reports.

Mayor Tanaka opened the Public Hearing at 8:00 p.m

Terry Kennedy, resident; Patrick Anderson, Magellan Architects; Emily Murray, representative of Applicant; and Nancy Bane, William Warren Group: spoke on behalf of the project.

Council Member Cerda asked what the white boxes (shown on the elevation pictures) represented. She also asked about the hours that the storage facility would be open.

Patrick Anderson replied that the white boxes are simply placeholders to show existing buildings.

Emily Murray responded that the typical open hours for the storage facility would be from 8:00 a.m. to 8:00 p.m.

Council Member Cerda then asked what type of businesses are being solicited to occupy the retail portion of the facility.

Emily Murray replied that the Planning Commission had voted to remove any limitations on dining from the CUP-2; and she indicated possible dining uses, such as Subway and Little Caesars.

City Manager Lansdell said that, at the Planning Commission meeting, it was represented that StorQuest would have a retail component themselves to sell boxes for storage; and that the Planning Commission did approve the allowing of food uses, subject to the parking analysis.

Council Member Cerda asked if there will be an on-site residential unit for a manager and his/her spouse.

8. **DEPARTMENTAL ITEMS (Continued)**

B. **POLICE STREETS, & DEVELOPMENT SERVICES (Continued)**

(1) **PUBLIC HEARING: (Continued)**

(a) **RESOLUTION NO. 6223 (Continued)**

(b) **RESOLUTION NO. 6224 (Continued)**

(c) **ORDINANCE NO. 1766 (Continued)**

Emily Murray replied that there may be a rental component in combination with the retail office.

City Manager Lansdell reported that some of the other StorQuest facilities do have on-site managers that live in; this is something that was not requested.

Nancy Bane then stated that on-site managers are “old school;” that they now have a state of the art security system that enables them to look at every corner of the facility from video cameras during off hours, on-site and off-site. She continued, reporting that it is a little too soon to know retail uses because they have not yet gone to market as they consider the required parking. The Planning Commission liked the idea of a Subway or Jersey Mikes for the employees of nearby businesses to be able to grab something to eat and go back to work.

Mayor Pro Tem Henderson commented that part of Gardena has a high propensity for storage units, so the applicant’s community planning is very important because no one wanted to move to the subject location because of the transfer station. He continued, stating that the City needs to cognizant of those issues that existing facilities have an impact on future facilities.

Council Member Terauchi indicated that he was concerned about the size of the project; this will be the second tallest facility in our City next to Gardena Memorial Hospital. He stated that, if you look at the size of it, you have to consider the configuration of the site itself and transfer station. The size of the facility can be used to benefit the City because it will block the odor. The City can now use it to improve Rosecrans Avenue going eastbound.

Council Member Cerda stated that she read that this project would be 63 feet at its highest, so inquired about the height of the transfer station

City Manager Lansdell stated that the transfer station was built at its current location before the City had the zoning ordinance limitations; he believes the height of the transfer station “barn” area is about 45 feet.

Mayor Tanaka closed the Public Hearing at 8:15 p.m.

**It was moved by Council Member Cerda, seconded by Council Member Terauchi, and carried by the following roll call vote to adopt Resolution No 6223 and 6224;**

**Ayes: Council Members Cerda, Terauchi, Medina, Mayor Pro Tem Henderson, and Mayor Tanaka**

**Noes: None**

**Absent: None**

**Council Member Medina introduced Ordinance No. 1766**

C. **RECREATION, HUMAN SERVICES, PARKS, & FACILITIES**

(1) 2016 Fourth of July Fireworks Contract with Pyro Spectaculars, Inc. in the amount of \$15,000

City Manager Lansdell presented the Staff Report.

8. DEPARTMENTAL ITEMS (Continued)

C. RECREATION, HUMAN SERVICES, PARKS, & FACILITIES (Continued)

(1) 2016 Fourth of July Fireworks Contract with Pyro Spectaculars, Inc. (Continued)

Council Member Cerda asked how much was spent on last year's event.

City Manager Lansdell replied that it was "in the same neighborhood."

Council Member Cerda asked if it were a little more or a little less.

City Manager Lansdell responded that the amount was a little less.

Mayor Tanaka pointed out that Staff solicited requests for proposals for responses from Pyro Spectaculars, Inc., (Pyro) and other vendors, but Pyro was the only company to respond.

**It was moved by Mayor Pro Tem Henderson, seconded by Council Member Cerda, and carried by the following roll call vote to Approve the Fireworks Contract with Pyro Spectaculars, Inc.:**

**Ayes: Mayor Pro Tem Henderson, Council Members Cerda, Terauchi, and Medina, and Mayor Tanaka**

**Noes: None**

**Absent: None**

D. TRANSPORTATION – No Items

9. COUNCIL ITEMS, DIRECTIVES & REMARKS

A. COUNCIL ITEMS – No Items

B. COUNCIL DIRECTIVES – Council Member Terauchi directed City Manager Lansdell to place a Resolution for adoption at the May 10, 2016, City Council Meeting to support the creation of a commemorative Nisei stamp; he indicated that many of those veterans are from Gardena and served in World War II with military achievements. Council Member Medina seconded the directive.

C. COUNCIL REMARKS

(1) COUNCIL MEMBER CERDA - reported that, since the last Council Meeting, she attended the following events: the 7<sup>th</sup> Annual Crimson awards hosted by the Gardena YWCA. Recognized at the event was Gardena's own City Clerk Mina Semenza, and longtime community worker Loyce Holt; a 2016 Youth Summit with the theme "Drugs Kill Dreams" and over 60 youth attended. Both she and Lieutenant Saffell spoke at the event. There were different workshops with various topics to encourage the youth; it was a great event. She closed by making a public service announcement, inviting the community to attend a free Tenant Workshop at the Nakaoka Community Center on May 2, 2016, hosted by the Fair Housing Foundation. She reminded everyone to download the free Gardena "App," called Gardena Direct, and its many benefits in having the app available on your mobile devices.

(2) COUNCILMEMBER TERAUCHI – He reported that he also attended the 2016 Crimson awards, honoring Gardena City Clerk Mina Semenza and Ms. Loyce Holt. He attended the Cinco de Mayo celebration at the Nakaoka Community Center on Sunday, April 24, 2016, at which Council Member Medina was an excellent DJ and MC. He directed a question to the City Manager, requesting the City adopt a resolution to support the issuance of a U.S. Commemorative Postage Stamp Honoring the Japanese American Soldiers of World War II in recognition of the Nisei Veterans for their many accomplishments and military achievements.

9. COUNCIL ITEMS, DIRECTIVES & REMARKS (Continued)

C. COUNCIL REMARKS (Continued)

- (3) COUNCILMEMBER MEDINA – reported that, since the last Council Meeting he attended the Gardena YWCA 7<sup>th</sup> Annual Crimson Awards; the Gardena Spring Craft Fair; the Vector Control District monthly meeting at which he learned more about and briefly reported about the Zika Mosquito Virus and its effects, if bitten; South West College to hear guest speakers: U.S. Congresswoman Maxine Waters and former Senator Hilary Clinton; and the funeral for Percy Pinkney. He ended his report by reminding the community to come out the Cinco de Mayo parade and festivities at Mas Fukai Park on Saturday, April 30, 2016.
- (4) MAYOR PRO TEM HENDERSON – reported that he attended the 7<sup>th</sup> Annual Crimson Awards, he acknowledged two other recipients of Awards, Alejandra Garcia and Fatima Ghandi. He hosted his “Open City Hall” on April 16, and thanked everyone for attending. He mentioned the Rosecrans Corridor Project; that he would like to start actively working on moving forward on it. He also attended the Independent Cities Association meeting. He ended his report by suggesting that the City Manager create some sort of directory template of acronyms to help explain items in the budget.

10. ANNOUNCEMENTS

Mayor Tanaka announced that everyone should take advantage of using the Gardena Direct application. He mentioned that the quality of life is everyone’s responsibility for the benefit and good of this community.

Councilman Medina announced that the 30<sup>th</sup> Annual Cinco de Mayo Parade will be held on Saturday, April 30, 2016, beginning at 10:00 a.m. Following the parade, there will be entertainment, food, games, craft booths, and a classic car show at Mas Fukai Park.

Deputy City Clerk Romero announced that the City Clerk’s Office will be hosting a 47<sup>th</sup> Annual Municipal Clerks Week Reception in the City Hall Lobby on Thursday, May 5, 2016, from 2:00 p.m. to 4:00 p.m.

11. REMEMBRANCES

The Honorable Larry Rudolph, 78 years of age, known as “Mr. Lawndale,” he served for 30 years on the Lawndale City Council as a Councilman and Mayor Pro Tem, was a charter member of the Lawndale Kiwanis Club, and was a veteran Little League Coach; and Mr. Percy H. Pinkney Sr., 79 years old, a U.S. Army veteran who served for many years as the Los Angeles Field Representative for the Honorable U.S. Senator Dianne Feinstein.

12. ADJOURNMENT

At 8:32 p.m., Mayor Tanaka announced that the Gardena City Council will adjourn to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, May 10, 2016.

MINA SEMENZA  
City Clerk of the City of Gardena and  
Ex-officio Clerk of the Council

By: \_\_\_\_\_  
Becky Romero, Deputy City Clerk

APPROVED:

\_\_\_\_\_  
Paul K. Tanaka, Mayor

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Treasurer's Department  
DATE: May 6, 2016  
SUBJECT: WARRANT REGISTERS  
PAYROLL REGISTERS

(a) May 10, 2016 TOTAL WARRANTS ISSUED: \$696,999.44

Wire Transfer: 11480-11482  
Prepay: 138419-138428  
Check Numbers: 138429-138637

Total Pages of Register: 27

April 29, 2016 TOTAL PAYROLL ISSUED: \$1,484,041.84

for: Mani  
J. Ingrid Tsukiyama, City Treasurer

Cc: City Clerk

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05/06/2016 10:40:52AM

Voucher List  
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11480	4/21/2016	104058 ADMINISURE, INC.	042116		WORKERS' COMP CLAIMS ADMINISTR	23,979.15
					Total :	23,979.15
11481	4/26/2016	104058 ADMINISURE, INC.	042616		WORKERS' COMP CLAIMS ADMINISTR	26,854.70
					Total :	26,854.70
11482	5/4/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	050416		HEALTH INSURANCE CLAIMS	53,095.65
					Total :	53,095.65
138419	4/26/2016	106975 SHERATON GATEWAY LOS ANGELES, HOTEL	391570552		LODGING - M. THOMPSON - POST SHE	416.48
					Total :	416.48
138420	4/26/2016	113299 MERRIMAC ENERGY GROUP	216102122	037-09187	87 OCTANE REGULAR UNLEADED FUE	37,992.93
					Total :	37,992.93
138421	4/26/2016	619004 GOLDEN STATE WATER CO.	041916		WATER	8,748.65
					Total :	8,748.65
138422	4/26/2016	619003 SOUTHERN CALIFORNIA EDISON	042216		LIGHT & POWER	19,122.79
					Total :	19,122.79
138423	4/26/2016	109054 ALEXANDER, RON	APR 2015-ARRP 2016		REFUND - RUBBISH SERVICE OVERPA	222.99
					Total :	222.99
138424	5/2/2016	109060 RUELAS, HEATHER	042716		REFUND - RUBBISH SERVICE OVERPA	126.38
					Total :	126.38
138425	5/2/2016	619003 SOUTHERN CALIFORNIA EDISON	042016		LIGHT & POWER	506.94
					Total :	506.94
138426	5/2/2016	619004 GOLDEN STATE WATER CO.	041816		WATER	1,196.98
					Total :	1,196.98
138427	5/5/2016	110014 JENKINS, JOAN STEIN	04/04-04/28/16		MONTHLY CITY PROSECUTOR CHARG	4,000.00
					Total :	4,000.00

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Voucher List  
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138428	5/6/2016	104005 CHERRYSTONES	050516		MAYOR'S LUNCHEON FOR ADMINISTR	382.59
					Total :	382.59
138429	5/10/2016	108980 AARON, LAWRENCE	04/16-04/30/16		SPORTS SCOREKEEPER	45.00
					Total :	45.00
138430	5/10/2016	108989 ACOSTA, ANTONIO	04/16-04/30/16		SPORTS OFFICIAL	90.00
					Total :	90.00
138431	5/10/2016	108458 ADAMS, JAMIL	04/16-04/30/16		SPORTS SCOREKEEPER	45.00
					Total :	45.00
138432	5/10/2016	104058 ADMININSURE, INC.	9273		WORKERS' COMP CLAIMS ADMINISTR	8,310.00
					Total :	8,310.00
138433	5/10/2016	106720 AMERICAN AUTOMOBILE, ASSOCIATION	T01-2016		CLAIM FOR DAMAGES SETTLEMENT~	2,886.79
					Total :	2,886.79
138434	5/10/2016	106965 ASSA BLOY ENTRANCE, SYSTEMS US INC.	SEI/1007078		COUNCIL CHAMBER ENTRANCE - REP	1,103.83
					Total :	1,103.83
138435	5/10/2016	104687 AT&T	7854717 7978850		TELEPHONE	391.83
					TELEPHONE	400.59
					Total :	792.42
138436	5/10/2016	616333 AT&T	041516		TELEPHONE	37.96
					Total :	37.96
138437	5/10/2016	100964 AT&T MOBILITY	828667974X04162016 834935325X04162016CD 834935325X04162016PW		IT CELL PHONE ACCT #828667974~ CDD CELL PHONE ACCT #834935325~ PW IPAD ACCT #834935325 ~	312.08 157.46 27.76
					Total :	497.30
138438	5/10/2016	102400 BAYSIDE MEDICAL CENTER	00035646 00036678 00036680 00036918 8118		FIRST AID TREATMENT - J. LOPEZ 2/17 FIRST AID TREATMENT - V. ADAMS-NAI FIRST AID TREATMENT - D. DENT 3/21/ FIRST AID TREATMENT - R. DESANTIAK D/S (NON-NIDA) - K. THOMAS~	414.04 151.58 151.58 791.36 15.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138438	5/10/2016	102400 BAYSIDE MEDICAL CENTER	(Continued) 8186		BLOOD DRAW - A. QUARISHI, R. MAGE	318.00
					Total :	1,841.56
138439	5/10/2016	102035 BD WHITE TOP SOIL CO., INC.	76699		PARK MAINT SUPPLIES	599.50
					Total :	599.50
138440	5/10/2016	104302 BEE N' WASP NEST REMOVAL, SERVICE, LLC	843176 843200		HONEY BEE NEST REMOVAL - CORNEI HONEY BEE NEST REMOVAL - 13700 D.	95.00 95.00
					Total :	190.00
138441	5/10/2016	107690 BELL, DONNETTA	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,436.00
					Total :	1,436.00
138442	5/10/2016	106895 BEST EVIDENCE VIDEO, PRODUCTIONS	16176		VIDEO EVIDENCE SERVICES - R. BANK	363.50
					Total :	363.50
138443	5/10/2016	102805 BLANCO, VERONICA	050316		REIMBURSEMENT - FCC OFFICE SUPP	122.72
					Total :	122.72
138444	5/10/2016	108715 BOBBS, CINDY	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,367.00
					Total :	1,367.00
138445	5/10/2016	104452 BRW SAFETY AND SUPPLY	10635 10636		PARK MAINT SUPPLIES PARK MAINT SUPPLIES	1,045.42 1,439.85
					Total :	2,485.27
138446	5/10/2016	102623 BUSINESS FORMS, ETC.	3629 3630 3631 3632 3634 3635		BUSINESS LICENSE CERTIFICATE B/L MACHINE TAGS NO. 9 GREEN REPLY ENVELOPES - RE NO. 10 REGULAR ENVELOPES GENER NO. 10 WINDOW ENVELOPES REVENU NO. 10 WINDOW ENVELOPES - OFFICE	734.04 829.07 580.43 1,621.60 706.20 557.73
					Total :	5,029.07
138447	5/10/2016	100236 CAMPBELL, HENRY	04/16-04/30/16		SPORTS OFFICIAL	240.00
					Total :	240.00

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138448	5/10/2016	109057 CHAPIN, ADAM	PERMIT #14690		PERMIT DEPOSIT REFUND - 1327 W. 14	500.00
					Total :	500.00
138449	5/10/2016	108378 CHARLES E. THOMAS COMPANY INC.	C11070	037-08348	DESIGNATED OPERATOR SERVICE	200.00
					Total :	200.00
138450	5/10/2016	103127 CHILD 2 CHILD CONNECTION, FAMILY DAY C/	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,381.00
					Total :	1,381.00
138451	5/10/2016	107873 CI TECHNOLOGIES, INC.	5775		IAPRO SOFTWARE TRAINING	1,800.00
					Total :	1,800.00
138452	5/10/2016	312105 CITY OF LOS ANGELES	94 MA160000024		TRAFFIC SIGNAL MAINTENANCE & OPI	753.18
					Total :	753.18
138453	5/10/2016	104338 CODE PUBLISHING, INC.	52672		MUNICIPAL CODE - WEB HOSTING ~	350.00
			52848		MUNICIPAL CODE - ELECTRONIC UPD/	128.70
					Total :	478.70
138454	5/10/2016	109038 COLLISION AND INJURY DYNAMICS, INC.	31071		SITE RESEARCH & EVALUATION SERV	1,518.41
					Total :	1,518.41
138455	5/10/2016	103125 COMPLETE COACH WORKS	64291	037-09157	CABLE, HIGH VOLTAGE	145.05
					Total :	145.05
138456	5/10/2016	108709 CONVERGINT TECHNOLOGIES LLC	148626	035-00662	MAINTENANCE, VIDEO CAMERA SYSTI	6,087.00
					Total :	6,087.00
138457	5/10/2016	105448 COOPER, KRISTOPHER	04/16-04/30/16		SPORTS SCOREKEEPER	157.50
					Total :	157.50
138458	5/10/2016	102388 COPYLAND, INC.	52830	037-09149	GTRRANS LOST AND FOUND TAGS	93.78
					Total :	93.78
138459	5/10/2016	101507 COX, CASTLE & NICHOLSON LLP	431063		PROFESSIONAL SERVICES - GARDEN/	857.01
					Total :	857.01
138460	5/10/2016	103461 CPS	66189		REGISTRATION - CLASSIFICATION &	284.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138460	5/10/2016	103461	103461 CPS (Continued)			Total : 284.00
138461	5/10/2016	104152	CREATIVE BUS SALES, INC. 5087344	037-09143	SWITCH - UNIT 877	Total : 50.90
138462	5/10/2016	103353	CRM COMPANY, LLC. GA1097		SCRAP TIRE DISPOSAL FEE~	Total : 29.50
138463	5/10/2016	108799	CSTARS NURSERY, INC. 28194 28241		TREE PROGRAM SUPPLIES TREE PROGRAM SUPPLIES	Total : 313.38 470.88 784.26
138464	5/10/2016	104736	D&R OFFICE WORKS, INC. 0100492		OFFICE CHAIRS FOR PD, PW, & PARKS	Total : 3,069.44
138465	5/10/2016	108254	DAN BOYLE & ASSOCIATES, INC. 155-01	037-09115	ADDITIONAL SERVICES - LINE BY LINE	Total : 13,065.00
138466	5/10/2016	204776	DE ALWIS, MALLIKA 07/2015-02/2016 ADJ		CHILD CARE PROVIDER	Total : 654.00
138467	5/10/2016	106540	DELTA MOTOR CO INC. 19912	037-09036	REBUILD 200 KW GENERATOR	Total : 5,262.50
138468	5/10/2016	312558	DEPARTMENT OF ANIMAL CARE, & CONTROL MARCH 2016		MONTHLY HOUSING SERVICES	Total : 7,009.87
138469	5/10/2016	303377	DEPARTMENT OF TRANSPORTATION SL160754		SIGNALS & LIGHTING - ARTESIA BLVD.	Total : 154.50
138470	5/10/2016	312117	DEPARTMENT OF WATER & POWER 042216 042916		LIGHT & POWER LIGHT & POWER	Total : 73.14 41.08 114.22
138471	5/10/2016	106967	DOS LAGOS GOLF COURSE 051416		GRAGA TOURNAMENT 5/14/16	Total : 844.00
138472	5/10/2016	107675	EAN SERVICES, LLC 9345256		CAR RENTAL - M. THOMPSON 4/13-4/16	Total : 155.89

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138472	5/10/2016	107675	107675 EAN SERVICES, LLC		(Continued)	Total : 155.89
138473	5/10/2016	105333	EL POLLO INKA		B/L #264	Total : 44.00
138474	5/10/2016	105453	ELIAS, DEJON		04/16-04/30/16	Total : 37.50
138475	5/10/2016	105418	EMPIRE CLEANING SUPPLY		869695 872775	Total : 679.47
138476	5/10/2016	303348	EMPLOYMENT DEVELOPMENT, DEPARTMEN		033116	Total : 12,823.00
138477	5/10/2016	105392	ENTENMANN-ROVIN COMPANY		0117644 0117653	Total : 426.40
138478	5/10/2016	105237	ERGOMETRICS		125340	Total : 297.00
138479	5/10/2016	103795	ESCALANTE FAMILY CHILD CARE		07/2015-02/2016 ADJ	Total : 2,436.00
138480	5/10/2016	107510	ESCALANTE, WENDY E.		07/2015-02/2016 ADJ	Total : 942.00
138481	5/10/2016	205518	ESCUEN, LETICIA		07/2015-02/2016 ADJ	Total : 382.00
138482	5/10/2016	105650	EWING IRRIGATION PRODUCTS		1270725	Total : 174.17
138483	5/10/2016	102795	EXCEL PAVING CO.		3-23935	Total : 13,300.00
138484	5/10/2016	105539	FACTORY MOTOR PARTS CO.		25-893627	Total : 113.85

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CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138484	5/10/2016	105539 FACTORY MOTOR PARTS CO.	(Continued) 25-893845 3-1751234		PW/AUTO SUPPLIES PW/AUTO SUPPLIES	11.67 11.67
					<b>Total :</b>	<b>137.19</b>
138485	5/10/2016	104737 FAN MAN, THE	778361	037-09090	ELECTRIC FAN	523.30
					<b>Total :</b>	<b>523.30</b>
138486	5/10/2016	106129 FEDEX	5-393-37604		SHIPPING SERVICES	53.77
					<b>Total :</b>	<b>53.77</b>
138487	5/10/2016	100447 FIVE-STAR UPHOLSTERY & AUTO, GLASS	041316	037-09158	UNIT 529 - PREBUILD STEERING WHEE	320.00
					<b>Total :</b>	<b>320.00</b>
138488	5/10/2016	106607 FORD OF MONTEBELLO	369740 370143	037-09159 037-09170	SENDER & PUMP, PULLEY, WIRE ASSY STARTER	1,486.55 154.74
					<b>Total :</b>	<b>1,641.29</b>
138489	5/10/2016	303351 FRANCHISE TAX BOARD	07/2015-02/2016 ADJ		JACQUELINE JAMISON - FTB WITHHOL	407.25
					<b>Total :</b>	<b>407.25</b>
138490	5/10/2016	103134 FRANCO'S UPHOLSTERY & ACCESSORIES	9429		REUPHOLSTER TWO SEATS	250.00
					<b>Total :</b>	<b>250.00</b>
138491	5/10/2016	106615 FULLER ENGINEERING, INC.	127806		LIQUID CHLORINE	1,132.84
					<b>Total :</b>	<b>1,132.84</b>
138492	5/10/2016	107724 GARCIA, CLAUDIA CRISTINA	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	2,289.00
					<b>Total :</b>	<b>2,289.00</b>
138493	5/10/2016	108822 GARCIA, MARIELA	04/01-04/30/16		POLICE DEPT INTERN SERVICES	500.00
					<b>Total :</b>	<b>500.00</b>
138494	5/10/2016	207133 GARCIA, NANCY C.	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	2,240.00
					<b>Total :</b>	<b>2,240.00</b>
138495	5/10/2016	107008 GARDENA/A/C & RADIATOR	6858		1994 FORD E250 #000481 INPSECTION	278.02

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CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138495	5/10/2016	107008	107008 GARDENA A/C & RADIATOR			
			(Continued)			
138496	5/10/2016	107030	GARDENA AUTO PARTS			
			029281		AIR & TRANS FILTER - UNIT 839 & 571	-20.78
			029466		WASHER NOZZLE KIT & CONNECTOR	-34.32
			029641		PV AUTO PARTS	59.44
			030044		BRAKER CYLINDER, PULLEY - UNIT 421	96.98
			030045		MASTER CYLINDER - UNIT 426	-85.55
			030064		WATER PUMP, COOLANT - UNIT 426	140.85
			030111		PV AUTO SUPPLIES	38.13
			030125		SEWER PROG AUTO SUPPLIES	23.42
			030144		THERMOSTAT GASKET - UNIT 426	3.02
			030152		BLEEDER KIT - UNIT 426	-8.38
			030188		WATER PUMP, COOLANT - UNIT 426	-13.52
			030280		AIR FILTER	38.89
			030282		OIL FILTER	4.43
			030366		BUS FACILITY SUPPLIES	25.02
			030379		RADIATOR CAP	9.35
			030472		PV AUTO PARTS	-10.64
			030480		AIR FILTER - UNIT 827	9.44
			030482		ALTERNATOR BELT - UNIT 827	95.97
			030689		PD AUTO SUPPLIES	65.90
					<b>Total :</b>	<b>437.65</b>
138497	5/10/2016	107495	GARDENA CAR WASH			
			APR 2016 PW		CAR WASH - J. DE CASTRO 4/9, J.	17.98
			APR 2016 REC		CAR WASH - D. DAVID 4/4, J. KIMMONS	35.96
					<b>Total :</b>	<b>53.94</b>
138498	5/10/2016	107495	GARDENA CAR WASH			
			FEB-MAR 2016 BUS		CAR WASH - E. HOLLAND 2/15	19.99
			FEB-MAR 2016 CD		CAR WASH - J. MOORE 3/24	13.99
			FEB-MAR 2016 CM		CAR WASH - C. NISHI 3/29	8.99
			FEB-MAR 2016 PW		CAR WASH - J. DE CASTRO 2/23	8.99
					<b>Total :</b>	<b>51.96</b>
138499	5/10/2016	100942	GARDENA ELKS LODGE 1919			
			CERDA 15/16		COMMUNITY PROMOTIONS	142.00
					<b>Total :</b>	<b>142.00</b>
138500	5/10/2016	107775	GLOVER, CHANELL DENISE			
			07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,368.00

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138500	5/10/2016	107775	107775 GLOVER, CHANEL DENISE (Continued)			Total : 1,368.00
138501	5/10/2016	106678	GOLDEN BELL PRODUCTS, INC. 15542		TREATED MANHOLES WITH INSECTA F	16,380.00
					Total :	16,380.00
138502	5/10/2016	104015	GOODYEAR TIRE & RUBBER CO. 43076290	037-09146	TIRES - P215/75R16 FOR UNIT 877	277.77
					Total :	277.77
138503	5/10/2016	107498	GOODYEAR TIRE & RUBBER COMPANY, THE 0073096490	037-06329	MARCH 2016~	582.00
					Total :	582.00
138504	5/10/2016	107850	GOVERNMENT FINANCE OFFICERS, ASSOCI 0152003 3/31/16		MEMBERSHIP DUES - R. BEEMAN, C. C	595.00
					Total :	595.00
138505	5/10/2016	107513	GRAINGER 9080628036	037-09137 037-09163	RUBBER GLOVES FOR DRIVERS SHOP FACILITY SUPPLIES	27.94 32.43
					Total :	60.37
138506	5/10/2016	108044	HARD COPY Y6322.10-A Y6322.12-B Y6322.13-A Y6322.15-A Y6322.16-A Y6322.17-A Y6322.18-A Y6322.19-A Y6322.20-A Y6322.21-B Y6322.22-A		MEDICAL RECORDS - S. SURRAT V. GA MEDICAL RECORDS - S. SURRAT V. GA	124.77 31.86 90.49 111.69 111.93 111.93 111.93 111.93 111.69 111.93 111.93
					Total :	1,141.84
138507	5/10/2016	105224	HEAVENLY MOMENTS 022516		BLACK HISTORY MONTH CELEBRATIO	290.23
					Total :	290.23
138508	5/10/2016	108607	HENDERSON-BATISTE, TANEKA 07/2015-02/2016 ADJ		CHILD CARE PROVIDER	816.00
					Total :	816.00
138509	5/10/2016	107104	HILLCO FASTENER WAREHOUSE INC. 5204724	037-09025	EXHAUST FLANGED NUTS	76.02

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138509	5/10/2016	107104	107104 HILLCO FASTENER WAREHOUSE INC.		(Continued)	76.02
138510	5/10/2016	108434	HOME DEPOT CREDIT SERVICES			
			0302314		PARK MAINT SUPPLIES	52.75
			2040954		PD PROGRAM SUPPLIES	168.03
			2570272		PW STREET MAINT SUPPLIES	33.65
			3033345		PARK MAINT SUPPLIES	141.44
			3301937		PARK MAINT SUPPLIES	96.29
			3352920		PW STREET MAINT SUPPLIES	72.38
			5045426		PW SIGNS/SIGNALS SUPPLIES	103.43
			5575147		BLDG MAINT SUPPLIES	2.80
			6294574		BLDG MAINT SUPPLIES	4.33
			7034412		PW STREET MAINT SUPPLIES	181.93
			7050690		PW SIGNS/SIGNALS SUPPLIES	156.85
			7353315		PARK MAINT SUPPLIES	140.20
			8353202		PARK MAINT SUPPLIES	234.85
			8353220		PARK MAINT SUPPLIES	391.42
			8353241		PARK MAINT SUPPLIES	213.11
			8561918		SEWER PROGRAM SUPPLIES	5.41
			9021680		BLDG MAINT SUPPLIES	129.54
			9051587		PW STREET MAINT SUPPLIES	60.88
					<b>Total :</b>	<b>2,189.29</b>
138511	5/10/2016	108430	HOME PIPE & SUPPLY			
			E77725		BLDG MAINT SUPPLIES	160.45
			E77738		BLDG MAINT SUPPLIES	707.32
			E77751		BLDG MAINT SUPPLIES	665.08
			E77885		BLDG MAINT SUPPLIES	209.99
					<b>Total :</b>	<b>1,742.84</b>
138512	5/10/2016	114541	HRDIRECT			
			INV3844103		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844104		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844105		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844106		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844107		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844109		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844110		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844111		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844112		POSTER GUARD COMPLIANCE PROTE	76.29

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138512	5/10/2016	114541 HRDRECT	(Continued)			
			INV3844113		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844114		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844115		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844116		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844117		POSTER GUARD COMPLIANCE PROTE	76.29
			INV3844118		POSTER GUARD COMPLIANCE PROTE	76.29
				<b>Total :</b>		<b>1,144.35</b>
138513	5/10/2016	102313 HUDSON COLLISION INC.	3200		2011 FORD CV #1376572 ADJUST SEAT	40.00
			3211		2013 CHEV TAHOE #1415670 OIL CHANGE	47.00
			3223		2016 FORD EXPL #1488056 BRAKE SEF	414.80
			3231		2015 FORD EXPL #1462841 BRAKE SEF	447.57
				<b>Total :</b>		<b>949.37</b>
138514	5/10/2016	208613 HUGHES FAMILY DAY CARE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,085.00
				<b>Total :</b>		<b>1,085.00</b>
138515	5/10/2016	104576 HUNTINGTON BEACH HONDA	86532		2007 HONDA ST1300P #3001405 HEADL	64.97
				<b>Total :</b>		<b>64.97</b>
138516	5/10/2016	108221 INFINITY INSURANCE	T20-2015b		CLAIM FOR DAMAGES SETTLEMENT~	6,026.85
				<b>Total :</b>		<b>6,026.85</b>
138517	5/10/2016	107908 INSITE GRAFIX	2785		CUSTOM GRAPHICS - UNIT P10	599.50
				<b>Total :</b>		<b>599.50</b>
138518	5/10/2016	109035 INTERNATIONAL ASSOCIATION FOR	M16-C123785		MEMBERSHIP DUES - C. GOMEZ	50.00
				<b>Total :</b>		<b>50.00</b>
138519	5/10/2016	105140 IPTELSUPPORT	2016-04		TELEPHONE SUPPORT - MARCH 2016	400.00
				<b>Total :</b>		<b>400.00</b>
138520	5/10/2016	108555 JALISCO TIRE & AUTO REPAIR	042016 042616 C14 042616 C7		FLAT REPAIR TIRE ROTATION TIRE ROTATION	8.00 12.50 12.50
				<b>Total :</b>		<b>33.00</b>

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138521	5/10/2016	210001 JAMISON, JACQUELYN	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,221.75 Total : 1,221.75
138522	5/10/2016	109059 JAUREGUI NURSERY, LLC	10304 10309 10314 10794		PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	196.20 222.36 131.00 294.30 Total : 843.86
138523	5/10/2016	105226 JEKAL FAMILY CHILD CARE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,255.00 Total : 1,255.00
138524	5/10/2016	111260 KJOS, BARBARA JEAN	APRIL 2016		GARDENA FAMILY CHILD CARE PROG	1,700.00 Total : 1,700.00
138525	5/10/2016	108349 KOSMONT COMPANIES	0012		CONSULTING SERVICES - PUBLIC SAF	2,216.50 Total : 2,216.50
138526	5/10/2016	312030 L.A. COUNTY ASSESSOR	16ASRE287		MAPS/POSTAGE	5.81 Total : 5.81
138527	5/10/2016	312240 L.A. COUNTY DEPARTMENT OF PUBLIC WOR	16041310773 16041311072		INDUSTRIAL WASTE SERVICES TRAFFIC SIGNAL MAINT - HIGHWAY SA	11,356.34 1,581.65 Total : 12,937.99
138528	5/10/2016	312687 LAC+USC MEDICAL CENTER	30008		SART EXAM 3/12/16	730.00 Total : 730.00
138529	5/10/2016	112015 LACERDA, DALVANICE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	2,732.00 Total : 2,732.00
138530	5/10/2016	212011 LANSDELL, MITCHELL G.	03/14-04/13/16		REIMBURSEMENT FOR CITY RELATED	143.50 Total : 143.50
138531	5/10/2016	112121 LEE'S ALIGNMENT SERVICES	93316		2014 FORD EXPL #1442249 SET TOE CI	50.00 Total : 50.00
138532	5/10/2016	102376 LEXISNEXIS RISK SOLUTIONS	1592371-20160430		MONTHLY SUBSCRIPTION FEE	700.00

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138532	5/10/2016	102376	102376 LEXISNEXIS RISK SOLUTIONS (Continued)			Total : 700.00
138533	5/10/2016	112260	LIEBERT CASSIDY WHITMORE		PROFESSIONAL SERVICES - LITIGATIC	Total : 20,599.50
138534	5/10/2016	108481	LIMA, OSCAR		SPORTS OFFICIAL	Total : 135.00
138535	5/10/2016	102233	LITTLE PEOPLE DAY CARE		CHILD CARE PROVIDER	Total : 2,628.00
138536	5/10/2016	109058	LOBBY TRAFFIC SYSTEMS INC		THORNBURG PARK - REPAIR OUTFIELD BELL PARK - REPAIR OUTFIELD FENCE	Total : 750.00
138537	5/10/2016	108807	LOCKE LORD LLP		PROFESSIONAL SERVICES - MARCH 2	Total : 18,203.79
138538	5/10/2016	108978	LURIE, STEVEN D.		CONSULTING SERVICES - C. STEWART	Total : 2,805.00
138539	5/10/2016	108613	MADRID, DANIELA		POLICE DEPT INTERN SERVICES	Total : 2,394.00
138540	5/10/2016	105082	MAJESTIC LIGHTING, INC.		SIGNS/SIGNALS SUPPLIES	Total : 456.06
138541	5/10/2016	107644	MARTINEZ, CHERYL NAOMI		SIGNS/SIGNALS SUPPLIES	Total : 25.51
138542	5/10/2016	109063	MARTINEZ, JOEL		SIGNS/SIGNALS SUPPLIES	Total : 21.00
138543	5/10/2016	104773	MARTINEZ, KAMBY		BLDG MAINT SUPPLIES	Total : 48.52
					SIGNS/SIGNALS SUPPLIES	Total : 51.62
					CHILD CARE PROVIDER	Total : 1,817.00
					ADVANCE UNIFORM ALLOWANCE	Total : 350.00
					CHILD CARE PROVIDER	Total : 2,139.00

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138543	5/10/2016	104773	104773 MARTINEZ, KAMBY (Continued)			Total : 2,139.00
138544	5/10/2016	113046	MARX BROS. FIRE EXTINGUISHER, CO., INC. H109541		FIRE EXTINGUISHER SERVICE - SR. CI	Total : 75.00
138545	5/10/2016	109007	MAT WAREHOUSE, THE	035-00677	FOLDING MATS FOR TACTICAL DEFEN	Total : 3,223.34
138546	5/10/2016	213005	MATAALI, LAUREN	042816	REIMBURSEMENT - PROGRAM SUPPLI	Total : 456.70
138547	5/10/2016	102942	MAUREEN KANE & ASSOCIATES, INC	06/21-06/24	REGISTRATION - B. ROMERO - TECHNI	Total : 1,550.00
138548	5/10/2016	109066	MCKISSIC LUCAS, TEILDA	GEPCO 2016	GEPCO LOAN	Total : 2,000.00
138549	5/10/2016	113064	MCMASTER-CARR SUPPLY COMPANY	51241068 54204781 54258225 54805903 55014648	SHOP & FACILITY SUPPLIES SHOP & FACILITY SUPPLIES BUS SHOP SUPPLIES NYLON FLAT WASHER Friction Disc for 3-1/2" OD Torque	Total : 389.62 106.26 24.79 12.02 49.95 582.64
138550	5/10/2016	108604	MOORE, VELTA	07/2015-02/2016 ADJ	CHILDCARE PROVIDER	Total : 1,343.00
138551	5/10/2016	100247	MORPHOTRUST USA	107012	LIVE SCAN FINGERPRINTING MACHINI	Total : 11,846.18
138552	5/10/2016	113295	MUNISERVICES, LLC	0000041469	SALES TAX REPORTING SYSTEM ~	Total : 1,250.00
138553	5/10/2016	109064	MUNIZ, ADRIAN	04/16-04/30/16	SPORTS OFFICIAL	Total : 30.00
138554	5/10/2016	113605	MUTUAL LIQUID GAS & EQUIPMENT, CO., INC 23227 23325		SEWER PROGRAM SUPPLIES SEWER PROGRAM SUPPLIES	Total : 195.46 195.46

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138554	5/10/2016	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC (Continued)	250430 251279		PROPANE GAS PROPANE GAS	312.53 308.17
					<b>Total :</b>	<b>1,011.62</b>
138555	5/10/2016	213721 MYERS, SHERRI	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	154.00
					<b>Total :</b>	<b>154.00</b>
138556	5/10/2016	105622 N/S CORPORATION	0075347	037-08352	MONTHLY BUS WASH EQUIPMENT MAI	285.00
					<b>Total :</b>	<b>285.00</b>
138557	5/10/2016	108991 NADALES, LUIS	04/16-04/30/16		SPORTS OFFICIAL	225.00
					<b>Total :</b>	<b>225.00</b>
138558	5/10/2016	101421 NATIONAL CONSTRUCTION RENTALS, INC.	4409011		RENTAL - 6FT TEMPORARY FENCE, 6F	135.20
					<b>Total :</b>	<b>135.20</b>
138559	5/10/2016	101748 NEWFLYER OF AMERICA	80256827 80256829 80259735 80259881 80260370 80263258 80265971 80265972	037-09117 037-08904 037-09134 037-09134 037-09117 037-09050 037-09177 037-09177	HORN BUTTON, CAP, PRESSURE SWIT SHAFT LEVER LENS FOR STEPWELL LIGHT LEVELING VALVE, PROX SWITCH, BEA TUBE-EXHAUST FLEX & ELBOW GAS STRUT ACTIVATOR, ELECTRIC (SQUIB) ACTIVATOR, ELECTRIC (SQUIB)	276.97 102.96 36.74 645.50 347.75 45.58 455.22 214.21
					<b>Total :</b>	<b>2,124.93</b>
138560	5/10/2016	106297 NEW WAVE SOUND	6309 6311		WINDOW TINT~ WINDOW TINT~	160.00 160.00
					<b>Total :</b>	<b>320.00</b>
138561	5/10/2016	107792 NUNEZ-STANCZAK, DENISE	050916 062016		SPECIAL LUNCH ENTERTAINMENT - SF SPECIAL LUNCH ENTERTAINMENT - SF	150.00 150.00
					<b>Total :</b>	<b>300.00</b>
138562	5/10/2016	115168 OFFICE DEPOT	1923080061 1926192425 828847091	037-09055	BLDG MAINT OFFICE SUPPLIES PD OFFICE SUPPLIES BUS MAINT OFFICE SUPPLIES	97.70 22.00 92.19

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138562	5/10/2016	115168 OFFICE DEPOT	(Continued)			
			829293296		REC OFFICE SUPPLIES	103.18
			830123479		EOC OFFICE SUPPLIES	2,458.93
			830124089		EOC OFFICE SUPPLIES	874.98
			830124091		EOC OFFICE SUPPLIES	44.12
			830124092		EOC OFFICE SUPPLIES	128.61
			830124093		EOC OFFICE SUPPLIES	63.07
			830124095		EOC OFFICE SUPPLIES	189.66
			830124096		EOC OFFICE SUPPLIES	93.72
			830124098		EOC OFFICE SUPPLIES	104.62
			830124099		EOC OFFICE SUPPLIES	309.45
			830247211		PD OFFICE SUPPLIES	125.35
			831224532		REC OFFICE SUPPLIES	88.12
			831317350		PD OFFICE SUPPLIES	99.55
			831328936		PD OFFICE SUPPLIES	247.60
			831415764	037-09142	BUS OFFICE SUPPLIES	43.20
			831555116		CC OFFICE SUPPLIES	62.99
			831823190		PD OFFICE SUPPLIES	59.08
			833138955		BUS OFFICE SUPPLIES	-95.26
			834102682		PD OFFICE SUPPLIES	84.87
			834264626		PD OFFICE SUPPLIES	248.17
			834878036		CDD OFFICE SUPPLIES	50.78
			834878145		CDD OFFICE SUPPLIES	61.64
			834916512		CM OFFICE SUPPLIES	57.29
			835115930		PD OFFICE SUPPLIES	557.12
			835472041		PD OFFICE SUPPLIES	36.93
			835609619		REC OFFICE SUPPLIES	104.54
			835609620		REC OFFICE SUPPLIES	7.87
					<b>Total :</b>	<b>6,422.07</b>

138563	5/10/2016	111358 O'REILLY AUTO PARTS	352878		SEWER PROG AUTO SUPPLIES	7.64
			353264		PWAUTO PARTS	64.83
			353975		PWAUTO PARTS	39.89
			353976		PWAUTO PARTS	25.08
			355201		PWAUTO PARTS	43.12
			355210		PWAUTO PARTS	-9.79
			355663		PWAUTO PARTS	95.35

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138563	5/10/2016	111358 O'REILLY AUTO PARTS	(Continued)			
			355669		PW/AUTO PARTS	-10.90
			355833		PW/AUTO SUPPLIES	21.79
			358196		PW/AUTO SUPPLIES	16.34
			358614		PW/AUTO SUPPLIES	32.67
					<b>Total :</b>	<b>326.02</b>
138564	5/10/2016	101782 PARTY ON RENTALS	P2467		RENTALS - BASKETBALL SHOOT OUT	268.00
					<b>Total :</b>	<b>268.00</b>
138565	5/10/2016	108628 PETROLEUM MARKETING EQUIPMENT	3012315	037-09014	COVER & RUBBER MATTING	279.28
					<b>Total :</b>	<b>279.28</b>
138566	5/10/2016	307101 PETTY CASH FUND	04/13-04/15/16		REPLENISH PETTY CASH	499.55
					<b>Total :</b>	<b>499.55</b>
138567	5/10/2016	108600 PHOENIX GROUP INFORMATION, SYSTEMS	032016211		PARKING TICKET CONTRACT SERVICE	1,707.55
					<b>Total :</b>	<b>1,707.55</b>
138568	5/10/2016	106092 PRUDENTIAL OVERALL SUPPLY	42028136		UNIFORM & SUPPLY RENTAL	204.80
			42028137		UNIFORM RENTAL	61.22
			42028138		SUPPLY RENTAL - MATS - GMBL SHOP	8.10
			42028139		UNIFORM & SUPPLY RENTAL	274.46
			42030538		UNIFORM RENTAL	61.22
			42030539		SUPPLY RENTAL - MATS - PD	71.44
			42030540		SUPPLY RENTAL - MATS - NCC	12.42
			42030541		SUPPLY RENTAL - MATS - CH	16.05
			42030542		SUPPLY RENTAL - MATS - HS	8.28
			42030543		UNIFORM & SUPPLY RENTAL	291.06
			42030544		SUPPLY RENTAL - MATS - GMBL	26.60
			42032893		UNIFORM & SUPPLY RENTAL	204.80
			42032894		UNIFORM RENTAL	62.98
			42032895		SUPPLY RENTAL - MATS - GMBL SHOP	8.10
			42032896		UNIFORM & SUPPLY RENTAL	274.46
			42035230		UNIFORM & SUPPLY RENTAL	204.80
			42035231		UNIFORM RENTAL	62.98
			42035232		SUPPLY RENTAL - MATS - PD	71.44

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138568	5/10/2016	106092 PRUDENTIAL OVERALL SUPPLY	(Continued) 42035233 42035234 42035235 42035236 82030537		SUPPLY RENTAL - MATS - NCC SUPPLY RENTAL - MATS - CH SUPPLY RENTAL - MATS - HS UNIFORM & SUPPLY RENTAL UNIFORM & SUPPLY RENTAL	12.42 16.05 8.28 291.06 204.80 2,457.82
138569	5/10/2016	107324 PWS THE LAUNDRY COMPANY	0651160		SERVICE CALL - CLEAN DRYER FAN	130.00 130.00
138570	5/10/2016	102283 QUICK COLOR	14416		120"X96" BANNERS BACKDROP	174.40 174.40
138571	5/10/2016	105193 RC SIGNS & BANNERS	1864		30"X42" PVC POSTER	109.00 109.00
138572	5/10/2016	100147 RCI IMAGE SYSTEMS	0074858		PREP & SCANNING - BUILDING PLANS	2,357.73 2,357.73
138573	5/10/2016	103072 REACH	0516257		EAP SERVICES/REACHLINE NEWSLET	902.00 902.00
138574	5/10/2016	101511 READYFRESH	16D0019345271		DRINKING WATER SERVICE	83.00 83.00
138575	5/10/2016	100836 RESOURCE BUILDING MATERIALS	1902652 1914172		PARK MAINT SUPPLIES BLDG MAINT SUPPLIES	100.28 21.15 121.43
138576	5/10/2016	109041 RICHARD, MIKIA C.	04/16-04/30/16		SPORTS SCOREKEEPER	150.00 150.00
138577	5/10/2016	118476 RICOH USA, INC.	20151270 5041327177 9014432577 9015435184	023-00960 023-00960 023-00936	RICOH MPC3503 COPIER LEASE - FCC BILLABLE OVERAGE - MPC5501 COPIE RICOH MPC3503 COPIER LEASE - FCC RICOH MPC3503 COPIER LEASE - ADM	206.85 441.88 206.85 587.59

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138577	5/10/2016	118476	118476 RICOH USA, INC.		(Continued)	
138578	5/10/2016	118476	118476 RICOH USA, INC.			
			20415243	023-00936	RICOH MPC6003 COPIER LEASE - PD €	171.61
			5038679279A	023-00936	RICOH MPC3503 COPIER LEASE - REC	484.96
			5038732988A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			9013800636	023-00936	RICOH MPC3503 COPIER LEASE - HS	107.82
			9013800780	023-00936	RICOH MPC3503 COPIER LEASE - PV	265.14
			9015435187	023-00936	RICOH MPC3503 COPIER LEASE - BUS	180.54
			9015440183	023-00936	RICOH PRO8100S COPIER LEASE - PD	455.48
			9015442188	023-00936	RICOH MPC3503 COPIER LEASE - CM	244.12
			9015442192	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	174.15
			9015442196	023-00936	RICOH MPC3503 COPIER LEASE - PD C	138.90
			9015449191	023-00936	RICOH MPC3503 COPIER LEASE - CDD	234.26
			9015452182	023-00936	RICOH MPC3503 COPIER LEASE - SR. I	148.21
					<b>Total :</b>	<b>2,756.53</b>
138579	5/10/2016	118476	118476 RICOH USA, INC.			
			20281583	023-00936	RICOH MPC3503 COPIER LEASE - PD C	127.15
			20281584	023-00936	RICOH PRO8100S COPIER LEASE - PD	338.31
			20281585	023-00936	RICOH MPC6003 COPIER LEASE - PD €	171.61
			20281742	023-00936	RICOH MPC3503 COPIER LEASE - CDD	125.71
			20281743	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	117.60
			20281744	023-00936	RICOH MPC3503 COPIER LEASE - CM	185.23
			20281745	023-00936	RICOH MPC6502SP COPIER LEASE - P	302.88
			20281746	023-00936	RICOH PRO8100S COPIER LEASE - PR	376.65
			20282122	023-00936	RICOH MPC3503 COPIER LEASE - SR. I	110.19
			20282404	023-00936	RICOH MPC3503 COPIER LEASE - BUS	124.40
			20282456	023-00936	RICOH MPC3503 COPIER LEASE - HS	107.82
			5038070702A	023-00936	RICOH MPC3503 COPIER LEASE - PV	163.36
			5038070704A	023-00936	RICOH MPC3503 COPIER LEASE - REC	185.81
			5038101014A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	459.68
					<b>Total :</b>	<b>2,896.40</b>
138580	5/10/2016	118476	118476 RICOH USA, INC.			
			5039741009A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			9014432608	023-00936	RICOH MPC3503 COPIER LEASE - PV	163.36
			9015435189	023-00936	RICOH MPC3503 COPIER LEASE - BUS	180.54
			9015440185	023-00936	RICOH PRO8100S COPIER LEASE - PD	455.48
			9015442190	023-00936	RICOH MPC3503 COPIER LEASE - CM	244.12

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138580	5/10/2016	118476 RICOH USA, INC.	(Continued)			
			9015442194	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	174.15
			9015442198	023-00936	RICOH MPC3503 COPIER LEASE - PD C	138.90
			9015449194	023-00936	RICOH MPC3503 COPIER LEASE - CDD	234.26
			9015452184	023-00936	RICOH MPC3503 COPIER LEASE - SR. I	148.21
			9015452188	023-00936	RICOH MPC3503 COPIER LEASE - HS	126.10
			9015479193	023-00936	RICOH MPC6003 COPIER LEASE - PD C	209.00
			<b>Total :</b>			<b>2,225.46</b>
138581	5/10/2016	118476 RICOH USA, INC.	5040190031A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			9014790840	023-00936	RICOH MPC3503 COPIER LEASE - REC	185.81
			9015440182	023-00936	RICOH MPC3503 COPIER LEASE - BUS	180.54
			9015442183	023-00936	RICOH PRO8100S COPIER LEASE - PD	455.48
			9015442191	023-00936	RICOH MPC3503 COPIER LEASE - CM	244.12
			9015442195	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	174.15
			9015442199	023-00936	RICOH MPC3503 COPIER LEASE - PD C	138.90
			9015449197	023-00936	RICOH MPC3503 COPIER LEASE - CDD	234.26
			9015452185	023-00936	RICOH MPC3503 COPIER LEASE - SR. I	148.21
			9015452189	023-00936	RICOH MPC3503 COPIER LEASE - HS	126.10
			9015479215	023-00936	RICOH MPC6003 COPIER LEASE - PD C	209.00
			<b>Total :</b>			<b>2,247.91</b>
138582	5/10/2016	118476 RICOH USA, INC.	5040935806A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			9015449198	023-00936	RICOH MPC3503 COPIER LEASE - CDD	234.26
			9015449199	023-00936	RICOH MPC3503 COPIER LEASE - BUS	180.54
			9015449200	023-00936	RICOH PRO8100S COPIER LEASE - PD	455.48
			9015449202	023-00936	RICOH MPC3503 COPIER LEASE - CM	244.12
			9015449203	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	174.15
			9015449204	023-00936	RICOH MPC3503 COPIER LEASE - PD C	288.61
			9015452186	023-00936	RICOH MPC3503 COPIER LEASE - SR. I	148.21
			9015452190	023-00936	RICOH MPC3503 COPIER LEASE - HS	126.10
			9015452191	023-00936	RICOH MPC3503 COPIER LEASE - PW	163.36
			9015452192	023-00936	RICOH MPC3503 COPIER LEASE - REC	185.81
			9015479221	023-00936	RICOH MPC6003 COPIER LEASE - PD C	209.00
			<b>Total :</b>			<b>2,560.98</b>
138583	5/10/2016	118476 RICOH USA, INC.	5039263578A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138583	5/10/2016	118476 RICOH USA, INC.	(Continued)			
			9015435188	023-00936	RICOH MPC3503 COPIER LEASE - BUS	170.27
			9015440184	023-00936	RICOH PRO8100S COPIER LEASE - PD	427.55
			9015442189	023-00936	RICOH MPC3503 COPIER LEASE - CM	228.83
			9015442193	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	164.44
			9015442197	023-00936	RICOH MPC3503 COPIER LEASE - PD C	128.40
			9015449192	023-00936	RICOH MPC3503 COPIER LEASE - CDD	234.26
			9015452183	023-00936	RICOH MPC3503 COPIER LEASE - SR, I	148.21
			9015452187	023-00936	RICOH MPC3503 COPIER LEASE - HS	126.10
			9015479187	023-00936	RICOH MPC6003 COPIER LEASE - PD C	209.00
					<b>Total :</b>	<b>1,988.40</b>
138584	5/10/2016	118476 RICOH USA, INC.	19889715	023-00936	RICOH MPC3503 COPIER LEASE - PD C	127.15
			19889716	023-00936	RICOH PRO8100S COPIER LEASE - PD	338.31
			19889717	023-00936	RICOH MPC6003 COPIER LEASE - PD C	171.61
			19890003	023-00936	RICOH MPC3503 COPIER LEASE - CDD	125.71
			19890004	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	117.60
			19890005	023-00936	RICOH MPC3503 COPIER LEASE - CM	185.23
					<b>Total :</b>	<b>302.88</b>
			19890006	023-00936	RICOH MPC6502SP COPIER LEASE - P	376.65
			19890007	023-00936	RICOH PRO8100S COPIER LEASE - PR	110.19
			19890381	023-00936	RICOH MPC3503 COPIER LEASE - SR, I	124.40
			19890644	023-00936	RICOH MPC3503 COPIER LEASE - BUS	107.82
			19890722	023-00936	RICOH MPC3503 COPIER LEASE - HS	163.36
			5036623689A	023-00936	RICOH MPC3503 COPIER LEASE - PW	185.81
			5036623847A	023-00936	RICOH MPC3503 COPIER LEASE - REC	151.34
			5036648946A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	<b>2,588.06</b>
138585	5/10/2016	118476 RICOH USA, INC.	20021606	023-00936	RICOH MPC3503 COPIER LEASE - PD C	127.15
			20021607	023-00936	RICOH PRO8100S COPIER LEASE - PD	338.31
			20021608	023-00936	RICOH MPC6003 COPIER LEASE - PD C	171.61
			20021765	023-00936	RICOH MPC3503 COPIER LEASE - CDD	125.71
			20021766	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	117.60
			20021767	023-00936	RICOH MPC3503 COPIER LEASE - CM	185.23
			20021768	023-00936	RICOH MPC6502SP COPIER LEASE - P	302.88
			20021769	023-00936	RICOH PRO8100S COPIER LEASE - PR	376.65

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138585	5/10/2016	118476 RICOH USA, INC.	(Continued)			
			200222085	023-00936	RICOH MPC3503 COPIER LEASE - SR, I	110.19
			200222343	023-00936	RICOH MPC3503 COPIER LEASE - BUS	124.40
			200222395	023-00936	RICOH MPC3503 COPIER LEASE - HS	107.82
			5037033180A	023-00936	RICOH MPC3503 COPIER LEASE - PW	163.36
			5037033228A	023-00936	RICOH MPC3503 COPIER LEASE - REC	185.81
			5037087211A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			<b>Total :</b>			<b>2,588.06</b>
138586	5/10/2016	118476 RICOH USA, INC.	20151300	023-00936	RICOH MPC3503 COPIER LEASE - PD C	127.15
			20151301	023-00936	RICOH PRO8100S COPIER LEASE - PD	338.31
			20151302	023-00936	RICOH MPC6003 COPIER LEASE - PD C	171.61
			20151459	023-00936	RICOH MPC3503 COPIER LEASE - CDD	125.71
			20151460	023-00936	RICOH MPC3503 COPIER LEASE - CLEI	117.60
			20151461	023-00936	RICOH MPC3503 COPIER LEASE - CM	185.23
			20151462	023-00936	RICOH MPC6502SP COPIER LEASE - P	302.88
			20151463	023-00936	RICOH PRO8100S COPIER LEASE - PR	376.65
			20151782	023-00936	RICOH MPC3503 COPIER LEASE - SR, I	110.19
			20152043	023-00936	RICOH MPC3503 COPIER LEASE - BUS	124.40
			20152095	023-00936	RICOH MPC3503 COPIER LEASE - HS	107.82
			5037581379A	023-00936	RICOH MPC3503 COPIER LEASE - PW	163.36
			5037581537A	023-00936	RICOH MPC3503 COPIER LEASE - REC	185.81
			5037634425A	023-00936	RICOH MPC3503 COPIER LEASE - ADM	151.34
			<b>Total :</b>			<b>2,588.06</b>
138587	5/10/2016	107551 RUIZ CONCRETE	042716 #1		PEDESTRIAN SAFETY IMPROVEMENT	101,398.47
			<b>Total :</b>			<b>101,398.47</b>
138588	5/10/2016	100383 S.B.R.P.C.A.	02906		STEP DUI/CDL CHECKPOINT~	307.74
			02916		STEP DUI/CDL CHECKPOINT~	298.95
			<b>Total :</b>			<b>606.69</b>
138589	5/10/2016	119126 S.B.R.P.C.A.	02872		7" HOUSE LED & BACKUP 1/3 CCD SUF	255.03
			02873		WARNING AMBER INTERNAL FLASHER	286.45
			<b>Total :</b>			<b>541.48</b>
138590	5/10/2016	119022 SAFEWART OF SOUTHERN, CALIFORNIA	88462		DUPLICATE KEYS~	99.83

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138590	5/10/2016	119022 SAFEMART OF SOUTHERN, CALIFORNIA	(Continued) 88607		DUPLICATE KEYS	13.08
					Total :	112.91
138591	5/10/2016	102833 SAMAME, LILLANA	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,527.00
					Total :	1,527.00
138592	5/10/2016	119016 SAM'S CLUB	0373 2/26/16 1527 4/28/16 4237 5354 5897 2/26/16		REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES FCC PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES	244.79 78.97 83.57 326.45 21.67
					Total :	755.45
138593	5/10/2016	109011 SANCARRANCO, SANDRA	03/27-04/02/16 04/24-04/30/16 4/17-4/23/16		ENGINEERING INTERN ENGINEERING INTERN ENGINEERING INTERN	547.50 277.50 217.50
					Total :	1,042.50
138594	5/10/2016	219355 SARGENT, MICHAELADAM	041116		REIMBURSEMENT - MEALS - LASD HOI	80.00
					Total :	80.00
138595	5/10/2016	119137 SASSOON, DR. MAUREEN	160402		EMPLOYEE HEALTH & SAFETY TRAININ	175.00
					Total :	175.00
138596	5/10/2016	119442 SC FUELS	3024016		87 OCTANE REGULAR UNLEADED FUE	18,202.60
					Total :	18,202.60
138597	5/10/2016	119442 SC FUELS	3024015		87 OCTANE REGULAR UNLEADED FUE	18,173.41
					Total :	18,173.41
138598	5/10/2016	107303 SCOTT ROBINSON CHRYSLER DODGE, JEEP	181914	037-09168	BUS 885 - REPLACE TIRE SENSOR	179.17
					Total :	179.17
138599	5/10/2016	108440 SHAMBURGER, JR, JAMES	04/16-04/30/16		SPORTS OFFICIAL	160.00
					Total :	160.00
138600	5/10/2016	107006 SHAMROCK COMPANIES	1987966		BLDG MAINT SUPPLIES	59.46

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138600	5/10/2016	107006 SHAMROCK COMPANIES	(Continued) 2007938		PARK MAINT SUPPLIES	33.76
					<b>Total :</b>	<b>93.22</b>
138601	5/10/2016	106050 SHEHATA, AMY	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,214.00
					<b>Total :</b>	<b>1,214.00</b>
138602	5/10/2016	119233 SHERWIN-WILLIAMS CO.	0593-6 1912-7 4133-4		PW STREET MAINT SUPPLIES PW STREET MAINT SUPPLIES PW STREET MAINT SUPPLIES	1,540.88 526.91 75.49
					<b>Total :</b>	<b>2,143.28</b>
138603	5/10/2016	101649 SILVIA ESPINOZA FAMILY CHLD, CARE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,863.00
					<b>Total :</b>	<b>1,863.00</b>
138604	5/10/2016	108823 SMANS, WANDA	04/01-04/30/16		POLICE DEPT INTERN SERVICES	500.00
					<b>Total :</b>	<b>500.00</b>
138605	5/10/2016	119361 SMART & FINAL IRIS CO.	108329		REC PROGRAM SUPPLIES	51.64
					<b>Total :</b>	<b>51.64</b>
138606	5/10/2016	102328 SMITH MANUFACTURING CO.	68287 68394 68738		HC POWERBAND DRIVE BELT, SPS10~ HANDWHEEL ASSEMBLY FOR SPS8/10 SPS10 DRUM ASSEMBLY ~	120.04 91.09 1,218.35
					<b>Total :</b>	<b>1,429.48</b>
138607	5/10/2016	103877 SMOOTH JAZZ NEWS	3757		ADVERTISING - GARDENA JAZZ FESTI	565.00
					<b>Total :</b>	<b>565.00</b>
138608	5/10/2016	119129 SNAP-ON INDUSTRIAL	ARV/28663165	037-09140	CRIMPERS, RATCHING JAW	72.52
					<b>Total :</b>	<b>72.52</b>
138609	5/10/2016	108900 SOFTWAREONE INC.	US-PSI-458228	023-01016	SOFTWARE ASSURANCE, MICROSOFT	8,952.47
					<b>Total :</b>	<b>8,952.47</b>
138610	5/10/2016	102027 SOUTH BAY ELECTRIC MOTORS, INC	23778	037-09166	COUPLING, REULAND MOTOR	526.48
					<b>Total :</b>	<b>526.48</b>

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138611	5/10/2016	619006 SOUTHERN CALIFORNIA EDISON	90001357		JOINT OCCUPATION OF POLES~	4,935.00
					Total :	4,935.00
138612	5/10/2016	108979 SPEARS, FRED	04/16-04/30/16		SPORTS OFFICIAL	380.00
					Total :	380.00
138613	5/10/2016	119548 ST. JOHN LUTHERAN CHURCH	MAY 2016		SENIOR CITIZENS DAY CARE	750.00
					Total :	750.00
138614	5/10/2016	119010 STAPLES ADVANTAGE	3295878135 3297085837		PW ENGINEERING OFFICE SUPPLIES BLDG MAINT SUPPLIES	129.58 59.51
					Total :	189.09
138615	5/10/2016	220418 TALISON, LUCILLE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,459.00
					Total :	1,459.00
138616	5/10/2016	100609 TANK SPECIALISTS OF CALIFORNIA	26644		PRESSURE DECAY TESTING: DYNAMIC	1,225.00
					Total :	1,225.00
138617	5/10/2016	106870 TENDER LOVING CARE CATERING, INC.	04/16-04/30/16		SENIOR FEEDING PROGRAM	9,304.08
					Total :	9,304.08
138618	5/10/2016	120215 THOMPSON TROPHY MFG., INC.	48749 48807 48859		BASKETBALL TROPHIES CHESS TROPHIES & RIBBONS SOCCER TROPHIES	1,733.10 326.89 863.28
					Total :	2,923.27
138619	5/10/2016	120722 THYSENKRUPP ELEVATOR, CORPORATION	3002449480 3002449545 6000190015 6000190363		ELEVATOR MAINTENANCE BILLING - 1; ELEVATOR MAINTENANCE BILLING - 1; ELEVATOR MAINTENANCE BILLING - 1; ELEVATOR MAINTENANCE BILLING - 1;	1,026.99 1,173.72 1,645.00 1,645.00
					Total :	5,490.71
138620	5/10/2016	104126 TIME WARNER CABLE	041316 041416		BUSINESS CLASS CABLE PACKAGE ~ BASIC CABLE TELEVISION PACKAGE ~	109.82 102.81
					Total :	212.63
138621	5/10/2016	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	AYERS 4/22/16		CAL CARD STATEMENT 3/23-4/22/16	100.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138621	5/10/2016	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	(Continued)			
			BEEMAN 4/22/16		CAL CARD STATEMENT 3/23-4/22/16	355.75
			MEDRANO 4/22/16		CAL CARD STATEMENT 3/23-4/22/16	707.84
			PD TRAINING 2/22/16		CAL CARD STATEMENT 1/23-2/22/16	4,255.45
			PD TRAINING 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	-956.00
					<b>Total :</b>	<b>4,463.04</b>
138622	5/10/2016	101448 U.S. HEALTHWORKS MEDICAL, GROUP, PC	2892654		DOT DMV RENEWAL EXAM	116.00
			2895681		RANDOM D/S COLL ONLY DOT	60.00
			2899359		RANDOM D/S, BAT-DOT, DOT DMV REN	215.00
					<b>Total :</b>	<b>391.00</b>
138623	5/10/2016	119825 UNITED ROTARY BRUSH CORP.	289756		PW SWEEPER SUPPLIES	2,086.26
					<b>Total :</b>	<b>2,086.26</b>
138624	5/10/2016	121407 UPS	Y458W2176		SHIPPING SERVICE CHARGES	10.11
					<b>Total :</b>	<b>10.11</b>
138625	5/10/2016	105549 VALDEZ, MATILDE	07/2015-02/2016 ADJ		CHILD CARE PROVIDER	1,860.00
					<b>Total :</b>	<b>1,860.00</b>
138626	5/10/2016	222154 VARQUEZ, EARL	DEC 2015 - MAR 2016		BADMINTON/SR. EXERCISE INSTRUCT	2,550.00
					<b>Total :</b>	<b>2,550.00</b>
138627	5/10/2016	122050 VERIZON WIRELESS	9761925964		PW MOBILE BROADBAND SERVICE~	1,789.46
					<b>Total :</b>	<b>1,789.46</b>
138628	5/10/2016	103841 VILLAGE AUTO SPA	04/04-04/28/16		CAR WASH	36.00
					<b>Total :</b>	<b>36.00</b>
138629	5/10/2016	123178 WALLIN, KRESS, REISMAN & KRANITZ, LLP	APRIL 2016		CITY ATTORNEY SERVICES	12,887.00
					<b>Total :</b>	<b>12,887.00</b>
138630	5/10/2016	123154 WEST COAST ARBORISTS, INC.	114931		TREE MAINTENANCE SERVICES FY 15	6,480.00
					<b>Total :</b>	<b>6,480.00</b>
138631	5/10/2016	123050 WILLIAMS SCOTSMAN, INC.	98907027		MODULAR BUILDING RENTAL CPX-804	2,220.60

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138631	5/10/2016	123050	123050 WILLIAMS SCOTSMAN, INC.		(Continued)	Total : 2,220.60
138632	5/10/2016	108568	WILSON, TRAVIS		SPORTS OFFICIAL	Total : 520.00
138633	5/10/2016	107142	WINDSTREAM COMMUNICATIONS, INC.		PHONE MAINTENANCE SERVICES - ON PHONE MAINTENANCE SERVICES - RE	Total : 155.33 47.50 202.83
138634	5/10/2016	223252	WINSTON, LINDA		CHILD CARE PROVIDER	Total : 2,035.00
138635	5/10/2016	125001	YAMADA COMPANY, INC.		PARK MAINT SUPPLIES PARK MAINT SUPPLIES SEWER PROGRAM SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	Total : 69.65 55.72 64.53 50.03 444.71 684.64
138636	5/10/2016	103601	YINCOM		MS ERGONOMIC KEYBOARD & MOUSE	Total : 69.65
138637	5/10/2016	226100	ZENDEJAS, GUADALUPE		REIMBURSEMENT - FCC OFFICE SUPP	Total : 284.39
222 Vouchers for bank code : usb						Bank total : 696,999.44
222 Vouchers in this report						Total vouchers : 696,999.44

vchlist

05/06/2016 10:40:52AM

Voucher List  
CITY OF GARDENA

Bank code : usb

Voucher \_\_\_\_\_ Date \_\_\_\_\_ Vendor \_\_\_\_\_ Invoice \_\_\_\_\_ PO # \_\_\_\_\_ Description/Account \_\_\_\_\_ Amount \_\_\_\_\_

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 27 inclusive of the check register are accurate and funds are available for payment thereof.

By:   
Accounting/Finance Manager

This is to certify that the claims or demands covered by checks listed on pages 1 to 27 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

\_\_\_\_\_  
Mayor Date

\_\_\_\_\_  
Councilmember Date

\_\_\_\_\_  
Councilmember Date

Acknowledged:

\_\_\_\_\_  
Councilmember Date

\_\_\_\_\_  
Councilmember Date



5. D. (1)  
CITY MANAGER  
Report No. P-2016-7  
Date: May 10, 2016

## CITY of GARDENA

TO: THE HONORABLE MAYOR AND CITY COUNCIL  
SUBJECT: PERSONNEL REPORT

1. Report the *Promotion* of the following individuals:
  - a. **ROBIN BAILON**, Police Assistant, Schedule 21 (\$2,325 - \$2,967/month) to the position of Code Enforcement Officer, Schedule 53 (\$5,123 - \$6,538/month) effective April 24, 2016.
  - b. **CHRISTOPHER TORRES**, Police Officer Trainee, Schedule 200, (\$4,801/month) to the position of Police Officer, Schedule 201 (\$5,521 - \$7,047/month) effective April 28, 2016.
2. Report that Provisional FCC Program Assistant III, **ELFEGA RODRIGUEZ**, has returned to her regular position of Part-Time FCC Program Assistant II, Schedule 30 (\$2,904 - \$3,705/month) effective April 24, 2016.
3. Report the *Rejection of Probation* of Payroll/Personnel Technician, **ANGEL JIMENEZ**, effective April 25, 2016. Mr. Jimenez had been with the City for approximately one year.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Mitchell G. Lansdell'.

MITCHELL G. LANSDELL  
City Manager/Human Resources Officer

cc: City Attorney  
City Clerk  
Human Resources  
Payroll



**City of Gardena**  
**City Council Meeting**

Agenda Item No. 8. A. ( 1 ) (a) (b) (c)  
 Department: ELECTED and ADMINISTRATIVE OFFICES  
 Meeting Date: 05/10/2016

**AGENDA REPORT SUMMARY**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL**

**AGENDA TITLE: PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PLANS AND REPORTS TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

- (a) 2016-2021 Five- Year Consolidated Plan
- (b) Amended Citizen Participation Plan
- (c) Analysis of Impediments to Fair Housing Choice  
 – Community Development Block Grant (CDBG) Program

<b>COUNCIL ACTION REQUIRED:</b>	<u>Action Taken</u>
<ul style="list-style-type: none"> <li>• Conduct Public Hearing</li> <li>• Approve the Consolidated Plan and Ancillary Documents</li> </ul>	

**RECOMMENDATION AND STAFF SUMMARY:**

Staff respectfully recommends that the City Council conduct a Public Hearing and Approve the following Plans and Reports:

- (a) 2016-2021 Five-Year Consolidated Plan (“Consolidated Plan”);
- (b) Amended Citizen Participation Plan; and
- (c) Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (“CDBG”) Program.

The U.S. Department of Housing and Urban Development (“HUD”) requires the City to complete a Consolidated Plan to receive its annual allocation of Community Development Block Grant (“CDBG”) funds. The Amended Citizen Participation Plan and the Analysis of Impediments to Fair Housing Choice are ancillary documents that must be prepared in conjunction with the Consolidated Plan pursuant to HUD regulations. The Consolidated Plan is required to be prepared every five years and is also required to:

- Describe the jurisdiction’s housing and community development needs and market conditions;
- Set forth a strategy that establishes priorities; and
- Establish a short-term investment plan that outlines the intended use of resources.

The Consolidated Plan also serves as an application to HUD for Community Planning and Development (CPD) formula grants and satisfies the minimum statutory requirements of the CDBG Program.

Following the Public Hearing, it is recommended that the Council approve the Consolidated Plan and its ancillary documents which have been available for public review and comment during a 30-day period, from April 7, 2016, through May 6, 2016, in which no public comments have been received, to-date. Any additional comments received at tonight’s public hearing before the City Council will be incorporated into the final reports.

**FINANCIAL IMPACT/COST:** None

**ATTACHMENTS:**

- 1) Staff Report
- 2) Five-Year Consolidated Plan Fiscal Year 2016-2021
- 3) Amended Citizen Participation Plan
- 4) Analysis of Impediments to Fair Housing Choice – Community Development Block Grant Program

Submitted by *Clint Osorio*, Clint Osorio, Chief Fiscal Officer Dated: 05/05/2016

Concurred by *Mitchell G. Lansdell*, Mitchell G. Lansdell, City Manager Dated: 05/05/2016

# CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.: 8. A. (1) (a) (b) (c)

Department: Elected and  
Administrative Offices

Meeting Date: 05/10/2016

**AGENDA TITLE: PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PLANS AND REPORTS TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

- (a) 2016-2021 Five- Year Consolidated Plan
- (b) Amended Citizen Participation Plan
- (c) Analysis of Impediments to Fair Housing Choice  
– Community Development Block Grant (CDBG) Program

## **RECOMMENDATION:**

Staff respectfully recommends that the City Council conduct a Public Hearing and Approve the following Plans and Reports:

- (a) 2016-2021 Five-Year Consolidated Plan (“Consolidated Plan”);
- (b) Amended Citizen Participation Plan; and
- (c) Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant (“CDBG”) Program.

## **BACKGROUND:**

The U.S. Department of Housing and Urban Development requires the City to complete a Consolidated Plan to receive its annual allocation of Community Development Block Grant (CDBG) funds. The Consolidated Plan is required to be prepared every five years. The Consolidated Plan is a five-year planning document designed to be a collaborative process for establishing a community development plan. It outlines a strategy to address housing and community development needs and identifies the federal, state and local funding sources for implementation. Pursuant to the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan is required to:

- Describe the jurisdiction’s housing and community development needs and market conditions;
- Set forth a strategy that establishes priorities; and
- Establish a short-term investment plan that outlines the intended use of resources.

A primary purpose of the Consolidated Plan is to encourage jurisdictions to develop a plan for addressing the needs of low- and moderate-income groups, which are the intended beneficiaries of HUD-funded programs. The three main goals established by HUD, against which the Consolidated Plan will be evaluated include:

1. Providing decent housing;
2. Providing a suitable living environment; and
3. Expanding economic opportunities.

The Consolidated Plan for the City of Gardena also serves as an application to HUD for Community Planning and Development (CPD) formula grants and satisfies the minimum statutory requirements of the Community Development Block Grant (CDBG).

A summary of the documents being considered as part of this action are as follows:

1. The Five-Year Consolidated Plan which identifies the City’s priority needs, short- and long-term goals and objectives, strategies and timetables for achieving its goals.



# CITY OF GARDENA



## Draft Consolidated Plan Fiscal Year 2016-2021

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*Prepared by  
Elected and Administrative Offices  
City of Gardena 1700 West 162nd Street Gardena, CA 90247*

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is a document required to be submitted to the U.S. Department of Housing and Urban Development (HUD) by recipients of federal Community Planning and Development (CPD) funds including:

- Community Development Block Grant (CDBG);

The City of Gardena receives federal funding through the programs listed above and has prepared a Five- Year Consolidated Plan covering fiscal years 2016-2020.

The Consolidated Plan serves as a planning document for the City of Gardena, an application for federal funds under HUD's CDBG formula grant programs, and a five-year strategy for addressing community needs. The purpose of the Consolidated Plan is to create a vision to carry out activities consistent in meeting HUD national objectives, which are to:

- Provide decent housing;
- Provide a suitable living environment, and
- Expand economic opportunities.

The Consolidated Plan is a statement of how the City intends to spend its HUD Entitlement funds in the areas of housing and community development. The Five-Year Consolidated Plan provides an assessment of housing, homeless, and community development needs, a strategic plan for addressing needs, and an Annual Action Plan outlining specific objectives and outcomes for the use of HUD funds in 2016. The Consolidated Plan will identify housing and community development needs in the City of Gardena and illustrate how the City will address these issues. Components of the Consolidated Plan include the:

- Housing and Homeless Needs Assessment;
- Housing Market Analysis;
- Five-Year Strategic Plan; and
- Annual Action Plan.

The 2016 Annual Action Plan provides a detailed report of the activities the City will undertake to address housing and community development needs for the first year of the 2016-2020 Consolidated Plan period.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD requires that all activities and programs carried out with CDBG funds satisfy one of following three objectives; to create a suitable living environment, to provide decent housing, or to create economic opportunities. HUD also prescribes three outcome categories to describe the result of the activity or project, these outcomes are: availability/accessibility, affordability, and sustainability. Therefore, each of the goals and priorities identified in this ConPlan must have a corresponding objective and outcome. Table 1 provides a summary of the City's five-year priorities.

\* It is important to note that new construction of housing is generally ineligible under the CDBG program. However, certain activities related to the development of new housing are considered eligible. Those activities include acquisition of sites on which the building will be constructed for the use or release as housing, clearing of toxic chemicals on property to be used for new housing construction, site improvements to publicly-owned land to enable the property to be used for the new construction of housing, provided that the improvements are undertaken while the property is still in public ownership, and the cost of disposing of real property, acquired with CDBG funds, which will be used for new construction of housing (§570.201(a), (b), (c), (d)). Therefore, whenever possible, CDBG may be utilized to leverage funding for new affordable housing construction only under the circumstances described above. The City of Gardena does have local affordable housing funds and such funds may be combined as a leveraging tool for new housing development.

Individual projects and activities carried out to achieve the objectives and outcomes identified in the ConPlan, will be funded based on the availability of annual CDBG funding. The City of Gardena received an average of \$677,938 over the last five-year period. It is anticipated that the City will receive approximately \$630,000 per year over the next 5-year ConPlan period. The figures proposed for each project are estimates based on the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

Priority	Objective	Outcome	Activities
Fair Housing	Creating suitable living environments	Availability/accessibility	Fair Housing Services
Affordable Housing Decent Housing Sustainability and Affordability			Homeowner Residential Rehabilitation
			Renter Residential Rehabilitation
			Homeless Shelter and Housing
			Down payment Assistance (referral basis)
			New Affordable Housing*

Infrastructure and Facility Improvements	Creating Suitable Living Environments	Availability /Accessibility	Capital Improvement Projects in qualifying block groups
			American with Disabilities (ADA) improvements to public facilities
			Improvements to public facilities serving low to moderate persons
Supportive Services	Creating Suitable Living Environments	Availability/Accessibility and Affordability	Homeless prevention and services
			Senior Services
			Youth Services
			Services for low to moderate residents and those with disabilities

**Table 1 - Summary of Objectives**

### **3. Evaluation of past performance**

In the implementation of its CDBG programs, the City of Gardena takes various initiatives to ensure success in meeting Consolidated Plan objectives and addressing community need. The City expended almost 85% of its allocation on activities benefiting low and moderate income persons. The City involves the public in its programs by conducting extensive public outreach and complying with citizen participation requirements. Additionally, the City coordinates with various non-profit and other local organizations in the implementation of its programs to ensure funding has the greatest impact in addressing needs. During Planning Period 2011-2016 (“PP 2011”), Gardena expended \$2,865,590 on activities meeting its strategic plan objectives of providing decent housing, providing a suitable living environment, and creating economic opportunity. Lack of funding makes it difficult to address all strategic plan objectives in one program year. As a result, Gardena funds high priority projects to the extent possible.

In PP 2011, Gardena was able to fund projects that directly addressed specific strategic plan objectives including:

Housing - \$1,636,240

2011 Projects:

- Owner Occupied Housing Rehabilitation Loan Program
- Residential Rebate Program
- Handy-worker Fix-Up Program
- Multi-Family Residential Code Correction Program

*Strategic Plan Objectives Addressed*

- Sustain existing housing stock through rehabilitation and necessary improvements
- Increase the number of new affordable housing units
- Increase homeownership opportunities

Suitable Living Environment - \$717,322

2011 Projects:

- Code Enforcement
- Public Facilities/Recreation Improvements
- Accessibility Improvements

*Strategic Plan Objectives Addressed*

- Improve and stabilize city neighborhoods
- Enhance and encourage resident involvement
- Promote safe neighborhoods

2011 Projects:

- Youth and Family Services Bureau
- Senior Citizen Day Care Center

**4. Summary of citizen participation process and consultation process**

***Citizen Participation***

The development of the Consolidated Plan is a continuous process that provides various opportunities for feedback including three focus groups, two public hearings, and a 30 day public comment period.

The City held two (2) public focus groups on February 10, 2016 and March 5, 2016. Public, private, and social service organizations and community members were encouraged to attend and provide input on proposed Consolidated Plan activities through a public notice published in the local newspaper. Public input was also solicited through an online survey posted to the City website.

Opportunity for public review and comment was available through a 30 day comment period from April 7<sup>th</sup> to May 6<sup>th</sup>, 2016. After proper public outreach and compliance with HUD citizen participation requirements, the Consolidated Plan was adopted by City Council in May 2016.

The City of Gardena's Finance Department serves as the lead entity in carrying out the Consolidated Plan however, the Consolidated Plan is prepared through collaborative efforts between the City and other public and private agencies including:

The Citizen Participation Plan (CP) encourages public participation, emphasizing involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization and areas where funding is proposed. In addition, it encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities. Written materials can be provided in Spanish, and the City makes all reasonable accommodations for persons with special needs that request assistance.

The City provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. The City of Gardena also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State and local laws regarding personal privacy and confidentiality.

Action Plans and recommended uses of funding are posted for public review and comment for the requisite 30 days. The City posted display advertisements in the local newspaper. Information is also posted on the City website in accordance with the Citizen Participation Plan.

## **5. Summary of public comments**

[To be updated at the end of the public review period]

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

[To be updated at the end of the public review period]

## **7. Summary**

The 2016-2021 Consolidated Plan has been prepared by the City of Gardena in order to continue to receive CDBG funds over the next five-year period. In order to determine how the City will use these funds, a community-based public input process has been utilized. This process included solicitation of information regarding priority housing and non-housing community needs from State and County agencies, City departments, local service providers, and residents representing the community as a whole. All residents of the City were invited to review and provide direct input during the development of the Consolidated Plan.

The objectives and goals of the Consolidated Plan are also based on an analysis of data. Data was provided by HUD. Like most Los Angeles cities, Gardena housing is expensive, especially for lower income households. HUD data shows among Gardena several renters and homeowners are using a larger percentage of their income for housing (i.e., housing cost burden). HUD data indicates there is a shortage of housing units that are affordable to these lower income households; however, as the City is considered to be built out, opportunities for the development of new housing is limited. The City's Housing Element

has identified actions the City can take to accommodate the development of new housing. The Consolidated Plan has incorporates the strategies delineated in the Housing Element to meet the housing needs of Gardena residents. Nonhousing needs were also identified with the assistance of local service providers and a resident focus group.

Fiscal Year 2016-2017 CDBG funds will be utilized to address the priority needs identified in the Consolidated Plan. In addition to a CDBG allocation of \$631,776, the City has identified an additional \$7,700 in program funds to undertaking a variety of activities during the fiscal year. The City will also utilize State HOME and CalHome funds to undertake housing rehabilitation programs. (Based on funding agreements with the State, these funds will only be available through FY 2016-2017.) Additionally, rental assistance for an estimated 635 Gardena households will be provided by the Los Angeles County Housing Authority. Finally, CDBG funds will be utilized to support code enforcement and public service programs.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Gardena	Administrative Services Department

Table 1 – Responsible Agencies

### Narrative

The City of Gardena Finance Department is the lead agency for overseeing the development of the Consolidated Plan and for administration of the CDBG program, including the preparation of the required Action Plan, and CAPER. The City will at times, utilize the services of a specialized consultant to assist the City in carrying out the activities during each program year.

### Consolidated Plan Public Contact Information

Mary Simonell, Administrative Analyst II, City of Gardena - Finance Department, 1700 W. 162nd Street, Gardena, CA 92024 (310) 217-9516.

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation and coordination of the Consolidated Plan ensures a unified vision for housing and community development activities in the City of Gardena. The City of Gardena developed this plan as a collaborative process to shape its programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, to reduce duplication of effort at the local level.

In the development of the 2016-2021 Consolidated Plan, the City was sure to include all relevant stakeholders including public, private, and nonprofit organizations. Nonprofit organizations may include, but are not limited to, service providers and community housing development organizations, developers, and local businesses. The City works closely with its partners to design programs that address identified needs.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of their programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five (5) year planning period with these organizations and agencies. The City will work on strengthening relationships and alignment among these organizations.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Los Angeles County's homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Gardena, also provide resources for services that assist the homeless and those at risk of becoming homeless. The non-profit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless

families with children, and single men and women. The non-profit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to the CoC to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the five year planning process.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City and the COC will continue to work together to develop performance standards that provide a measure to evaluate each ESG subrecipients effectiveness, such as how well the service provider succeeded at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Subrecipient Agreement, and to the extent possible, will be tracked and measured in HMIS. Table X provides a listing of the entities consulted as part of this planning process.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Refer to table on the following page.

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	LAHSA
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail and survey; homeless count participation
2	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY COUNTY OF LOS ANGELES
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey and email
3	<b>Agency/Group/Organization</b>	County Public Health Department
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey and email
4	<b>Agency/Group/Organization</b>	LEGAL AID FOUNDATION OF LOS ANGELES
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service (General)

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey and email
5	<b>Agency/Group/Organization</b>	Youth and Family Service Bureau
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey and email
6	<b>Agency/Group/Organization</b>	South Bay Family Health Care Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health Care Services for Low Income
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
7	<b>Agency/Group/Organization</b>	Gardena Senior Citizens Bureau
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In-person discussions
8	<b>Agency/Group/Organization</b>	Gardena Retirement Center
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Private Elderly Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted with all public, private, and nonprofit organizations whose services directly relate to the goals and objectives of the Consolidated Plan and comprehensive planning efforts of the community. Governmental agencies related to children, welfare, and workforce services were contacted but not consulted. Information was obtained through organizational websites or other public reporting documents.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Emergency Shelter/Homeless Prevention / Rapid Re-Housing goal of the Strategic Plan is consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
City of Gardena 2014-2021 Housing Element	City of Gardena Community Development Division	The goals included in the Strategic Plan are consistent with the City of Gardena's Housing Element

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In the development of the 2016-2021 Consolidated Plan, the City afforded the following other public entities with the opportunity to provide input on the Consolidated Plan and welcomes their input concerning the future implementation of projects to address the nine Strategic Plan goals:

- City of Hawthorne City of Torrance City of Lawndale City of Carson County of Los Angeles Housing Authority of the County of Los Angeles State of California Department of Housing and Community Development - HOME Program State of California Employment Development Department

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Community participation is a key component to the Consolidated Plan process. To solicit public feedback regarding the needs of Gardena low to moderate income residents in the development of the FY 2016-2021 ConPlan, the City utilized multiple outreach methods, including community meetings, stakeholder focus groups, one-on-one interviews, a survey, and a public hearing.

The City conducted two community meetings during the citizen participation process. At the meetings, residents received extensive information about the ConPlan, the citizen participation process, HUD requirements for an entitlement City, and the amount of funding that the City anticipates receiving and how those funds can be used by the City.

During the preparation of the Consolidated Plan, a Community Needs Survey was created to facilitate public input. The survey was available from November 30, 2015 to February 29, 2016. A total of 26 individuals participated in the survey.

The City of Gardena published notices of all public meetings and public hearing in the Gardena Valley News as well as the City's website. The draft ConPlan will be available City Hall (Community Development Division and City Clerk's Office) at the Nakaoka Community Center, the Gardena Mayme Dear Public Library, various public parks, and on-line at [www.gardena.ca.us](http://www.gardena.ca.us).

The ConPlan will be made available for a 30-day public review and comment period, from April 7, 2016 – May 6 2016. Notice of the public review period was placed in the Gardena Valley News. Any comments received during the 30-day public review period will be incorporated into the ConPlan. A City Council public hearing is scheduled on May 10, 2016 for consideration and approval. Any public comments received during that meeting will be included within the ConPlan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Persons with disabilities All Gardena Residents	The City actively encouraged residents, including low- and moderate-income residents, to attend community meetings and hearings. One community member attended.	No comments	Not applicable	
2	City of Gardena Five Year Strategy Community Forum	Non-targeted/broad community	Over 100 persons attended the forum. Over 30 surveys were distributed.	10 surveys were returned	Not applicable	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Los Angeles County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

### Methodology

To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2007-2011 5-year estimates)
- Comprehensive Housing Affordability Strategy (2007-2011 5-year estimates)

### Consolidated Plan Survey for Residents to rate City Needs

Gardena residents had the opportunity to respond to the 2016-2021 Consolidated Plan Survey to rate the need in Gardena for housing facilities, housing services, community services, services for special needs populations, neighborhood services, community facilities, infrastructure and business and jobs services.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of Gardena to establish its housing and community development priorities, objectives and strategies for the investment of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2016 and ending June 30, 2021. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2016-2021 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

HUD requires that the Strategic Plan:

- Describe the basis for assigning priority ranking for needs categories
- Identify accomplishments the City plans to achieve in quantitative and qualitative measures over a five-year period

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 1 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG Eligible Areas
	<b>Area Type:</b>	CDBG Eligible Areas
	<b>Other Target Area Description:</b>	CDBG Eligible Areas
2	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Citywide
	<b>Other Target Area Description:</b>	Citywide

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

To determine which activities will receive CDBG funding during the Consolidated Plan cycle of 2016- 2021, the City utilized a simple **priority ranking** system to determine which activities will receive CDBG funding to address a priority need. The following priority ranking system has been used:

- **High Priority:** Activities that address a high priority need **will be funded** by the City during the five-year period provided adequate resources are available.
- **Low Priority:** The City may fund low, or not fund, a low priority need activities during the five-year period.

The City does not have any special designated areas for investment of CDBG. CDBG funds will be allocated also be allocated on a Citywide basis for activities that are limited-clientele in nature. Other activities such as public facilities, infrastructure, and code enforcement, will be limited to eligible area). The City does not receive HOPWA funds.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 2 – Priority Needs Summary

1	<b>Priority Need Name</b>	Owner Occupied Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Housing Rehabilitation Code Enforcement Housing Rehabilitation Administration
	<b>Description</b>	Provide rehabilitation loans and grants to assist homeowners improve primary residence to correct code violations, address deferred maintenance and improve neighborhood aesthetics. Priority need also includes enforcement of local housing and building codes to ensure safe and decent housing.
	<b>Basis for Relative Priority</b>	Based on housing needs analysis, housing market analysis and public input.
2	<b>Priority Need Name</b>	Housing Choice Voucher Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Veterans Frail Elderly Persons with Physical Disabilities

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Housing Assistance Vouchers
	<b>Description</b>	Rental housing assistance provided by the Los Angeles Housing Authority.
	<b>Basis for Relative Priority</b>	Housing needs analysis, housing market analysis and public input.
3	<b>Priority Need Name</b>	Services for Elderly/Frail Elderly
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Senior/Frail Elderly Services
	<b>Description</b>	Direct services for seniors and frail elderly. Services will help seniors and the frail elderly maintain their independent living situation or ensure they are provided services that improve quality of life.
	<b>Basis for Relative Priority</b>	Needs assessment and service providers input.
4	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Youth Services
	<b>Description</b>	Services that assist lower income families with children. Services should provide households with access to programs and services at reduced or no cost.
	<b>Basis for Relative Priority</b>	Needs analysis and service provider input.
5	<b>Priority Need Name</b>	Services for Low & Moderate Income Persons
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Low and Moderate Income Persons.
	<b>Description</b>	Assistance for lower income households and individuals that provide a safety net with access to services such as medical, food bank, case management, and employment services. Supported agencies should provide households with access to programs and services at reduced or no cost. Priority needs also includes removal of grafitti as a means to improve low and moderate-income neighborhoods.
	<b>Basis for Relative Priority</b>	Needs analysis and service provider provider input.
6	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	High

	<b>Population</b>	Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Eligible Areas
	<b>Associated Goals</b>	Public Infrastructure Improvements
	<b>Description</b>	CDBG-eligible projects that improve or upgrade the City's infrastructure and address a community priority. Improvements may include repair/replace residential street, sidewalks, ADA compliance and other related improvements.
	<b>Basis for Relative Priority</b>	Needs analysis and City department consultation.
7	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	Ensure efficient/effective use of CDBG to address Consolidated Plan priorities, provide oversight and coordination to make certain funds are spent properly and in a timely manner. Priority need also includes support for fair housing education, training/referral services, and enforcement of fair housing laws.
	<b>Basis for Relative Priority</b>	HUD required
8	<b>Priority Need Name</b>	Homeless Services and Housing
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low  Moderate  Families with Children Elderly  Chronic Homelessness Individuals
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Emergency Shelter  Transitional Housing/Rapid Rehousing
	<b>Description</b>	Homeless outreach and short-term shelter (up to 3 months) for individuals/households that are in immediate need of shelter and support services.  Outreach and transitional housing (3 to 24 months) or rapid rehousing services for homeless households that are stabilized yet still require housing, case management, and other life skills in order to become self-sufficient.  Low priority based on lack of available funding and the lack of grant applicants.
	<b>Basis for Relative Priority</b>	Needs assessment and service provider input. Low priority based on number of lack of grant applicants.
9	<b>Priority Need Name</b>	Services for Disabled
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low  Moderate  Persons with Physical Disabilities Persons with Developmental
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	Services for Disabled
	<b>Description</b>	Direct services for disabled and developmentally disabled adults. Services will help clients maintain their independent living situation or ensure they are provided service that improves quality of life. Low due to lack of grant applicants and available funding.
	<b>Basis for Relative Priority</b>	Needs assessment and service provider input. Low priority need based on a lack of grant applications.
10	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Medium
	<b>Population</b>	Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Eligible Areas
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	CDBG-eligible projects that improve or upgrade the City's public facilities and address a community priority. Improvements may include but are not limited to repairs, replacement and/or upgrades a neighborhood parks and facilities (including ADA compliance).
	<b>Basis for Relative Priority</b>	Needs analysis and City department consultation. Designated as a Medium priority need because the City has invested significant CDBG funds into public facilities in prior years (e.g., senior center improvements and park facility improvements). However, funding for ADA improvements may be needed over the planning cycle.
11	<b>Priority Need Name</b>	Rental Housing Rehabilitation
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Rental Housing
	<b>Description</b>	Assistance for development or rehabilitation of rental housing
	<b>Basis for Relative Priority</b>	Housing needs analysis, housing market analysis and public input.
12	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas</b>	CDBG Eligible Areas
	<b>Associated Goals</b>	Economic Opportunities
	<b>Description</b>	Develop economic opportunities for low and moderate-income persons
	<b>Basis for Relative Priority</b>	Market analysis and public input.

## Narrative (Optional)

**Impediments to Fair Housing:** HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability. Under the Consolidated Plan, HUD funded recipients are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan wide area fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document utilized for this purpose.

The current AI is in the process of being prepared in conjunction with the 2016-2021 Consolidated Plan. In July 2015, HUD published final rule that substantially changed the existing AI rules. On the advice of the City's Fair Housing Specialist in HUD's Office of Fair Housing and Equal Opportunity, the City is moving forward with an update to the AI utilizing existing HUD guidelines. Under the new regulations, the City will prepare the Affirmatively Furthering Fair Housing (AFH) document (which replaced the AI) by October 4, 2020. It is anticipated that the updated AI will be completed in time for adoption of the 2016-2017 Annual Action Plan.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	NA – CDBG may not be used for this type of activity
TBRA for Non-Homeless Special Needs	NA – CDBG may not be used for this type of activity
New Unit Production	NA – CDBG may not be used for this type of activity
Rehabilitation	Housing Market analysis data indicates many lower income homeowners are paying a significant amount of their income for housing (housing cost burden and severe housing cost burden). Housing rehabilitation assistance allows these homeowners to address deferred maintenance improvements on their primary residence without increasing the amount of income dedicated to housing. As resources are available, rental housing rehabilitation assistance may be provided.
Acquisition, including preservation	Housing Market analysis data indicates that there is a need for additional housing that is affordable to both renter and owner households; however, the City's CDBG grant is not large enough to significantly reduce project cost.

**Table 3 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	631,776	10,000	0	641,776	CDBG annual allocation
Section 8	public - federal	Housing	0	0	0	0	The value of rental housing vouchers and certificates assistance is

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - state	Housing	230,000	0	0	230,000	CDBG funds to be used to assist with single-family housing rehabilitation grants to make repairs.	
State HOME	Public - state	Housing	500,000	0	0	500,000	State funds to be used to assist with single-family housing rehabilitation. The City will apply on a competitive basis.	
CalHome	Public - state	Housing		20,000	0	20,000	State funds to be used to assist with single-family housing rehabilitation. Only program income is received.	

Table 3 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In past years, the City was able to leverage its entitlement federal funds with State HOME and Cal Home funds. The City will have Approximately \$100,000 in CalHome funds and an estimated \$1,000,000 in State HOME funds to support housing rehabilitation activity. Both of these State funds are only an estimate for this five 2016-2021 Consolidated Plan cycle. State HOME funds are applied for on a competitive basis and are not guaranteed. The estimate for CalHome funds is based on repaid loans. The City does not anticipate an award of new CalHome grant funds during this five year cycle.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not currently own any land or property suitable for projects identified in this plan.

Consolidated Plan

GARDENA

## Discussion

Funding resources to implement the City's Consolidated Plan are limited. It is anticipated that CDBG funding will continue to be reduced. The City has access to State HOME funds; however, the agreement for these funds will expire by the end of Fiscal Year 2016-2017.

HUD has begun to invest additional resources into housing assistance vouchers and certificates, and LAHSA has aggressively pursued these new resources. The City will continue to support LAHSA's efforts to secure new rental assistance resources. Additionally, for the foreseeable future, the City will continue to support social service programs serving City residents; however, resources to support the development of new housing are limited. As outlined above, Gardena has identified vacant and underutilized land that may be suitable housing development. Combined with incentives such as density bonus, reduced development fees, etc. the City may be able to encourage development of additional housing opportunities for lower income residents.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Los Angeles County Housing Authority	PHA	Planning Public Housing Rental	Region
LAHSA	Continuum of care	Homelessness	Region
County of Los Angeles Health Care Agency	Government	Non-homeless Special Needs Public Services	Region
City of Gardena	Government	Economic Development Homelessness Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction

Table 4 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Gardena has an extensive group of service providers that are capable of delivering a wide variety of services for City residents. Additionally, the City has a diverse economic base that provides a wide range of employment opportunities from a variety of industries. The City continues to work well with LAHSA by supporting their efforts to assist the City's lower income renters with housing assistance vouchers and certificates.

With respect to gaps in the institutional deliver system, there is a need to improve the sharing of information that is mutually beneficial to the City and regional players. For example, Continuum of Care information regarding regional and Gardena homeless was available; however, detailed information was hard to obtain from the Continuum of Care. Persistent follow-up was needed to obtain data.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

Table 5 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Several homeless service providers are available to assist the homeless and those that are at risk of becoming homeless. The City’s homeless service delivery system is based on the concept that it is less expensive to help someone stay housed than it is to rehouse them. To this end, the City has funded programs that provide lower income households with case management, food, and reduced cost childcare. Safety net services/assistance enables households at risk of homelessness to redirect limited income toward maintaining their housing.

For those who have slipped into homelessness, the City has established relationships with service providers that will accept referrals from the City. These agencies can address immediate housing needs, via emergency housing, and if needed, longer term housing and support services (transitional housing) is also available. Several service providers are also beginning to implement rapid rehousing programs in which households are quickly placed into housing and are provided appropriate services to stabilize the household and accelerate the self-sufficiency process.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the City's homeless delivery system is that it has several entry points that are prepared to meet the unique needs of most homeless persons, including families, families with children, veterans, and youths.

The City's strategy is also limited by the lack of applicants for City funds to provide housing services. One explanation is that the City simply cannot fund grants large enough for programs that provide deep housing subsidies over a sustained time period (e.g. rapid rehousing). Applicants for these types of programs typically apply directly to HUD for funding.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps the City will continue to make an effort to solicit proposals from local service providers in an effort to ensure residents in need of services/housing are assisted. The City will also continue to cooperate in regional efforts to meet housing and service needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	
1	Housing Rehabilitation	2016	2021	Affordable Housing	Citywide	Owner Occupied Housing	CDBG: \$1,500,000 State: \$1,000,000	H 4 (C  1 (S
2	Code Enforcement	2016	2021	Affordable Housing	CDBG Eligible Area	Owner Occupied Housing	CDBG: \$600,000	H Ei C: 2,
3	Housing Assistance Vouchers	2016	2021	Public Housing	Citywide	Housing Choice Voucher	Section 8: \$NA	O 4!
4	Senior/Frail Elderly Services	2016	2021	Non-Housing Community Development	Citywide	Services for Elderly/Frail Elderly	CDBG: \$50,000	Pr Lc B: 1!
5	Youth Services	2016	2021	Non-Housing Community Development	Citywide	Youth Services	CDBG: \$500,000	Pr Lc B: 6:
<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>G</b>
6	Low and Moderate Income Persons	2016	2021	Non-Housing Community Development	Citywide	Services for Low & Moderate Income Persons	CDBG: \$500,000	Pr Lc B: 3!
7	Public Infrastructure Improvements	2001	2021	Non-Housing Community Development	CDBG Eligible Area	Public Infrastructure	CDBG: \$250,000	Pr A: Lc B:

8	Program Administration	2016	2021	Program Administration	Citywide	Program Administration	CDBG: \$600,000	O
9	Emergency Shelter	2016	2021	Homeless	Citywide	Homeless Services and Housing	CDBG: \$0	H S P
10	Transitional Housing/Rapid Rehousing	2016	2021	Homeless	Citywide	Homeless Services and Housing	CDBG: \$0	T R O P
11	Services for Disabled	2016	2021	Non-Housing Community Development	Citywide	Services for Disabled	CDBG: \$0	P L B O
12	Public Facilities	2016	2021	Non-Housing Community Development	CDBG Eligible Area	Public Facilities	CDBG: \$300,000	P A L B

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	
13	Housing Rehabilitation Administration	2016	2021	Affordable Housing	Citywide	Owner Occupied Housing	CDBG: \$1,000,000	H N
14	Rental Housing Rehabilitation	2016	2021	Affordable Housing	Citywide	Renter Occupied Housing	CDBG: \$500,000	R H
15	Economic Development	2016	2021	Economic Opportunities	Citywide	Low and Moderate-income jobs	CDBG: \$0	L J

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Housing rehabilitation loans and grants
2	Goal Name	Code Enforcement

	<b>Goal Description</b>	Enforcement of housing codes to ensure safe, decent housing
3	<b>Goal Name</b>	Housing Assistance Vouchers
	<b>Goal Description</b>	Housing rental assistance vouchers provided by LAHSA
4	<b>Goal Name</b>	Senior/Frail Elderly Services
	<b>Goal Description</b>	Public services to assist senior and frail elderly individuals
5	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	CDBG funds to support public services that assist lower income children and youth
6	<b>Goal Name</b>	Low and Moderate Income Persons
	<b>Goal Description</b>	CDBG funds to provide a variety of services for lower income households
7	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Infrastructure improvements in the City's lower-income areas.
8	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program administration, including fair housing services
9	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	CDBG funds for public facility improvements. Low priority.
10	<b>Goal Name</b>	Housing Rehabilitation Administration
	<b>Goal Description</b>	CDBG funds to provide direct oversight of housing rehabilitation programs. See Housing Rehab
11	<b>Goal Name</b>	Rental Housing Rehabilitation
	<b>Goal Description</b>	CDBG-funded housing rehabilitation assistance for eligible rental units

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Gardena is not a HOME Participating Jurisdiction; however, it has received an allocation of HOME funds from the State of California (\$500,000) which must be spent by January 31, 2017. HOME funds will be utilized to provide homebuyer assistance for an estimated six low-income households (50% to 80% AMI).

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Gardena does not own or manage any public housing units.

**Activities to Increase Resident Involvements**

Not applicable

**Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable

**Plan to remove the ‘troubled’ designation**

Not applicable

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

The Housing Element identified the following governmental constraints to affordable housing.

**Land Use Controls:** The City's General Plan is comprised of nine elements including the Land Use and Community Design Element. This Element will help guide future development in the City, so that overall public and private development will contribute to a high quality visual environment. The Land Use and Community Design Element provides the base land use density, i.e., the maximum number of units per acre permitted under corresponding zoning. Zoning regulations serve to implement the General Plan in order to provide for a range of housing types and prices. Zoning regulations help preserve the character of existing neighborhoods by establishing lot size, yard size, lot coverage, and building height requirements. Zoning/development standards are viewed as reasonable to protect the public health, safety and welfare and maintain the quality of life and are not considered to be a significant constraint on the development of housing.

The City's General Plan is not considered to be a significant constraint to the development of affordable housing as it provides for adequate sites, appropriate densities, parking, and zoning to facilitate construction of housing.

**Planning Fees and Development Impact Fees Exactions:** The City collects various planning fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. The City's fees are some of the lowest in the area. The only development impact fees charged by the City are for traffic mitigation and park and recreational facilities.

**Site Improvements:** Requirements for on- and off-site improvements depending on the presence of existing improvements, as well as the size and nature of the development. Given the built-out nature of Gardena, most residential areas are already served with infrastructure. The City has established specific standards for improvements and facilities to serve new development, which are specified in the City's General Plan.

**Local Permits and Processing Times:** The processing time needed to obtain development permits and required approvals is often cited as a contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. The City provides clear instruction and specific guidelines to help developers navigate through the development review process.

## Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has the ability to grant several types of density bonuses that can provide an incentive for the development of affordable housing:

- Site Area bonus
- Affordable Senior Housing Area bonus
- Affordable Housing Area bonus
- Planned development and cluster planning bonus
- State density bonus

The City has also created a Housing Opportunities Overlay designation. The base density for the overlay designation is 30 units per acre. For single-family residential developments that apply cluster or planned development designs, a cluster bonus of 20 percent may be granted, reducing the average lot size and increasing the density permitted.

The City also has the ability to offer reduced parking requirements to facilitate affordable senior housing development and transitional housing. The City does not provide a waiver of fees for the development of affordable housing; however, the City does have discretion in calculating certain impact fees (such as park and recreational facilities fees) for affordable housing projects. Finally, barriers created by permit processing time are addressed by providing “one-stop processing,” thereby eliminating duplication of effort.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Presently there are no city-funded homeless outreach efforts; however, most regional homeless service providers that serve the Gardena area have established outreach programs that engage the homeless and assess their needs.

### **Addressing the emergency and transitional housing needs of homeless persons**

The previous 2011-2016 Consolidated Plan cycle listed both emergency shelter and transitional housing as high needs and established five-year goals for both types of housing. Over the course of the five-year cycle, no transitional housing programs or emergency shelter programs approached the City with a funding request. Nonetheless, the City has developed and maintained a good working relationship with these service providers and is able to refer residents for respective services. The City also continues to fund its Youth and Family Services Bureau that provides housing referral services. Because funding requests have been minimal, both of these types of homeless housing are identified as low priority needs in the 2016-2021 Consolidated Plan; however, if funding applications are received and if resources permit, the City may directly support emergency and transitional housing services.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Rapid rehousing has been listed in the Consolidated Plan as a low priority need, mainly because the City has not received a funding request for this type of housing program. In recent years agencies that traditionally provided transitional housing have begun to integrate a rapid rehousing program into their overall agency services. The City will continue to refer individuals to these agencies. An agency's request for rapid rehousing program funding will be considered and evaluated like other funding requests.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City homeless strategy is based on the proposition that it is less expensive and disruptive for a household to remain housed in their existing home than to be rehoused. To this end, the City will focus its limited CDBG resources with its Youth and Family Services Bureau that provide a variety of safety net services aimed at preventing households from becoming homeless. These services include case management, food, and reduced cost childcare.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's Housing Rehabilitation program staff will ensure that all housing units that were built prior to 1978, and that receive public-funded rehabilitation assistance, are tested for lead based-paint. If lead is found, additional funds may be allocated to a project for the specific purpose of creating a home free of lead paint hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

During consultation with the State Department of Public Health, State staff was clear that information provided regarding the number of children with high blood lead values was not solely attributed to lead based-paint. Without this specific information, the City can only address potential lead poisoning and hazards within the programs it funds. The City will mandate lead testing for all properties constructed prior to 1978 that are part of the City's housing programs.

### **How are the actions listed above integrated into housing policies and procedures?**

Current Housing Rehabilitation Program policies and procedures require all properties constructed prior to 1978 to be tested for lead. If lead is found, it must be removed or encapsulated.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the U.S. Census Bureau, 15.6% of the City's population is living at or below the poverty level. The Census Bureau reports that 13.1% of Gardena residents age 65 and older are living in poverty and 22% of residents under 18 years of age are living in poverty. [1]

The City has identified several activities and services that it can be implemented to combat poverty:

- Implement housing programs (including housing rehabilitation assistance) for lower income household with children and senior.
- Support rental assistance programs provided by the Los Angeles County Housing Authority for very low-income renters, especially senior households and households with children.
- Support homeless prevention services for individuals presently housed but at risk of losing their residence. As resources permit, assist those already homeless in need of emergency shelter, transitional housing, or rapid rehousing.
- Support public services to improve the quality of life of lower income households including seniors, after-school childcare, and households at risk of becoming homeless.

[1] 2014 American Community Survey 5-Year Estimates.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City's anti-poverty strategy calls for assisting lower income households, especially senior households and households with children. The support for LAHSA's rental assistance programs for very low-income renters is consistent with the City's affordable housing plan. Additionally, safety net programs (e.g., food bank and reduced cost childcare) assist households at risk of becoming homeless by helping them to free up funds for housing. Funds will also be allocated to support housing rehabilitation and code enforcement activities that will help ensure households live in safe and decent housing

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The goal of the City's monitoring efforts will be to ensure compliance with CDBG program requirements thus protecting the public's investment in the community.

CDBG funded activities carried out by subrecipients will be required to submit quarterly accomplishment reports to program staff. Public improvement reports will be provided upon request and will include a description of project progress and dates for milestones such as completion date. Public service providers will be required to provide information regarding the number of clients served and the overall progress of their programs. City staff will also undertake on-site monitoring to review subrecipients' performance, quality of services, and grant administration abilities. If and when necessary, corrective actions will be recommended by the City to ensure compliance with applicable federal laws and regulations. For agencies that receive regular funding from the City, and that consistently perform well, monitoring will be undertaken every other year. First-time funded agencies or agencies demonstrating administrative/programmatic issues will be monitored annually until grant management competence is proven. All quarterly report information will be input on a regular basis into IDIS. Year-end accomplishment information will be submitted to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

With respect to minority and women owned businesses, the City will continue to solicit the interest of a wide variety of companies and firms to undertake HUD-funded activities.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Needs Assessment of the Consolidated Plan developed in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of Gardena' needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered. Given the limited annual resources available to the City through CDBG not all of the identified needs and priorities will be funded during this period.

Primary data sources for this section include the U.S Census, Five-Year American Community Survey, Southern California Association of Governments' (SCAG) Regional Council (SCAG), Comprehensive Affordable Housing Strategy (CHAS), Los Angeles Homeless Services Authority (LAHSA), Data Quick, and the South Bay Association of Realtors.

As defined by HUD, in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);
- Housing cost burden exceeding 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden (including utilities) of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Based on the data presented in the tables below, there are 58,743 people residing in the City of Gardena comprising 21,242 households. Of these households, 8,385 households (or 39.5 percent) are considered "low- and very low-income" per HUD definitions. The most prevalent housing problem among all households in Gardena, as displayed in Table 7 below, is housing affordability. 4,805 Renter Households (22.6 %) and 2,945 Owner Households (13.9%) are paying more than 30 percent of Household Income to housing costs. When comparing housing affordability within the low- and moderate-income household subset of 12,740 households, the cost burden affects a greater proportion of Renter Households at 36.9% whereas Owner Households is only 19%. Overcrowding and substandard units are reported by fewer number of Renter and Owner Households a problem as compared to cost burden, according to the Census data.

Table 4 summarizes the number of households with more than one or more severe housing problems by income. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden greater than 50 percent of household income. As the table shows, 6,540 (or 30.8%) of all Households within the City report at least one severe housing

problem. This table also illustrates that the greatest number of both renter and owner households that report at least one severe housing problem are those in the lowest income range of 0-30% AMI (“very extremely low-income households”). However, Renter Households within income of 0-30% AMI have a significant greater number of households of 2,745 reporting at least one severe housing problem compared to only 670 Owner Households in the same income range. Overall, more than twice as many Renter Households (26.3%) report at least one severe housing problem compared to 12.5% of Owner Households.

Table 5 identifies those households with housing cost burden of over 30 percent (including those with cost burden of over 50 percent) by income and tenure (Renter or Owner). The table illustrates that 5,590 low- and moderate-income Renter households (26.3% of all households) and 2,665 low- and moderate-income Owner households (12.5% of all households) are experiencing housing affordability problems.

#### **Small Related Households**

41% ( or 8,715) of City’s households are Small Related Households. 50.3% of these households are low and moderate income. 47.8% of Small Related Renter Households are experiencing cost burden greater than 30%. This is significantly higher than Small Related Owner Households where only 22% are reporting cost burden of over 30%. As Table 5 illustrates, of all Small Related low and moderate income Renter Households, those with incomes between 0-30% AMI are the most impacted by cost burden of over 30%.

#### **Large Related Households**

Large Related households represent 2,345 (or11%) of the City’s total households. Of these Large Related households, 1,485 (or 63.3%) are low and moderate income. Large Related Renter Households and Owner Households are experiencing cost burden of great than 30%. fairly evenly at 38.1% and 34%, respectively. Interestingly, when comparing the Owner and Renter subsets by themselves, a greater number of Large Related Owner households are experiencing cost burden over 30% the higher the income level, whereas, in the Renter category, Large Related households is the opposite wherein they are experiencing cost burden at a higher rate the lower the income level.

According to the Census, 33.9% ( or 7,200) of the City’s households are considered Elderly. Of these Elderly Households, 67.4% are low and moderate income. 1,255 (or 25.9%) of low and moderate income Elderly Households report a cost burden of more than 30%. The greatest concentration of Elderly Households experience housing cost burden greater than 30% are both renter and Owner Elderly Household with income at 0-30% AMI.

Table 6 further isolates those households with cost burden of over 50 percent, which dramatically impacts households living expenses. There are 3,320 low- and moderate-income Renter households (15.6% of all households) and 1,629 low- and moderate-income Owner households (7.6% of all households) that are greatly impacted by housing costs. Within the Renter category, the 0-30

percent AMI category is heavily comprised of Small Related Renter and Elderly Renter households experiencing cost burden greater than 50%. Within the Owner category, the concentrations are more diffused, although it is still quite noticeable within the Owner 0-30 percent AMI.

Table 7 displays overcrowding by household type and income. Overcrowding stands out for both Renter and Owner Single Family households fairly consistently across all low- and moderate-income categories (0-80 percent AMI). Overcrowding was not as prevalent within the 80+percent AMI income categories in both the Renter and Owner groups. When comparing overcrowding within each of the income groupings, regardless of whether Renter or Owner, Overcrowding represented between 30-35 percent of each income group. Distinctions occur between Renter and Owner categories. Overcrowding is more prevalent within the Renter category: 1,354 Renter households (10.6 % of all low- and moderate-income households) and 374 Owner households (2.9% of all low- and moderate-income households). Approximately 2.1 percent of overcrowded low- and moderate-income renter-households were comprised of “multiple, unrelated families” living together in the same home (Table 7). Overcrowding was significantly greater for “single family households, which accounted for approximately 35.8 percent of overcrowded low- and moderate-income renter-households. This may indicate that multiple families need to pool their resources as well as single families occupying smaller houses in order to afford housing in Gardena. However, Code Enforcement staff is noticing illegal conversions of single family housing units into multiple-unit properties. The number of Other-Non-Family Households- Renter (3 percent) and Owner (0 percent) were numerically few. It should be noted that in the Renter category there were not households in the lowest income range of 0-30% of AMI reporting overcrowding. The income range was between 30-80% of AMI. This may mean that the households living together are combining resources such as income.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	57,746	58,743	2%
Households	20,404	21,242	4%
Median Income	\$38,988.00	\$46,961.00	20%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,665	3,720	4,355	2,225	6,275
Small Family Households *	1,295	1,435	1,655	1,235	3,095
Large Family Households *	500	425	560	225	635
Household contains at least one person 62-74 years of age	920	955	810	415	1,085

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	995	490	680	235	615
Households with one or more children 6 years old or younger *	1,010	604	580	405	365
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data Source: 2007-2011 CHAS

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	35	4	20	104	10	10	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	270	220	195	65	750	75	4	20	15	114
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	215	185	145	790	100	40	130	50	320
Housing cost burden greater than 50% of income (and none of the above problems)	2,190	540	95	0	2,825	490	500	505	135	1,630
Housing cost burden greater than 30% of income (and none of the above problems)	110	985	785	100	1,980	210	250	465	390	1,315

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	260	0	0	0	260	65	0	0	0	65

Table 3 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more **Severe Housing Problems**: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,745	1,010	480	230	4,465	670	555	655	195	2,075
Having none of four housing problems	355	1,345	1,885	875	4,460	570	810	1,335	925	3,640
Household has negative income, but none of the other housing problems	260	0	0	0	260	65	0	0	0	65

Table 4 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,000	820	275	2,095	160	300	505	965
Large Related	330	195	40	565	90	120	295	505
Elderly	810	260	185	1,255	445	320	160	925
Other	645	585	445	1,675	120	45	105	270
Total need by income	2,785	1,860	945	5,590	815	785	1,065	2,665

Table 5 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	935	285	20	1,240	120	175	260	555
Large Related	330	15	0	345	70	80	125	275

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	730	70	60	860	275	200	75	550
Other	635	220	20	875	120	45	80	245
Total need by income	2,630	590	100	3,320	585	500	540	1,625

Table 6 – Cost Burden > 50%

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	485	390	290	125	1,290	175	24	130	50	379
Multiple, unrelated family households	29	45	75	85	234	0	20	25	15	60
Other, non-family households	0	25	15	0	40	0	0	0	0	0
Total need by income	514	460	380	210	1,564	175	44	155	65	439

Table 7 – Crowding Information – 1/2

Data 2007-2011 CHAS  
Source:

**Describe the number and type of single person households in need of housing assistance.**

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. Female-headed households numbered 4,085 as of 2010, representing 19.8 percent of total households in the City. There were 2,005 female heads-of-households with children under 18 years of age, representing 9.8 percent of the total households. Of the households under the poverty level, 845 total female head of households in the City lived below the federal poverty line. In 2011 this level was \$22,350 for a family of four. This figure represents 4.1 percent of the total households, but accounts for more than one half of the households in the City living below the poverty line.

American Fact Finder, nor other data resources, provides the number and types of single person households, therefore there is limited information available on this topic. Gardena can only estimate that there is small need for single person housing assistance. The need seems to be directed more for single-parent households with a female head of household living with children under 18. City housing programs are available to all eligible low-income persons whether single person households or more than two-person households.

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

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2014, the Gardena Police Department responded to a total of 191 calls related to domestic violence. Of these calls:

- 156 of these domestic incidents did not involve a weapon
- 35 calls involved a weapon

Therefore, there were at least 191 households during the period of a year who were in need of some type of domestic violence services. In households where physical violence occurred, it is likely that at least one member of the household will need to relocate within the next 5 years. If 75 percent need to move, approximately 143 individuals—possibly with minor children—may require temporary housing assistance.

The form of assistance needed is twofold. First, the City recognizes that it is crucial to prioritize the creation of additional rental housing opportunities for low- and moderate-income households in general because Los Angeles County is a “high-cost area” as defined by the U.S. Department of Housing and Urban Development in the HUD Mortgage Letter dated July 7, 2014. Second, it is important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of household, seniors, and transition age youth. To address special needs populations, the City will also prioritize the provision of public services to remove barriers to accessing affordable housing.

### **What are the most common housing problems?**

The most common housing problem in the City is Cost Burden. Numerically, a total of 8,255 households (or 38.9% of all households) are experiencing financial difficulties with cost burdens greater than 30 percent of income. The housing cost burden was greater among renter-households (67.7 percent) than owner-households (32.3 percent).

The second most common housing problem is overcrowding. Numerically, a total of 2,003 households are experiencing overcrowding. Overcrowding was greater among renter-households (78.1 percent) than owner-households (21.9 percent).

**Are any populations/household types more affected than others by these problems?**

Overall, renters experienced housing problems to a greater extent than homeowners. Please refer to discussions above. This point is further illustrated in Table 5, which indicates that Small Households in Gardena were also more likely than other household types to experience a housing cost burden. Within the Small Households category, Renters (72.3 percent) were more than twice as likely to experience this issue than Owners (22.7 percent).

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

The leading indicators of risk for homelessness include extremely low income and housing cost burden. Tables 5 and 6 indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in Table 5, 8,255 (64.8 percent) of households earning 0-80 percent of AMI in the City experience a cost burden. Of these households, 5,590 (67.7 percent) are renters and 2,665 (32.3 percent) are owners. Of the cost-burdened renter households, the majority are small related households (37.1 percent). Cost-burdened renter households are distributed relatively evenly amongst extremely low and low income categories.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The leading indicators of risk for homelessness include extremely low income and housing cost burden. As indicated previously, 12,740 (60 percent) of the 21,242 households in Gardena earn less than 30 percent of AMI. 8,385 (39.5percent) earn between 30 and 50 percent of AMI and 4,355 (20.5 percent) earn between 50 and 80 percent of AMI and are considered low- and moderate-income households who are the most at risk of housing instability resulting from cost burden and a lack of supply of affordable housing, thus making these households more susceptible to homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, when evaluating 0-30% of AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 9-12 below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,735	605	325
White	340	195	35
Black / African American	895	55	105
Asian	810	280	140
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	1,600	75	45

**Table 8 - Disproportionally Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,800	915	0
White	200	135	0
Black / African American	775	100	0
Asian	700	310	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,080	370	0

**Table 9 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,390	1,970	0
White	220	225	0
Black / African American	695	420	0
Asian	505	845	0
American Indian, Alaska Native	10	0	0
Pacific Islander	35	30	0
Hispanic	880	410	0

**Table 10 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	915	1,305	0
White	85	205	0
Black / African American	205	240	0
Asian	275	485	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0
Hispanic	310	325	0

**Table 11 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Similar to the previous section, Tables 13-16 below provide data to determine if disproportionate housing needs exist for any racial or ethnic group present in the community that experience severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50% of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,420	925	325
White	325	215	35
Black / African American	835	115	105
Asian	690	400	140
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	1,510	165	45

Table 12 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,560	2,155	0
White	90	240	0
Black / African American	405	470	0
Asian	365	645	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	655	800	0

**Table 13 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,135	3,220	0
White	60	385	0
Black / African American	220	900	0
Asian	275	1,075	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	65	0
Hispanic	555	735	0

**Table 14 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	1,800	0
White	4	285	0
Black / African American	70	375	0
Asian	120	640	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0
Hispanic	190	445	0

**Table 15 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,680	3,780	5,065	435
White	1,590	575	495	35
Black / African American	2,315	1,370	1,435	105
Asian	4,255	1,065	1,300	165
American Indian, Alaska Native	0	10	0	0
Pacific Islander	70	35	20	0
Hispanic	2,530	1,435	1,870	130

Table 16 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

### Discussion:

Please refer to discussion under N30 on the following page.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### **Discussion**

CHAS data demonstrates that none of the groups represented in the tables above show disproportionately greater needs that are at least 10 percentage points higher than the percentage of persons in the category as a whole.

The race/ethnicity with the highest percentage of housing problems and severe housing problems at all income level of 0-80% of AMI is Hispanic followed by Black/African American and then Asian households.

For housing cost burden at all ranges, the race/ethnicity with the highest percentage was Hispanic followed by Black/African American.

### **If they have needs not identified above, what are those needs?**

Housing needs of low- and moderate-income minority households have been previously identified.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

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

## NA-35 Public Housing – 91.205(b)

### Introduction

There are no public housing complexes within the City of Gardena. However, the City has assisted in the development of residential units that are restricted to low- and moderate-income residents. The County of Los Angeles Housing Authority, as of April 6, 2016, provided 722 Section 8 Housing Choice Vouchers to Gardena residents.

The Section 8 Housing Choice Voucher program currently assists approximately 21,000 families Countywide through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County. The Housing Authority programs are targeted toward LMI households. To be eligible for the Section 8 program, a family's gross annual income must be below 50% of the AMI in Los Angeles County. 75% of new admissions must have gross annual incomes at or below 30% of the AMI.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 17 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 18 – Characteristics of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 19 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 20 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

County-wide HACoLA has 204 accessible public housing units available for disabled residents, representing 6.3% of the total units in public housing developments. HACoLA has policies and procedures in place that are designed to provide assurances that all persons with disabilities, including applicants and current residents are provided with reasonable accommodations so that they may fully access and utilize HACoLA's housing programs related services.

The City's run Housing Choice Voucher program, which includes the County and City of Los Angeles Vouchers that it administers, gives families the flexibility to search for rental units on the open market that meet their disability related needs. For County public housing, HACoLA estimates that 591 of the 1,642 households receiving a voucher have at least one member with a disability. HACoLA provides resources through its website and at all offices on services available to households with disabilities.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

HACoLA's primary goal is to fulfill the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. The most pressing needs of residents include:

- Education support for youth
- Adult learning
- English as a Second language services
- Supportive services to special needs populations
- Workforce development
- Resident empowerment
- Public safety
- Social services

## How do these needs compare to the housing needs of the population at large

The needs of public housing residents in Los Angeles County are very similar to the needs of very low-income and low-income households in Gardena as they are both requiring affordable housing and seeking similar services.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

Los Angeles County has more than 10 million residents and a geographic area of 4,081 square miles that includes 88 cities. Homelessness is addressed regionally through the Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority of the City and County of Los Angeles that coordinates and manages over \$70 million annually in federal, state, county and city funds for programs providing shelter, housing and services to men, women and children experiencing homelessness. The Los Angeles County Continuum of Care includes the entire county with the exception of the cities of Glendale, Pasadena and Long Beach, who administer and operate their own CoC systems. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Gardena is part of SPA 8 – South Bay / Harbor.

The information provided below is obtained from LAHSA. Some of the requested information is not available at the present time or are available only at the Service Planning Area (SPA) Level. Gardena is located in SPA 8 – South Bay / Harbor. Specific information by jurisdiction is generally not available for 2015. In 2004, HUD mandated that all CoCs conduct a homeless count during the last ten days of January, every two years. LAHSA conducted the counts in 2011, 2013, and 2015. The City of Gardena participated in LAHSA's 2013 Greater Los Angeles Homeless Count.

LAHSA reports that the homeless population, including the hidden homeless (homeless people who would not have been seen in the street or shelter count), has increased to 57,737 persons, a 15 percent increase of 7,523 persons when compared to 2011 for the County of Los Angeles. As a result of the increase in homelessness, Chronically Homeless individuals also increased from 2011-2013 by 25 percent, People with Aids saw a reduction of 54 percent, as did Veterans by 23 percent. The 2013 homeless count also showed a shift in demographics. There has been a significant increase in the proportion of White homeless persons over the 2011 count, increasing from 26 percent to 37 percent of the total population. The proportion of homeless African American and Hispanic/Latino populations have decreased from 40 percent to 38 percent and from 28 percent to 22 percent, respectively.

### **Sheltered persons on a given night:**

LAHSA estimates that about one in four homeless persons are sheltered each night. Of the total homeless population of 57,737, about 14,327 (24.8 percent) are sheltered, leaving 43,410 persons (75.2 percent) with no safe place to stay. LAHSA reports that SPA 3 experienced a slight increase in total homelessness, increasing from 3,918 persons in 2011 to 4,444 persons in 2013. When factoring in the hidden homeless, the pattern remains the same, growing from 5,337 persons in 2011 to 6,093 persons in 2013.

### **Unsheltered persons:**

LAHSA reports that SPA 3 experienced a slight increase in total homelessness, increasing from 1,024 persons in 2011 to 1,428 persons in 2013. This calculation does not include the hidden homeless.

Countywide, while 76 percent of the total homeless population is unsheltered on any given night, shelter varies significantly by household type. For example, 82.2 percent of the homeless single adult population is unsheltered; 31.0 percent of homeless families are unsheltered; and 87.6 percent of unaccompanied youth under 18 are unsheltered.

### Experiencing Homelessness Each Year:

Persons who are experiencing homelessness go in and out of homelessness at various times of the year. LAHSA estimates, over a one-year period, at least 190,207 men, women, and children experience homelessness in the County of Los Angeles. This annualized estimate is up 65,273 from the 2011 estimate of 124,934 people experiencing homelessness over the year.

### Becoming Homelessness Each Year:

In addition to the 53,798 literally homeless persons in the LA Continuum of Care, the 2013 Homeless Count telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. HUD's definitions for Precariously housed is "A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house and will be allowed to stay for 15-90 days." and for "At-risk of literal homelessness is "A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less."

### Exiting Homelessness Each Year:

Information is not available. Grantee will continue conversations with LAHSA.

### Days Experiencing Homelessness:

Information is not available. Grantee will continue conversations with LAHSA.

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Countywide, LAHSA estimates that there are 7,590 family members, including children, who are homeless. SPA 3 reported a total of 526 family members as being homeless in 2011; this number decreased to 487 family members in 2013.

Similarly, the number of Chronically Homeless Family Members also decreased. The 2011 count resulted in 324 members and in 2013, the count resulted in 86 members. The prevalence rate went from eight percent to two percent. For Veterans, there was a slight increase in members counted, increasing from 381 individuals in 2011 to 533 individuals in 2013. The prevalence rate increased from 10 percent to 12 percent.

LAHSA states that veteran homelessness Countywide has experienced a significant decrease (23.2 percent) from 8,131 men and women in 2011 to 6,248 in 2013. LAHSA estimates that one in nine homeless persons is a veteran.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

There is insufficient data at the jurisdictional level and factors for homelessness and the variations in the socioeconomic and racial/ethnic profile of the homeless population hinders realistic comparisons or mathematical derivations to estimate the homeless population and its profile at the jurisdiction level.

However, at the County level, the 2013 count shows interesting differences from the prior 2011 count. There was a 63.5 percent increase in homelessness among White population; a decrease by 6 percent among the Hispanic population; and an even larger decrease of 28.8 percent in the Asian/Pacific Islander population. In 2013, the count shows that 38 percent of the total number of homeless persons identified as Black/African American, 37 percent as White/Caucasian, and 22 percent as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives and Multi-Racial/Others represented a combined three percent of homeless persons.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Particular characteristics may affect individual household access to housing in the community. The following discussion highlights particular characteristics that may affect individual household access to housing in the community. Certain segments of the population may have more difficulty in finding decent and/or affordable housing due to their special needs. These “special needs” groups include large households, single or female-headed households, the frail and elderly, disabled persons, persons with drug and/or alcohol addiction, and persons with HIV/AIDS.

### **1. Elderly and Frail Elderly**

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly have fixed incomes. According to the 2000 Census, 12.4 percent of Gardena’s residents were older than 65. Elderly households had the highest proportion of extremely- low-income households (19 percent), and 58 percent of the elderly households earned less than 80 percent of the County MFI.

A significant portion of the elderly also had special needs. Approximately 28 percent of persons with disabilities in Gardena are elderly. Many of these elderly require home modifications such as wheelchair ramps, enlarged doorways, modified bathrooms and kitchens, etc. An additional eight (8) percent of those living in poverty as of 1999 were seniors.

The more recent 2005 American Community Survey conducted by the U.S. Census Bureau indicates that 14 percent of the City’s residents are elderly and 12.9% of the City’s elderly are living below the poverty level. Since 1990 the City has experienced a increase in growth of its elderly population. Moreover, since 1999, the number of elderly in poverty has increased by almost 5 percent.

Frail elderly have several definitions, all of which include the inability to perform one of the activities of daily living (ADLs) such as: eating (including cooking and serving food), dressing, bathing (includes getting in and out of a tub or shower), grooming, home management (including housework, shopping, and laundry). Adult day care centers serve frail elderly persons who are able to live at home, but who need a certain level of care during the daytime. Some adult day care centers provide limited care in the form of personal hygiene, meals, and companionship, while others provide health care services. Assisted Living Facilities are also available to the elderly, but according to one study, this type of housing is largely unaffordable to low- and moderate-income frail elderly.

As shown in Table 13, there are four (4) residential facilities in the City that have a combined capacity of 124 beds to serve the elderly. In addition, the City of Gardena has the Senior Citizens Bureau and Senior Citizen’s Daycare Center which provide services to the elderly population. The Gardena Senior Citizens Day Care Center, located at 14517 South Crenshaw Boulevard, is a social day care and an Alzheimer’s Day Care Resource Center. The Center provides lunch and transportation to Gardena residents, as well as support counseling for family members. Staff members speak English, Chinese, Japanese, Spanish and

Tagalog. The office of the Senior Citizens Bureau is located in the Kiyoto "Ken" Nakaoka Community Center at 1670 W. 162nd Street.

**Senior Affordable Housing Needs Survey** – Based on the identified need for senior rental housing resulting from the Community Development Needs Assessment Survey (Appendix C) carried out by the City 2010, a more specific survey related to the rental needs of the senior population was conducted. In February 2010, the City conducted a survey of all of the existing senior affordable rental housing units within a five mile radius of City to determine the demand for this type of housing.

Thirty-six (36) surveys were mailed to the senior affordable housing projects. The survey included the adjacent communities of Torrance, Carson and Inglewood. Gardena residents are less likely to go into Los Angeles and Compton. However, these communities were also included in the survey.

Approximately 30 surveys were returned. Some of the most geographically important responses are included herein. In general, the turnover at a HUD Section 202 project that is run adequately is about 3 – 4 units a year. The following is a summary of the survey responses in Table 11. As this table shows, 1,300 senior affordable housing units are available within the City and surrounding, adjacent communities. A total of 1,139 seniors are waiting for an opening in order to be placed in one of the assisted units.

As this survey shows, there is demand for senior affordable housing and this demand will only continue to grow as the City's population continues to age.

Senior Affordable Rental Housing			
Jurisdiction	Facility Name	Number of Total Units	Number on People on Waiting List
GARDENA	Gardena Senior Housing (Year Built: 1985)	80	100
	South Park Manor (Year Built: 1998)	126	202 <sup>1</sup>
	Meadowlark Manor (Year Built: 1990)	74	
INGLEWOOD	Market Park Apartments	50	13
	Eucalyptus Park	93	35
CARSON	Carson Gardens Apts.	101	200
TORRANCE	JCI Gardens Apartments	100	139

<sup>1</sup> The projects are located adjacent to one another and their waiting list has been combined.

COMPTON	E. Boyd Estes Manor	50	75
	South Bay Retirement	75	20
SAN PEDRO	Verdes Del Oriente Apts	113	152
	Park Western Estates	216	25
	Harbor Tower	180	178
UNICORPORATED LOS ANGELES	Avalon El Segundo Seniors	42	Unknown
TOTAL		1,300	1,139

Since 1985, to help address housing affordability issues for the elderly, the City assisted in the development of three (3) HUD 202 facilities in Gardena for over 300 senior residents. These projects are listed in the table, above, and were included in the Senior Affordable Housing Needs Survey. Senior renters are also assisted citywide with Section 8 rental assistance through the Los Angeles County Housing Authority. The City also funds several home improvement programs, which have assisted low-income senior owner-households.

As of May 2015, according to the Los Angeles County Housing Authority, there are 635 Section 8 subsidized households in Gardena. Of these, 101 households or 16% contain an elderly individual.

## 2. Persons with Disabilities

Gardena is home to a number of people with disabilities that prevent employment, restrict mobility, or make self-care difficult. Disabilities are defined as mental, physical or health conditions that last over six months. Disability is a physical or mental condition that affects the functioning of a person.

As shown in Table 12, most disabled residents were affected by employment disabilities (28 percent), followed by go-outside the home at 26 percent. In general, many persons with disabilities have lower-incomes since the disability may affect their ability to work. Persons with disabilities typically have a greater need for affordable housing, accessible housing, supportive services, and transportation services. Some may not be able to live on their own, and may require additional care and supervision.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of Gardena has a range of public facility needs. The Community Needs Assessment collaborated the staff's realization for the need to improve public parks and community facilities. The public facilities are aged and in need of repair and maintenance. For example, Langley Senior Center was built in 1980 and is heavily used by the senior population seven days a week. The City is currently researching options to expand the physical size of the center to accommodate additional senior services.

### **Community Forums**

Community forums were conducted and Community Needs Assessment forms were used to engage the community and highlight what participants felt were areas that were in need of funding. Participants in these engagement activities identified the following needs for public facilities:

### **Community Survey**

A community assessment survey was conducted to gain additional insight on high-priority needs related to Public Facilities. A total of 147 surveys were returned.

Respondents rated the community facilities and in order of priority they were ranked as follows:

1. Senior Facilities
2. Parks & Recreation Facilities
3. Youth Facilities

The significance of need as perceived by the public parallels the demand for senior housing. TELACU's Gardena Senior Plaza houses 67 seniors (seven with disabilities) and has a waiting list of approximately 250 individuals.

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

### **Describe the jurisdiction' s need for Public Improvements**

The City of Gardena has a range of public improvement or infrastructure needs. The following highlight key projects that the City may consider over the next five years. Due to the limited CDBG budget that is available for potential uses other than that needed for prior debt repayment, administration and fair housing and the relatively high cost of public infrastructure construction, Gardena will consider funding sources from a diversity of areas for the future development of Public Improvements. Gardena diligently monitors the condition of public improvements and has a proactive property maintenance program to extend the useful life of community investments. Survey respondents rated the level of need for six public improvements. The three highest priority Public Improvements, in order of ranking, were:

1. Sidewalks
2. Curb Ramps
3. Street Lights

### **How were these needs determined?**

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments.

### **Describe the jurisdiction' s need for Public Services:**

Survey respondents rated the level of need of four community services in their neighborhoods. The three highest-priority Public Services, in order of ranking, were:

1. Senior Services
2. Health Services
3. Childcare

### **How were these needs determined?**

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

# CITY OF GARDENA



## CITIZEN PARTICIPATION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Adopted December 11, 2001  
(Amended May 10, 2016)

# CITY OF GARDENA

## Citizen Participation Plan for The Consolidated Plan Documents

### I. Purpose

The City of Gardena is an entitlement jurisdiction receiving Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). Pursuant to the CDBG program regulations, the City is required to prepare a five-year Consolidated Plan and annual updates to guide and report on the use of CDBG funds. Annual reviews of program performance are also required.

This Citizen Participation Plan (CPP) sets forth the City of Gardena's policies and procedures for citizen participation in the development of the Consolidated Plan and related documents and any subsequent amendments. The CPP provides an opportunity for nonprofit service agencies and the community to work in partnership with the City to identify needs and allocate CDBG funds. While this plan will aim to ensure the participation of all citizens, special assurances will be made to ensure the participation of the following groups:

- ◆ extremely low-, low-, and moderate-income persons;
- ◆ persons living in areas where federal funds are proposed to be used;
- ◆ residents of assisted housing;
- ◆ low-income residents of target revitalization areas;
- ◆ minorities;
- ◆ non-English speaking persons; and
- ◆ persons with physical disabilities.

### II. Definitions

For purposes of the Community Development Block Grant (CDBG) program, the following definitions will apply:

**Consolidated Plan Documents** - For the Community Development Block Grant (CDBG) program for the City of Gardena, the Consolidated Plan Documents will include the following:

- ◆ Five-Year Consolidated Plan
- ◆ One Year Action Plan
- ◆ Consolidated Annual Performance Evaluation Report (CAPER)

**Low- and Moderate-Income Households** - Pursuant to HUD regulations, the primary beneficiaries of the CDBG program should be low- and moderate-income households, defined by HUD as follows:

***Extremely Low-Income*** - 0-30% County Median family income (MFI) adjusted for household size.

***Low-Income*** - 31-50% County MFI adjusted for household size.

***Moderate-Income*** - 51-80% County MFI adjusted for household size.

**Low- and Moderate-Income Neighborhood** - Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income.

**Slum or Blighted Area** - An area which meets the definition of a slum, blighted, deteriorated or deteriorating area under State or local law typically identified as Redevelopment Project Areas, or where there is a substantial number of deteriorating or dilapidated buildings or improvements throughout the area.

### **III. Citizen Involvement**

#### **A. Citizen Participation Plan (CPP)**

The City of Gardena recognizes that Community Development Block Grant (CDBG) funds are tax money returned to the City to be used primarily to benefit extremely low-, low-, and moderate-income persons. City staff and officials are stewards of this public money and will openly discuss all records, except those confidential records protecting a household's privacy. The City presents the following as its policy defining its Citizen Participation Plan (CPP), in accordance with 24 CFR Parts 91, et al.

The Citizen Participation Plan seeks to involve the participation of citizens of Gardena and social service agencies in the development and adoption of the Consolidated Plan, the Action Plan, any substantial amendments, and the Consolidated Annual Performance Evaluation Report. In addition, efforts will be made to focus on the involvement of low- and moderate-income persons, those persons living in slum and blighted areas, persons living in low- and moderate-income areas and persons living in areas where CDBG funds are proposed to be used in the development of the above documents. More specifically, the City will consult and encourage the involvement of the Los Angeles County Housing Authority and the participation of residents of assisted housing developments in the City. The Citizen Participation Plan (CPP) consists of a number of elements designed to foster community involvement as specified in each section of the Plan.

## **Fair Housing**

Under § 91.1 00( a)( 1 ), the City will consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. A jurisdiction shall also consult with community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws when preparing both the AFH and the consolidated plan. The jurisdiction's consultation process, under§ 91.100(a)(5), should include consultation with regional government agencies in addition to adjacent units of general local government and local government agencies. This includes local government agencies with metropolitan-wide planning and transportation responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

## **Individual Consultations**

Before drafting the Consolidated Plan, the City receives input from various community stakeholders, including representatives from related City departments, the business community, social service agencies and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless and chronically homeless persons. This will inform the activities that the City can undertake to enhance coordination among public and assisted housing providers and private and governmental health, mental health, and service agencies. Two consultation meetings will be undertaken with the community stakeholders identified above. Individual meetings with stakeholders may also be undertaken on the day of these stakeholder meetings.

## 1. Public Hearings

Pursuant to HUD regulations, City will conduct a minimum of two hearings annually at different stages in the program year. The City will conduct public hearings at locations and at times which are convenient to the public, especially for those persons affected by program resources, and the locations will be equipped to accommodate persons with physical disabilities. As such, all public hearings will be conducted at City Hall, City Council Chambers, 1700 West 162nd, Gardena. For non-English speakers, Spanish, Korean, Vietnamese, and Tagalog translation will be available at all public hearings if requested in advance.

## 2. Adoption of the Citizen Participation Plan

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures will ensure that all citizens have a chance to participate in development of the Plan.

- a. The City will provide a notice of the 30-day public review period and public hearing on the Citizen Participation Plan in the Gardena Valley News. The notice will be printed in Gardena Valley News a minimum of 10 days prior to the public hearing date.
- b. The proposed Citizen Participation Plan will be available for public review at the following locations:
  - ◆ Gardena City Clerk's Office (1700 West 162<sup>nd</sup> Street)
  - ◆ Gardena City Manager's Office (1700 W. 162<sup>nd</sup> Street)
  - ◆ Gardena Human Services Division (1651 West 162<sup>nd</sup> Street)
  - ◆ Mayme Dear Memorial Library (1700 West 162<sup>nd</sup> Street)
  - ◆ Nakaoka Community Center (1670 West 162<sup>nd</sup> Street)
- c. Upon request, the Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the CPP to citizens and groups that request copies.
- d. Comments or views of citizens received in writing during the public review period or orally at the public hearing will be considered by the Gardena City Council.
- e. The Draft Plan will be adopted upon a majority vote of the Gardena City Council at a designated and publicly noticed City Council meeting.
- f. After adoption of the Plan, a Final Plan will be prepared. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

### 3. Amendment of the Citizen Participation Plan

The City will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed.

An amendment to the approved Citizen Participation Plan will follow the same guidelines as the adoption of the CPP regarding public comment, review, and approval as listed above.

### B. Consolidated Plan

The Consolidated Plan consists of three parts: the needs assessment, housing and community development strategic plan, and an action plan. The needs assessment and housing and community development strategic plan are updated every five years whereas the action plan is updated annually reflecting annual CBDG funding allocation.

Two groups involved in the process of Consolidated Plan development include the Staff Working Group and the City Council. The responsibilities of these two groups are:

**Staff Working Group** - The working group comprised of representatives from the various City departments and divisions, including Community Development, Economic Development, and the City Manager's Office. The group will perform in an advisory manner to the City Council concerning planning, implementing and assessing CBDG programs/activities through the following:

- ◆ Collecting citizen input concerning neighborhood/community needs;
- ◆ Preparing a prioritized list of neighborhood/community needs for City Council's review and final approval;
- ◆ Disseminating information during the CBDG application process;
- ◆ Preparing project recommendations for City Council's review and final approval; and
- ◆ Reviewing project/program progress.

**City Council** - The City Council will fulfill its role by holding public hearings and carrying out the procedures established in this Citizen Participation Plan. The City Council makes the final determination about the priority of various community needs that will guide the Council when annually allocating CBDG funds in the Action Plan.

## 1. Development of the Consolidated Plan

The City of Gardena will implement the following strategies to solicit meaningful community input in preparation of the Consolidated Plan. Specifically, the City will:

- a. Consult public agencies including City staff, adjacent local governments, economic development interests, and state and local health agencies.
- b. Consult private agencies that provide health services, social services for children, elderly, disabled, homeless, persons with AIDS, victims of domestic violence, and persons with alcohol/drug abuses, etc. The City maintains a mailing list of more than 50 service providers. Notices regarding opportunities to participate in the Consolidated Planning process will be mailed to agencies on the mailing list.
- c. Consult City commissions and committees, including:
  - ◆ Planning Commission
  - ◆ Recreation and Park Commission
  - ◆ Human Services Commission
  - ◆ Senior Citizens Commission
  - ◆ Economic Development Committee
- d. Prepare a “needs assessment” after consultation with stakeholders and interested parties.
- e. Publish a notice of the 30-day public comment period and public meeting(s) on the development of the Consolidated Plan and the potential uses of CDBG funds for the upcoming year. Notices will be published in the Gardena Valley News, with the notice appearing at least 10 days prior to the public meeting(s).

The notice will serve as the City’s Notice of Funding Availability (NOFA). Organizations with CDBG-eligible projects may apply to the City of Gardena for funding under the CDBG program. At the minimum, the application should contain detailed information on the following:

- ◆ Name of organization, contact person(s), and history of operation
- ◆ Name of project and detailed description of project
- ◆ Documentation of need for project
- ◆ Financial summary, including amount of CDBG funds requested and other resources to leverage CDBG funds, as well as potential uses of funds
- ◆ Target beneficiaries and objectives of project
- ◆ If the organization is requesting CDBG funds from a number of potential benefits for each jurisdiction

The Staff Working Group will verify the eligibility of the projects, evaluate the projects for merits and feasibility, and make recommendations to the City Council. (See description of the Staff Working Group on page 4.) The applicants will be notified by mail within ten days of Council decision on funding applications.

- f. Conduct at least one public meeting and provide for a 30-day public comment period for residents and interested parties to provide input on housing and neighborhood/community development needs.

## 2. Adoption of the Consolidated Plan

The following procedures will ensure that all citizens will have a chance to influence the final Plan. Specifically, the City will:

- a. Publish a notice of 30-day public comment period and public hearing on the Draft Consolidated Plan and the One-Year Action Plan. Notices will be published in the Gardena Valley News and include a summary of the Draft Consolidated Plan that describes the contents and purpose and a list of the locations where copies of the Draft Plan may be examined. The notice will be published at least 10 days prior to the public hearing.
- b. The Draft Consolidated Plan and Action Plan will be available for public review at the following locations:
  - ◆ Gardena City Clerk's Office (1700 West 162<sup>nd</sup> Street)
  - ◆ Gardena City Manager's Office (1700 W. 162<sup>nd</sup> Street)
  - ◆ Gardena Human Services Division (1651 West 162<sup>nd</sup> Street)
  - ◆ Mayme Dear Memorial Library (1700 West 162<sup>nd</sup> Street)
  - ◆ Nakaoka Community Center (1670 West 162<sup>nd</sup> Street)

Upon request, the Draft Consolidated Plan and Action Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the Draft Consolidated Plan and Action Plan to citizens and groups that request copies.

- c. The City Council will conduct a public hearing on the Draft Consolidated Plan and Action Plan.
- d. At the end of the 30-day review period, the City Council will consider adoption of the Draft Consolidated Plan and Action Plan. The Draft Consolidated Plan and Action Plan will be adopted upon a majority vote of the Gardena City Council.
- e. After adoption of the Plan, the Final Consolidated Plan and Action Plan will be submitted to HUD. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the Final Plan.

### 3. Amendment of the Consolidated Plan

The City may amend the adopted five-year Strategic Plan and one-year Action Plan. The following outlines the criteria and procedures to be used when amending the Strategic Plan and Action Plan.

#### a. Substantial Amendment Criteria

- i. **Five-Year Strategic Plan** - The City will amend its approved five-year Strategic Plan whenever a decision is made to propose a substantial change in allocation priorities, or a substantial change in the method of the distribution of funds. For the purpose of the five-year Strategic Plan, a "substantial change" will constitute a cumulative change equal to or in excess of 50% of the City's CDBG entitlement for a program year.

Changes in funding priority not amounting to more than 50% of a program year will not be considered a substantial change to the five-year Strategic Plan; no formal amendment to the Strategic Plan requiring public review and comment will be warranted.

- ii. **One-Year Action Plan** - The City will amend its approved Action Plan whenever one of the following decisions is made:

- (a) to carry out an activity not previously described in the Action Plan;
- (b) to cancel an activity previously described in the Action Plan;
- (c) to increase or decrease the amount to be expended on a particular activity from the amount stated in the Action Plan by more than 50%; or
- (d) to substantially change the purpose, scope, location, or beneficiaries of an activity.

Changes in funding for an existing activity not amounting to more than 50% will not be considered a substantial change to the one-year Action Plan; no formal amendment to the Action Plan requiring public review and comment will be warranted.

**b. Amendment Process**

The following procedures will ensure that all citizens will have a chance to comment on the proposed amendment to the Consolidated Plan. Specifically, the City will:

- i. Publish a notice of the 30-day public comment period on the proposed amendment to the adopted five-year Strategic Plan and/or the one-year Action Plan. The notice will be published in the Gardena Valley News and include a summary of the amendment and where copies of the proposed amendment may be examined.
- ii. The proposed amendment will be available for public review at the following locations:
  - ◆ Gardena City Clerk's Office (1700 West 162<sup>nd</sup> Street)
  - ◆ Gardena City Manager's Office (1700 W. 162<sup>nd</sup> Street)
  - ◆ Gardena Human Services Division (1651 West 162<sup>nd</sup> Street)
  - ◆ Mayme Dear Memorial Library (1700 West 162<sup>nd</sup> Street)
  - ◆ Nakaoka Community Center (1670 West 162<sup>nd</sup> Street)

Upon request, the amendment will be made accessible to any person with disabilities.

- iii. At the end of the 30-day review period, the City Council will consider adoption of the amendment upon a majority vote of the Gardena City Council.

**C. Consolidated Annual Performance and Evaluation Report**

The Consolidated Annual Performance and Evaluation Report (CAPER) details the accomplishments of the Consolidated Plan and the Action Plan. The following procedures will ensure that all citizens will have a chance to comment on the CAPER.

1. Publish a notice of the 15-day public comment period on the draft CAPER. The notice will be published in the Gardena Valley News. The notice will include a list of locations at which the draft CAPER can be reviewed.
2. The draft CAPER will be available for public review at the following locations:
  - ◆ Gardena City Clerk's Office (1700 West 162<sup>nd</sup> Street)
  - ◆ Gardena City Manager's Office (1700 W. 162<sup>nd</sup> Street)
  - ◆ Gardena Human Services Division (1651 West 162<sup>nd</sup> Street)
  - ◆ Mayme Dear Memorial Library (1700 West 162<sup>nd</sup> Street)
  - ◆ Nakaoka Community Center (1670 West 162<sup>nd</sup> Street)
3. Upon request, the amendment will be made accessible to any person with disabilities.
4. At the end of the 15-day public comment period, the draft CAPER will be adopted upon a majority vote of the Gardena City Council at a designated and publicly noticed City Council meeting.

#### **IV. Public Notification of Public Meetings and Hearings**

Staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- ◆ Printing notices in the Gardena Valley News at least 10 days prior to the public meetings and hearings.
- ◆ Posting notices at City Hall

#### **V. Access to Records**

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan documents and the use of assistance during the preceding five years. Information to be made available will include budget and program performance information, meeting minutes, and comments received by the City during the development of the Consolidated Plan documents.

Requests for information and records must be made to the City of Gardena in writing. Staff will respond to such requests within 15 working days or as soon as possible thereafter.

#### **VI. Technical Assistance**

Upon request, staff will provide technical assistance to groups representing extremely-low, low- and moderate-income persons to develop funding requests for CDBG eligible activities. Technical assistance will be provided as follows:

- A. Establish an annual project proposal submission and review cycle [Notice Of Funding Availability (NOFA)] that provides information, instructions, forms and advice to interested extremely low-, low- and moderate-income citizens or representative groups so that they can have reasonable access to the funding consideration process. The NOFA will be published in the Gardena Valley News.
- B. Answer, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups asking questions on how to write or submit eligible project proposals.
- C. Meet with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing project proposal applications.
- D. Obtain information in the form of completed project proposal forms from citizens or local non-profit agencies and assemble a list of proposals available for public review.

- E. Conduct a project eligibility analysis process to determine, at an early stage, the eligibility of each project. Eligibility criteria will be based on HUD-established requirements for the CDBG program. In cases where only minor adjustments are needed to make proposals eligible or otherwise practical, City staff will advise the applicants on the options available and desired changes to the proposals.
- F. Provide bi-lingual translation on as needed basis.

## **VII. Comments and Complaints**

### **A. Comments**

Citizens or the City government, as well as agencies providing services to the community, are encouraged to state or submit their comments in the development of the Consolidated Plan documents and any amendments to these documents. Written and verbal comments received at public hearings or during the comment period, will be considered and summarized, and included as an attachment to the final Consolidated Plan documents. Written comments should be addressed to:

**City of Gardena  
1700 West 162nd Street  
Gardena, CA 90247-3778**

A written response will be made to all written comments within ten working days, acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to send a complete response within 15 working days to those who submit written proposals or comments.

### **B. Complaints**

Complaints regarding the program planning process and/or amendments must be made within 30 days from the date the document is published for comment. A written response will be made to all written complaints within five working days, acknowledging the letter and identifying a plan of action, if necessary. Staff will provide complete written responses to citizen complaints within 15 working days from the date of their complaint when practicable.

The City will accept written complaints provided they specify the following:

- (1) The description of the objection, and supporting facts and data
- (2) Provide name, address, telephone number, and a date of complaint

## **VIII. Bilingual Opportunities**

Wherever a significant number of extremely low- and low-income persons speak and read a primary language other than English, translation services at all public hearings will be provided in such language if translation services are requested in advance.

## **IX. Appeals**

Appeals concerning the Consolidated Plan documents or decisions, statements, or recommendations of the staff should be made first to the CDBG Coordinator, then to the City Manager, the City Council, and finally to the Los Angeles Area Office of HUD if concerns are not answered.

## **X. Anti-displacement/Relocation**

In the event that any residential displacement and relocation must take place in order to carry out a program activity, the City of Gardena ensures that it will develop an Anti-displacement and Relocation Plan in connection with that project as applicable per Federal regulations.

In the event that any acquisition and relocation must take place in order to carry out a program activity, Gardena will also comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and implementing regulations of 49 CFR Part 24.

## **XI. Assurances**

A review and, as applicable, revision of the Consolidated Plan documents will be conducted during the fourth quarter of each program year. Changes to these program documents will require City Council approval. Prior to City Council approval, citizens will be given a reasonable opportunity to comment on the original Consolidated Plan documents and on any amendments to such.

The City of Gardena assures that the most diligent effort will be made to comply with the process and procedures outlined in this CPP.

## XII. Glossary

***Citizen Participation Plan (CPP):*** The CPP governs the citizen participation process for the City of Gardena in implementing the Community Development Block Grant (CDBG) program.

***Community Development Block Grant (CDBG):*** A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation, affordable housing assistance, community services, and community development activities (including community facilities and economic development).

***Consolidated Plan (CP):*** The Consolidated Plan is a three- to five-year planning document for the CDBG program. The CP must contain a housing and community development needs assessment, a three- to five-year strategic plan to address the needs identified, a one-year action plan to identify specify activities and planned use of CDBG funds. The CP is due at HUE 45 days before the beginning of a program year. The City of Gardena CDBG program begins annually on July 1, making the CP due at HUD no later than May 17 of each year.

***Consolidated Planning Annual Performance Evaluation Report (CAPER):*** CAPER is an annual report summarizing the City's progress in implementing Consolidated Plan. CAPER is due at HUD 90 days after the close of a program year. For the City of Gardena, each program year ends on June 30, making the CAPER due at HUD no later than September 28 of each year.

***Median Family Income (MFI):*** HUD surveys major metropolitan areas annually to development an index of median family income by household size. Most CDBG-funded activities and programs must benefit primarily the lower and moderate income households. For the CDBG program, an extremely low income household earns no more than 30% of the County MFI; a low income household earns no more than 50% of the County MFI; and a moderate income household earns no more than 80% of the County MFI.

***Staff Working Group (SWG):*** The Staff Working Group for the CDBG program is comprised of representatives from the various City departments and divisions, including Community Development, Economic Development, and the City Manager's Office.



# **CITY OF GARDENA**

## **Analysis of Impediments to Fair Housing Choice**

*Draft  
April 2016*

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**EXECUTIVE SUMMARY**

The Analysis of Impediments (AI) to Fair Housing Choice Act (FHC) is a required document for jurisdictions with a federal housing assistance program. The purpose of this report is to provide information on the progress of the AI process and the findings of the AI process. This report is organized into three main sections: (1) Introduction, (2) Findings, and (3) Recommendations. The findings section is divided into two sub-sections: (a) Findings on the AI process and (b) Findings on the AI results. The recommendations section is divided into two sub-sections: (a) Recommendations on the AI process and (b) Recommendations on the AI results. The findings and recommendations are based on the information provided in the survey and workshops, the HMDA data, and the proof of publication.

Introduction: The AI process is a required document for jurisdictions with a federal housing assistance program. The purpose of this report is to provide information on the progress of the AI process and the findings of the AI process. This report is organized into three main sections: (1) Introduction, (2) Findings, and (3) Recommendations. The findings section is divided into two sub-sections: (a) Findings on the AI process and (b) Findings on the AI results. The recommendations section is divided into two sub-sections: (a) Recommendations on the AI process and (b) Recommendations on the AI results. The findings and recommendations are based on the information provided in the survey and workshops, the HMDA data, and the proof of publication.

Findings: The findings section is divided into two sub-sections: (a) Findings on the AI process and (b) Findings on the AI results. The findings on the AI process are based on the information provided in the survey and workshops. The findings on the AI results are based on the information provided in the HMDA data and the proof of publication.

Recommendations: The recommendations section is divided into two sub-sections: (a) Recommendations on the AI process and (b) Recommendations on the AI results. The recommendations on the AI process are based on the information provided in the survey and workshops. The recommendations on the AI results are based on the information provided in the HMDA data and the proof of publication.

# EXECUTIVE SUMMARY

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The Analysis of Impediments (AI) to Fair Housing Choice provides an overview of access to housing in Gardena. Specifically, it provides a review of policies, procedures, and practices within the community (in the public and private sectors) that affect the location, availability/accessibility of housing, and current residential patterns and conditions related to fair housing choice. The following trends and/or impediments were identified in this report:

**Demographic:** While the City continues to remain ethnically and racially diverse, considerable changes have occurred, including: White residents significantly decreased from 22 percent in 1990 to 12 percent in 2010; Asian residents also decreased from 32 percent to 27 percent; Hispanic residents increased considerably from 23 percent to comprise the largest ethnic group in the City in 2010 (32 percent); and African American residents remained at 25 percent of the City's population.

**Income:** Elderly households comprised the largest number of extremely- low and low-income households within the City. African American and Hispanic households had median incomes that were lower than White and Asian residents, as well as the City and County medians. Concentrations of low- and moderate-income households are located in the central and eastern sections of the community. These areas also contain concentrations of Hispanic and African American residents, which appear to be consistent with data showing these groups tended to make lower median incomes than other racial and ethnic groups.

**Language Barriers:** Approximately 49 percent of Gardena residents speak languages other than English at home, and 14 percent speak English "not very well" or "not at all". Approximately 28 percent of residents who speak Spanish at home are linguistically isolated, while 41 percent of residents who speak Asian languages at home are linguistically isolated. Thus, linguistic isolation is more severe among Asians than Hispanics. This may be one reason for the low number of fair housing discrimination complaints received from this group within Gardena.

**Housing:** When looking at overcrowding by race and ethnicity, the percentage of overcrowded households is significantly higher for minority households. Hispanics had a low percentage of owner households (38 percent), though they make up the largest proportion of residents in the City (32 percent). Additionally, Whites made up only 12 percent of the City's population, but had the largest proportion of owners (64 percent). Disabled renters were impacted by housing problems significantly more than owners; approximately 64.7 percent of disabled renters experienced some type of housing problem compared to only 34.6 percent of disabled owners.

**Section 8:** Data pertaining to Section 8 vouchers issued in Gardena indicate that only eight (8) percent of voucher holders were Hispanic; yet, this group makes up 32 percent of the City's population and 50 percent of large households. Only two (2) percent vouchers were issued to Asians, though this group makes up 27 percent of the population and 18 percent of large households. Thus, these groups appear underrepresented and may not be aware of the help potentially available to them. This trend was noted in the last AI and appears to still exist. Equal access and differential treatment among different

racial groups in the City's assisted senior housing projects also remained a concern in the community since the last AI.

**Fair Housing and Landlord/Tenant Issues:** Fair housing complaints during the last six years in Gardena have centered on race (42 percent), disability (25 percent), and familial status (15 percent), as was true in the last AI, though in a different order and with different percentages. The last AI reported 30 percent disability, 23 percent race and 23 percent familial status, indicating an increasing shift of bias against race by 19 percentage points within the City and race appears to be a much bigger issue in Gardena compared to the rest of the County.

Approximately 53 percent of complaints were filed by African Americans and 26 percent filed by Hispanics. While Asians make up nearly a third of the population, they represented only five (5) percent of fair housing discrimination complaints showing underrepresentation. There was an increase in calls related to foreclosure in the last two years, which will likely continue, though they made up only two percent of the calls received.

The Fair Housing Foundation periodically conducted audits, during the last five years which indicated discrimination is still occurring within the City. Specifically, in FY 2003-04 the bias against source of income for Section 8 resulted in 5 cases of sustained allegations, yet there were no complaints filed by residents pertaining to this issue.

According to the State Department of Fair Employment and Housing (DFEH), thirty (30) cases were received from Gardena from 2010 to 2008, of which 57 percent were filed by African American residents. The majority of complaints were based on race (40 percent). The most common alleged acts were: eviction (60 percent), unequal terms (37 percent), refusal to rent (27 percent), and harassment (27 percent). Thus, it appears the majority of discrimination is occurring in the rental market.

**Public Sector Practices:** It was noted some zoning changes that were recommended during the last AI still exist, though the City will address these issues as part of their Housing Element approval process. In addition, it was noted that developers of three bedroom or larger units may have a more difficult time constructing their units based on some of the lot size, units per parcel, and minimum square feet requirements. Moreover, most of the development that has occurred recently has been above moderate-income.

**Private Sector:** While home prices remain lower compared to nearby communities, housing prices have escalated considerably over the past few years. This has priced many lower income residents out of the housing market, with many lower income residents experiencing a high housing cost burden and overcrowded living conditions. Within the rental market, rental prices have increased while vacancy rates have decreased. Few apartments with three or more units were advertised for rent, indicating that finding appropriately sized rental housing for large households is difficult. Due to the older age of much of the City's rental housing stock, locating accessible apartment units in Gardena is also a challenge for many households with disabled members.

**Lending:** The number of conventional home purchase loan applications received in 2008 was 534; approximately 300 applications less than were received during the last AI. Approval rates in 2008 were also lower than during the last AI by about 20 percentage points (44 percent approved in 2008 and 60 percent approved in 2010); though the market today is more favorable.

Among conventional home loan applicants in the City, African Americans made up only 8 percent of the total received though they represented 28 percent during the last AI and represent 25 percent of the population. Hispanics represented only 15 percent of loan applications, as they did in the last AI, and still appear significantly under-represented compared to other racial and ethnic groups given they make up 32 percent of the City's population.

Overall, minority groups had lower approval rates than Whites as they did in the last AI; however in the last AI, Asian applicants had a significantly higher approval rate of 81 percent contrasted to Whites (55 percent), Hispanics (54 percent), and African Americans (51 percent). This is a significant decrease in the approval rate of Asians, which may be of concern, since the other groups remained relatively the same and are within a few percentage points of each other. In addition, Asians make up the largest percentage of applicants (32 percent), while in the last AI they made up only 22 percent of applicants.

Census Tract 6029 had the highest approval rate (70 percent), yet only 2 percent of applications came from this tract. Labor market areas (LMA) Census Tract 6030.04 had only two applications and Tract 6030.01 had the highest denial rate of 29 percent, indicating outreach may need to be targeted in these areas.

The current housing market has resulted in many new concerns for the City not present in the last AI, that may provide opportunities for discrimination including: foreclosures, loan modifications, short sales, and real estate owned (reo) properties that have flooded the market.

**Survey/Outreach:** While the majority of responses from the City's Fair Housing Survey indicate residents have not experienced discrimination in the City, there may be potential concern for the City to consider, regarding two survey responses that alluded to potential discriminatory attitudes within the City.

**Recommendations and Actions:** The AI contains several recommendations and actions to be undertaken by the City of Gardena to address these fair housing concerns, summarized as follows:

- Action 1: Provide Targeted Fair Housing Education and Outreach
- Action 2: Provide Networking Opportunities, Homeownership Education, and Credit Counseling for Minority Groups
- Action 3: Encourage Cultural Diversity Awareness to Ease NIMBY Sentiments
- Action 4: Increase Fair Housing Services to Include Periodic Testing
- Action 5: Increase Fair Housing Awareness and Education through the City website
- Action 6: Increase Marketing Efforts of the City's Home Improvement Programs

# **I. INTRODUCTION**

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As a recipient of Community Development Block Grant (CDBG) funds, the City of Gardena has certified in its Consolidated Plan, per the requirements of 24CFR 570.601(a), that it will:

- Actively further fair housing;
- Conduct an Analysis of Impediments to Fair Housing Choice (AI); and
- Take appropriate actions to overcome the effects of any impediments identified.

The following Analysis of Impediments to Fair Housing Choice (AI) study represents the City's efforts to meet these requirements.

## **A. Purpose of the Analysis of Impediments to Fair Housing Choice (AI)**

As, required by the U.S. Department of Housing and Urban Development (HUD), the AI provides a review of policies, procedures, and practices within the community (in the public and private sectors) that affect the location, availability and accessibility of housing and current residential patterns and conditions related to fair housing choice<sup>1</sup>. For purposes of this report, "fair housing choice" is the ability of persons of similar income to have available to them the same housing choices regardless of race, color, age, religion, sex, disability, familial status, marital status, source of income, sexual orientation, national origin, ancestry, or any other arbitrary factors<sup>2</sup>. This definition reflects both federal and State of California fair housing laws described below.

## **B. Fair Housing Laws<sup>3</sup>**

Fair housing laws seek to protect against discrimination in the housing market, both in property rentals and sales. Discrimination is defined as "action or policies based on prejudice or partiality", and to discriminate is to "make a distinction in favor or against a person on the basis of the group or class to which the person belongs, rather than according to merit"<sup>4</sup>. As described below, federal and state laws combined, cover a variety of fair housing issues and protected classes.

### **1. Federal Law**

Federal fair housing laws prohibit discrimination based on: race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866**- covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968**- covers refusal to rent, sell, or finance

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<sup>1</sup> US Department of Housing and Urban Development, Fair Housing Planning Guide, March 1996.

<sup>2</sup> US Department of Housing and Urban Development, Fair Housing Planning Guide, March 1996.

<sup>3</sup> Anthony Schools, California Real Estate Law 2000 and Agency, Ethics, Fair Housing and Trust Fund Handling, 2002.

<sup>4</sup> Random House Webster's College Dictionary, 1997

- **The Fair Housing Amendment Act of 1988**- added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)**- covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer 1948**- made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968**- made restrictive covenants illegal and unenforceable

## 2. California State Law

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- **Unruh Civil Rights Act**- extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)**- covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53**- takes measures against restrictive covenants
- **Department of Real Estate Commissioner's Regulations 2780-2782**- defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise
- **Business and Professions Code**- covers people who hold licenses, including real estate agents, brokers and loan officers.

## 3. Exemptions/Exceptions

Individuals who own three houses or less are exempt from Federal Fair Housing Laws as long as the sale or rental is accomplished without a real estate broker and without discriminatory advertising.<sup>5</sup> This is especially important given that many homeowners attempt to sell their homes without the use of real estate agents. These sales are commonly referred to as For-Sale-By-Owners (FSBO's).

In addition, senior housing complexes that meet specific criteria are exempt from federal fair housing age restriction regulations.

## 4. Definition of Impediment

HUD's Fair Housing Planning Guide defines impediments to fair housing choice as follows:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin (California Law also includes marital status, ancestry, age, source of income, sexual orientation, or any other arbitrary factor) which restrict housing choices or the availability of housing choices.

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<sup>5</sup> Anthony Schools, Agency, Ethics, Fair Housing and Trust Fund Handling, 2002.

- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of the above mentioned protected classes.

## **C. Data Preparation and Funding**

Gardena's Office of the City Manager is responsible for the administration of Community Development Block Grant (CDBG) funds, preparation of the Consolidated Plan, and all associated reports, including the Analysis of Impediments to Fair Housing Choice (AI).

## **D. Methodology**

The methodology of the City's AI is based on recommendations and the suggested format provided in the Fair Housing Planning Guide Volume 1 developed by HUD's Office of Fair Housing and Equal Opportunity. Components of the methodology include: participants and consultation, review of various data sources, a community survey, a community workshop and public review, as described below.

### **1. Participants and Consultation**

The following agencies were consulted and participated in the preparation of this document:

- Fair Housing Foundation (FHF)- was contacted to obtain information on fair housing complaint data, services provided, and general fair housing related trends
- HUD Office of Fair Housing and Equal Opportunity (FHEO) was contacted to obtain information on fair housing complaints and cases filed within the State of California
- The State Department of Fair Employment and Housing (DFEH) was contacted to obtain information on fair housing complaints and cases filed within the State of California
- The County of Los Angeles was contacted to obtain information on housing programs
- The City of Gardena's Business License Department was contacted to provide information on lenders and insurance companies within the City
- The Planning Department was contacted to provide data pertaining to public policies, housing constraints data, and general planning information

### **2. Data Sources**

Data sources used in the report include:

#### **Quantitative**

- Marquis Software Solutions Centrax program was used to provide Home Mortgage Disclosure Act (HMDA) data
- The Federal Bureau of Investigation (FBI) website was accessed to obtain hate crime data
- The US Census (1990 and 2010), California State Department of Finance Population Estimates, and Comprehensive Housing Affordability Strategy (CHAS) data were used to assess demographic, income, and housing trends

- The California Association of Realtors (CAR) website was accessed to obtain information on current market trends
- Fair Housing Foundation was contacted to provide statistical data on complaints, services, and trends.
- The City of Gardena Housing Element and Development Codes were reviewed to provide insight on zoning and land use policies
- The City of Gardena FY 2011-2016 Consolidated Plan was used to provide supporting data on demographics and City programs and strategies

### Qualitative

- Survey and written comments
- Workshop notes
- Interviews with City staff, Fair Housing Foundation Executive Director, and various agencies
- Various written documents were used throughout the analysis, which are cited through footnotes.

### 3. Community Survey

The City conducted a fair housing survey from November 2015 through February 2016. Appendix A presents the survey form used.

Approximately 1,000 surveys were distributed as shown in Table 1 below.

**Table 1: Survey Distribution**

Location	# of Surveys
Nakaoka Senior Center	200
City of Gardena Civic Center- Main Lobby	50
City of Gardena Parks & Rec.- Lobby	100
City of Gardena - Council Meetings	100
City of Gardena Website	100
<b>Total Distributed:</b>	<b>500</b>

Source: City of Gardena, 2016

A total of 44 surveys were returned (a return rate of less than one percent); nearly all of which (42) responded that they had not experienced housing discrimination in the City. Ethnicities and income levels of the respondents were as follows:

<u>Race</u>	<u>Percent</u>	<u>Income</u>	<u>Percent</u>
▪ White	20%	▪ <\$10,000 a year	5%
▪ African American	20%	▪ \$10,000-\$20,000 a year	25%
▪ Asian	20%	▪ \$20,000-\$30,000 a year	9%
▪ Hispanic	14%	▪ \$30,000-\$40,000 a year	7%
▪ Not reported	11%	▪ \$40,000-\$50,000 a year	11%
▪ Non-resident	14%	▪ \$50,000+ a year	7%
		▪ Not reported	36%

These percentages are reflective of the City's overall ethnic makeup, with Hispanics and Asians being slightly underrepresented. Of the surveys returned, one respondent indicated they had experienced discrimination and one was not sure; neither reported the incident to a local, State or federal agency, citing "did not know where to report" and "don't believe it makes a difference" as reasons.

The "Yes" response stated that "City Staff" discriminated "because of my race", though they marked boxes for disability, ancestry, and age as well. When asked if they knew of someone who had experienced housing discrimination in Gardena, they also marked "Yes" and stated that they were "lied to about renting an apartment; when I arrived, I was told it was already rented." The respondent was African American earning an annual income between \$10,000 and \$20,000 per year.

The "Not Sure" respondent stated that "City Staff" discriminated when they were "applying for City programs" based on "age and gender" When asked if they knew of someone who had experienced housing discrimination in Gardena, they also marked "Yes" and wrote in "Korean Village between 158th & Redondo Beach Blvd". The correct name of this development is Redondo Village, showing a somewhat racial tone from the respondent. The respondent was White earning an annual income between \$30,000 and \$40,000 per year.

While the majority of responses indicate residents have not experienced discrimination in the City, there may be potential concern for the City to consider, regarding the two survey responses above. It should also be noted that a majority of the surveys received came from seniors that may or may not have the same experiences as other single or family households. It should also be noted that while the respondents stated "city staff" discriminated against them, both incident locations were related to private rentals, so that could not have been the case.

#### **4. Community Workshop**

The City of Gardena held a public workshop on March 18, 2009 at the Nakaoka Center to solicit input on the AI. Zero people were in attendance. The City also worked with the Fair Housing Foundation to distribute flyers and literature regarding the AI at their regularly scheduled fair housing workshops. A copy of the City's workshop flyer can be found in Appendix A.

During the last AI, several comments were made at the workshop with approximately 20 people in attendance. While the City addressed most of the comments, some may still be relevant. The comments and status updates for each are summarized below:

##### **Lending**

- Not many of the top mortgage lenders active in the City were actually located in the City. This does not appear to be the case in 2009, as there are several branches of the top lenders within the City boundaries.
- Banks need to do more outreach to low- and moderate-income residents for home loans and assistance for rehabilitation. There was an increase in home improvement applications in 2008. In addition, the last few years have allowed many people to refinance and take cash from the equity in their homes, which were likely put into

home repairs. The City offers a variety of home improvement programs for low- and moderate-income residents.

- A lot of residents have income levels higher than the City's Handyworker program permit; moderate-income households need assistance also. The City's other rehabilitation programs instituted after the last AI have been available to assist moderate-income households, and will continue to exist during the next five-year period.
- Seniors and mentally challenged seniors are being targeted for reverse mortgages by banks. No specific outreach or analysis has been done in this area, and the City may wish to evaluate further given the elderly demographic within the City.
- A credit counseling center for seniors is needed. The City has offered several workshops, as do the Fair Housing Foundation, which are available to seniors; coordination with the Senior Center may still be helpful during the next five-year period.

### **Access for Disabled Residents**

- Since many apartment complexes are older, many are not accessible for disabled residents. No specific outreach or analysis was made during the last AI period, so the City may wish to evaluate further during the next five-year period.
- There is a high demand and an unusually higher cost for ground floor apartments in the City. No specific outreach or analysis has been done in this area, and the City may wish to evaluate further during the next five-year period. The Rent Mediation Board is one tool the City has that may address these issues.

### **Housing Affordability**

- Gardena is becoming too expensive for our teachers and police force to live in. The City coordinates with various agencies for homeownership opportunities that provide programs for this segment of the population.
- Gardena should participate in a home ownership assistance program such as the Mortgage Credit Certificate Program through LA County. The City has done this and has participated in several others as well.

### **Other Issues**

- The City has the potential to access a lot of resources such as County and State funds. The City should pursue participation in additional housing assistance programs and advertise these extensively. The City has applied for and received several grants since the last AI, such as the CalHOME program and EPA Brownsfield Grant. In addition, the City hired a housing consultant and has updated its website to include extensive housing information.

## **5. Public Review**

The Draft AI was available for a 30-day public review from April 7, 2016 through May 7, 2016.

The City held a public hearing on May 10, 2016 to approve the AI. Notices of the 30-day comment period and public hearings were published in the April 7, 2016 edition of the *Gardena Valley* newspaper, which can be found in Appendix C.

The following public comments were received during the 30-day comment period and/or at the public hearing:

Various citizens have expressed concern that the proposed project will have a negative impact on the surrounding community. They are particularly concerned about the potential for increased traffic and noise, as well as the impact on local businesses and property values. Some citizens also expressed concern about the potential for environmental impacts, such as air quality and water resources.

## A. Demographic Data

The City of Gardena is a diverse community with a growing population. The city's demographics are characterized by a high percentage of young adults and a significant number of Hispanic and African American residents. The city's economy is primarily based on retail and service industries, and it is home to several major employers. The city's population is projected to continue to grow in the coming years, which will have implications for housing, transportation, and public services.

### 1. Population

The City of Gardena has a population of approximately 50,000 residents. The city's population is diverse, with a significant number of Hispanic and African American residents. The city's population is projected to continue to grow in the coming years, which will have implications for housing, transportation, and public services. The city's economy is primarily based on retail and service industries, and it is home to several major employers.

### 2. Age

The city's population is characterized by a high percentage of young adults. This demographic trend is driven by the city's proximity to major employers and its diverse economy. The city's young adult population is projected to continue to grow in the coming years, which will have implications for housing, transportation, and public services.

The city's population is also characterized by a significant number of Hispanic and African American residents. This demographic trend is driven by the city's diverse economy and its proximity to major employers. The city's Hispanic and African American population is projected to continue to grow in the coming years, which will have implications for housing, transportation, and public services.

### 3. Income

The city's population is characterized by a wide range of income levels. This is due to the city's diverse economy and its proximity to major employers. The city's income distribution is projected to continue to be diverse in the coming years, which will have implications for housing, transportation, and public services.

## **II. JURISDICTIONAL BACKGROUND**

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Various characteristics may affect the ability of households with similar income levels, in the same housing market, to have a like range of housing choice. This section analyzes the demographic profile, income distribution, housing stock characteristics, and access to public transportation in Gardena. The location of community facilities in relation to low- and moderate-income areas is also presented. By assessing this information, the housing patterns within the City in relation to race/ethnicity, income, and other characteristics can be determined.

### **A. Demographic Data**

Examination of the City's demographic characteristics provides insight into the need and extent of equal access to housing in a community. It is also vital to establishing the groundwork for the City's fair housing planning and overall analysis of identifying impediments. The following demographic information has been taken from the City's Consolidated Plan for FY 2011-2016, previous Analysis of Impediments adopted in 2002, 2007 CHAS data, 1990 Census data, 2010 Census data, and California State Department of Finance Estimates for 2009, among other data sources.

#### **1. Population**

The City of Gardena is a small but highly urbanized community located within the South Bay Basin of Los Angeles County, 13 miles from downtown Los Angeles. According to the Census, Gardena's population in 2010 was 57,746; approximately 12 percent higher than it was in 1990. The 2009 State Department of Finance Population Estimates indicates the population is approximately 61,810; approximately 4,000 people more than the 2010 Census reported. Gardena's growth is similar to that of surrounding South Bay communities.

#### **2. Age**

The age characteristics of a community are important indicators of both current and future housing needs. For example, a large elderly population may indicate a need for affordable senior housing units in the current market, while a large middle age population may indicate need for such housing in the future.

According to 2010 Census data, the largest age groups in the City continued to be adults aged 25 to 44 (32 percent) and aged 45 to 64 (21 percent); comprising more than half of all residents in the community. Gardena's senior population aged 65 and over accounted for 12.5 percent in 2010. This indicates that providing housing options for family households and seniors will continue to be an important need in the community.

#### **3. Income**

Household income is the most important factor affecting housing opportunity, determining a household's ability to balance housing costs with basic necessities of life. While economic factors that affect a household's housing choices are not fair housing issues in isolation, the relationship between household income, household type, race/ethnicity, and

other factors often create misconceptions and biases that raise fair housing concerns and affect the household's ability to purchase housing of their choice:

The 2010 Census reported that Gardena residents earned a median household income of \$38,988, slightly lower than the County median of \$42,189. For planning and resource allocation purposes of federal programs, households are typically grouped into the following categories in relation to the County Median Family Income (MFI):

- Extremely Low-Income (up to 30% of County MFI)
- Low-Income (31-50% of County MFI)
- Moderate-Income (51-80% of County MFI)
- Above Moderate-Income (81+% of County MFI)

### a. Income by Household Type

Most federal programs provide assistance to only those households in the low- and moderate-income categories. Often, household income varies by household type. According to the 2004 CHAS data, Gardena is an economically diverse community with 58 percent of all households falling into the above moderate-income categories and 42 percent falling within the low- and moderate-income categories. Table 2 below illustrates income in Gardena by household type.

**Table 2: Income by Household Type**

Household Type	Total Households	Extremely Low (0-30%)	Low (31%-50%)	Moderate (51%-80%)	Above (81+%)
Elderly (62 and Over)	4,013	19%	17%	22%	42%
Small Related (2 to 4)	8,949	10%	9%	16%	65%
Large Related (5+)	2,980	13%	9%	20%	58%
Other	3,984	18%	10%	14%	58%
<b>Total</b>	<b>19,926</b>	<b>14%</b>	<b>11%</b>	<b>17%</b>	<b>58%</b>

Source: CHAS Database, HUD, 2004

As shown in the table above, "Elderly" and "Other" households had the highest proportion of households with extremely- low and low-incomes in the City; indicating that these types of households may be limited more by their income level than other household types in terms of housing choice.

### b. Income by Race/Ethnicity

According to the 2010 Census, median income by race/ethnicity in Gardena was as follows:

- White \$41,497
- African American \$37,762
- Asian \$42,668
- Hispanic \$33,938

As illustrated above, African American and Hispanic households had median incomes that were lower than White and Asian residents, as well as the City and County medians. The 2007 CHAS data in Table 3 further details income levels by race and ethnicity.

**Table 3: Household Income Distribution by Race/Ethnicity**

Race/Ethnicity	Total Households	Extremely Low (0-30%)	Low (31%-50%)	Moderate (51%-80%)	Above (81+%)
African American	5,165	29%	27%	25%	26%
Hispanic	4,492	24%	32%	31%	19%
White	3,333	20%	13%	15%	18%
Asian	6,370	27%	28%	29%	36%
Pacific Islander	73	0%	0%	1%	0%
Native	37	0%	0%	0%	0%
<b>Total</b>	<b>19,470</b>	<b>14%</b>	<b>11%</b>	<b>18%</b>	<b>58%</b>

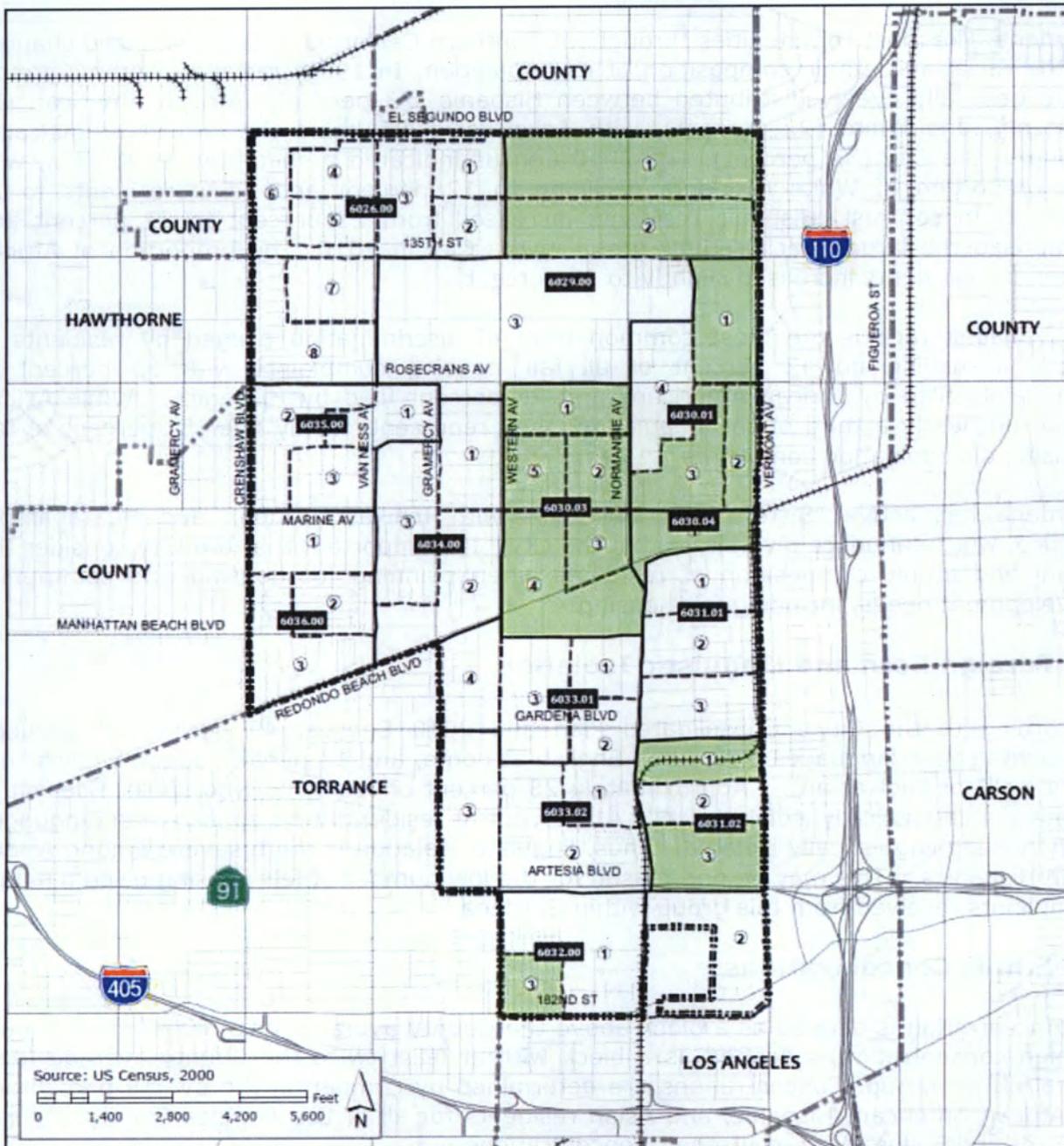
Source: CHAS Databook, HUD, 2004

While the majority of total households earn above moderate-incomes, African Americans make up the largest proportion of extremely- low-income residents and Hispanics represent the largest proportion of low- and moderate-income residents within each income category.

Asians, African Americans, and Hispanics each make up nearly 56 percent of extremely- low-income and low-income households. In contrast, Whites make up 33 percent of extremely- low-income and low-income households.

### **c. Concentrations of Low- and Moderate-Income**

Concentrations of low- and moderate-income households are located in the central and eastern sections of the community. These areas also contain concentrations of Hispanic and African American residents, which appear to be consistent with data showing these groups tended to make lower median incomes than other racial and ethnic groups. Figure 1 illustrates the City's low- and moderate-income concentrations.



- LEGEND**
- City Boundary
  - Road
  - Railroad
  - Census Tract
  - 481902 Census Tract Number
  - Census Block Group
  - ① Census Block Group Number

**2009 Low and Moderate Income Areas**  
 (Low- and Moderate-Income concentration defined by Census Block Groups with 51% or more low- and moderate-income population)

Figure 1

**Low Moderate Income Areas**  
 City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009

#### **4. Racial and Ethnic Composition**

Gardena, like most communities throughout Southern California, has experienced changes in the racial and ethnic composition of its population. In 1990, racial and ethnic groups were generally evenly distributed between Hispanic (23 percent), African American (22 percent), and White (22 percent), with Asian residents being the largest ethnic/racial group in the City (32 percent). The 2010 Census indicated a shift from 1990 data, with the proportion of White residents declining to 12 percent and Asian residents to 27 percent. In contrast, Hispanic residents increased from 23 percent to 32 percent and comprised the largest racial/ethnic group in the City in 2010. The proportion of African American residents increased slightly to 25 percent.

Bias against race is the most common form of discrimination alleged by residents in Gardena making up 42 percent of all fair housing complaints with 53 percent of complaints filed by African Americans and 26 percent filed by Hispanics. While Asians make up nearly a third of the population, they represented only five (5) percent of fair housing discrimination complaints.

Gardena has active "Sister City" affiliations with Ichikawa, Japan and Huatabampo, Mexico, which influence diversity within the city. It is important that the City consider the racial and ethnic composition of residents when planning for housing and community development needs, including fair housing.

#### **5. Foreign Born and Linguistic Isolation**

According to the City's Consolidated Plan and 2010 Census, 49 percent of Gardena residents speak languages other than English at home, and 14 percent speak English "not very well" or "not at all". Approximately 28 percent of residents who speak Spanish at home are linguistically isolated, while 41 percent of residents who speak Asian languages at home are linguistically isolated. Thus, linguistic isolation is more severe among Asians than Hispanics. This may be one reason for the low number of fair housing discrimination complaints received from this group within Gardena.

#### **6. Ethnic Concentrations**

A concentration is defined as a block above the County average for a racial/ethnic group. A high concentration is defined as a block with at least twice the County average for a racial/ethnic group. Concentrations are determined by comparing the overall percentage of African American, Hispanic, and Asian residents for all of Los Angeles County. Figures 2, 3, 4, and 5 illustrate racial/ethnic concentrations.

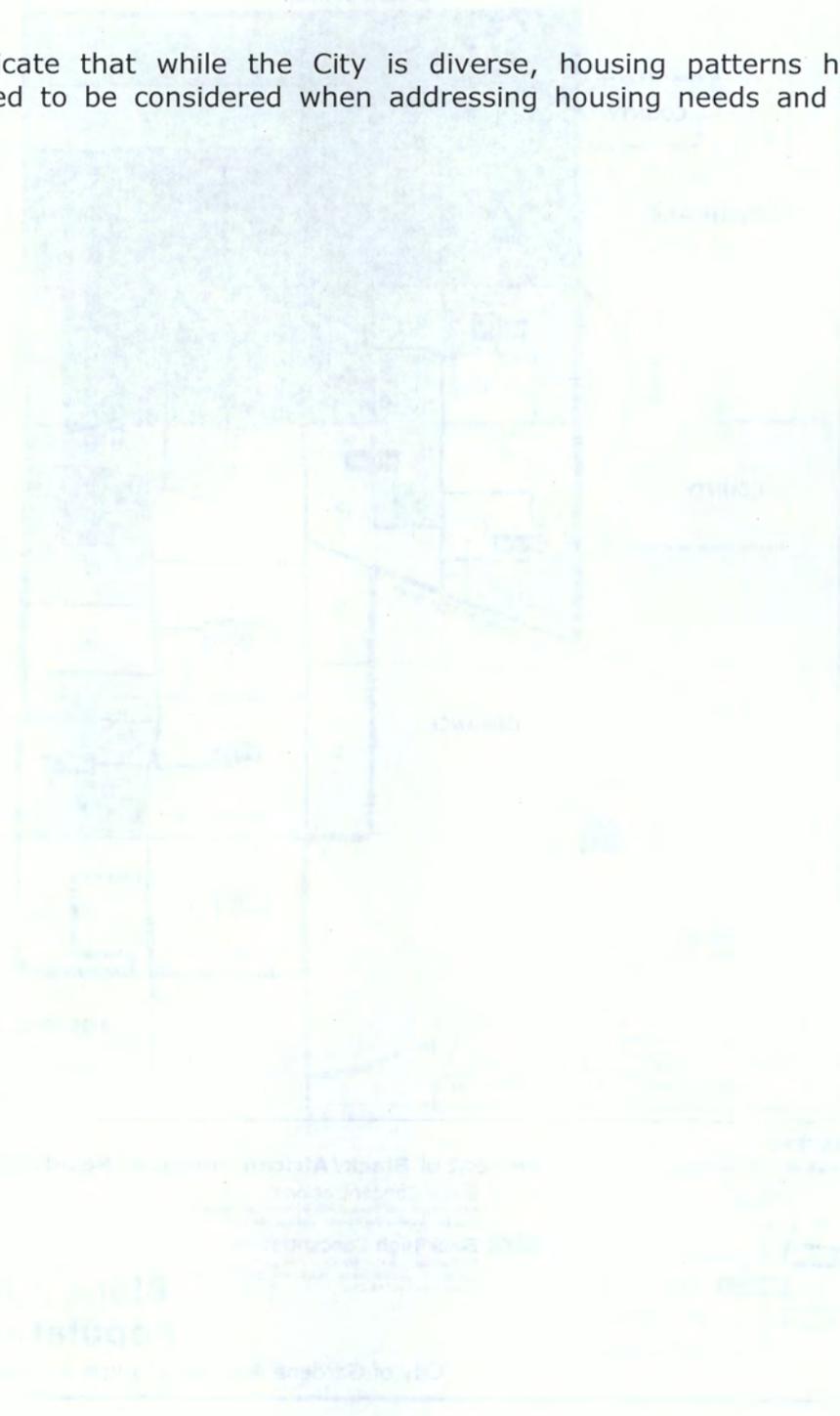
As shown in Figure 2, there is a high concentration (at least twice the County average) of African American residents in the northern section of the community north of Marine Avenue and South of El Segundo Blvd. Five other tracts throughout the City have a general concentration of African Americans.

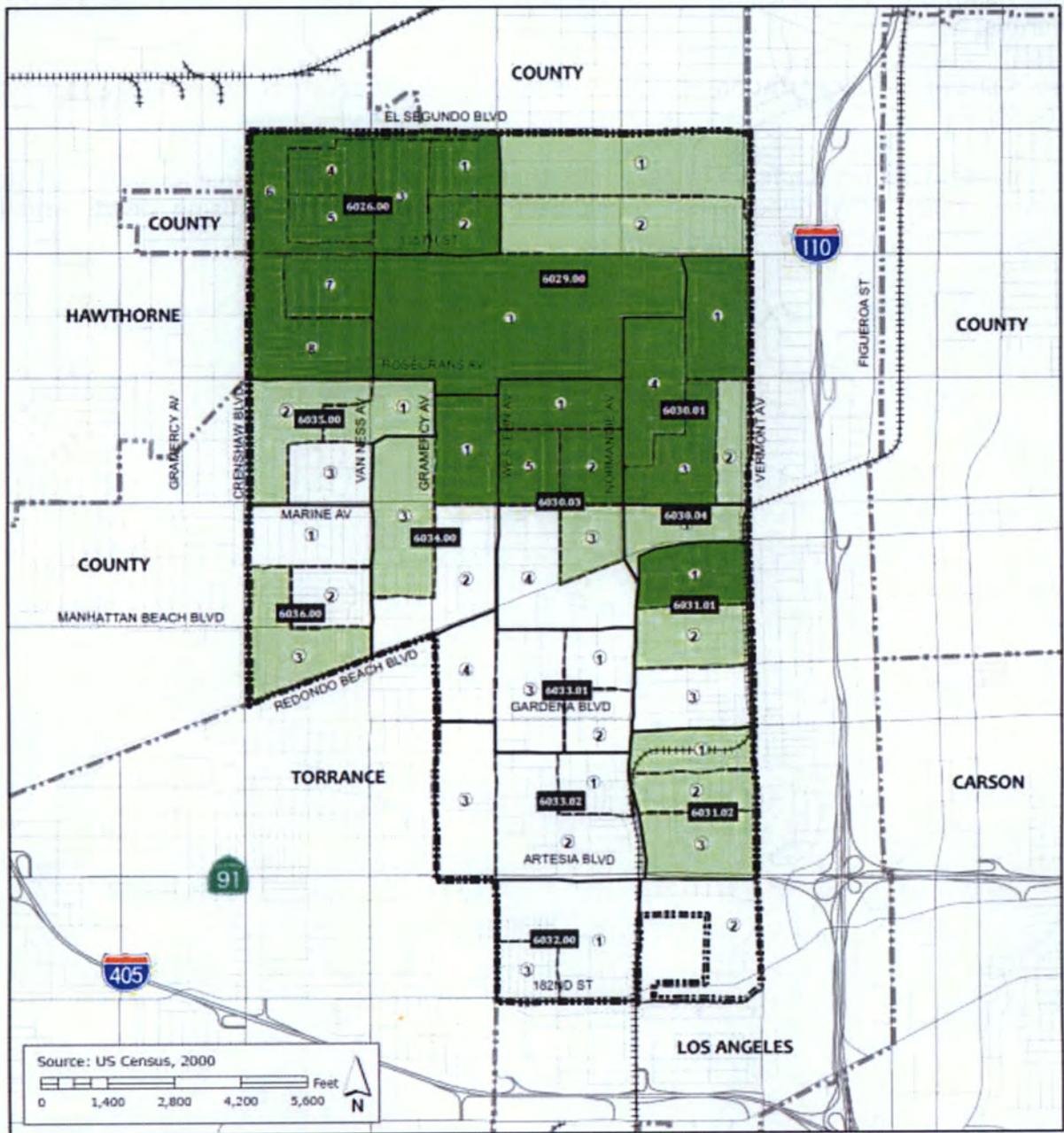
Figure 3 shows a Hispanic concentration exists in the northern part of the City from Rosecrans to El Segundo Boulevard, though no "high concentrations" exist for this group.

Figure 4 shows a high concentration of Asian residents located in nearly all tracts south of Rosecrans.

Figure 5 shows a concentration of White residents located south of Rosecrans and west of Van Ness.

These concentrations indicate that while the City is diverse, housing patterns have developed which may need to be considered when addressing housing needs and fair housing planning.





**LEGEND**

- City Boundary
- Road
- Railroad
- Census Tract
- 481902 Census Tract Number
- Census Block Group
- ① Census Block Group Number

**Percent of Black/African American Residents (Census Block Group)**

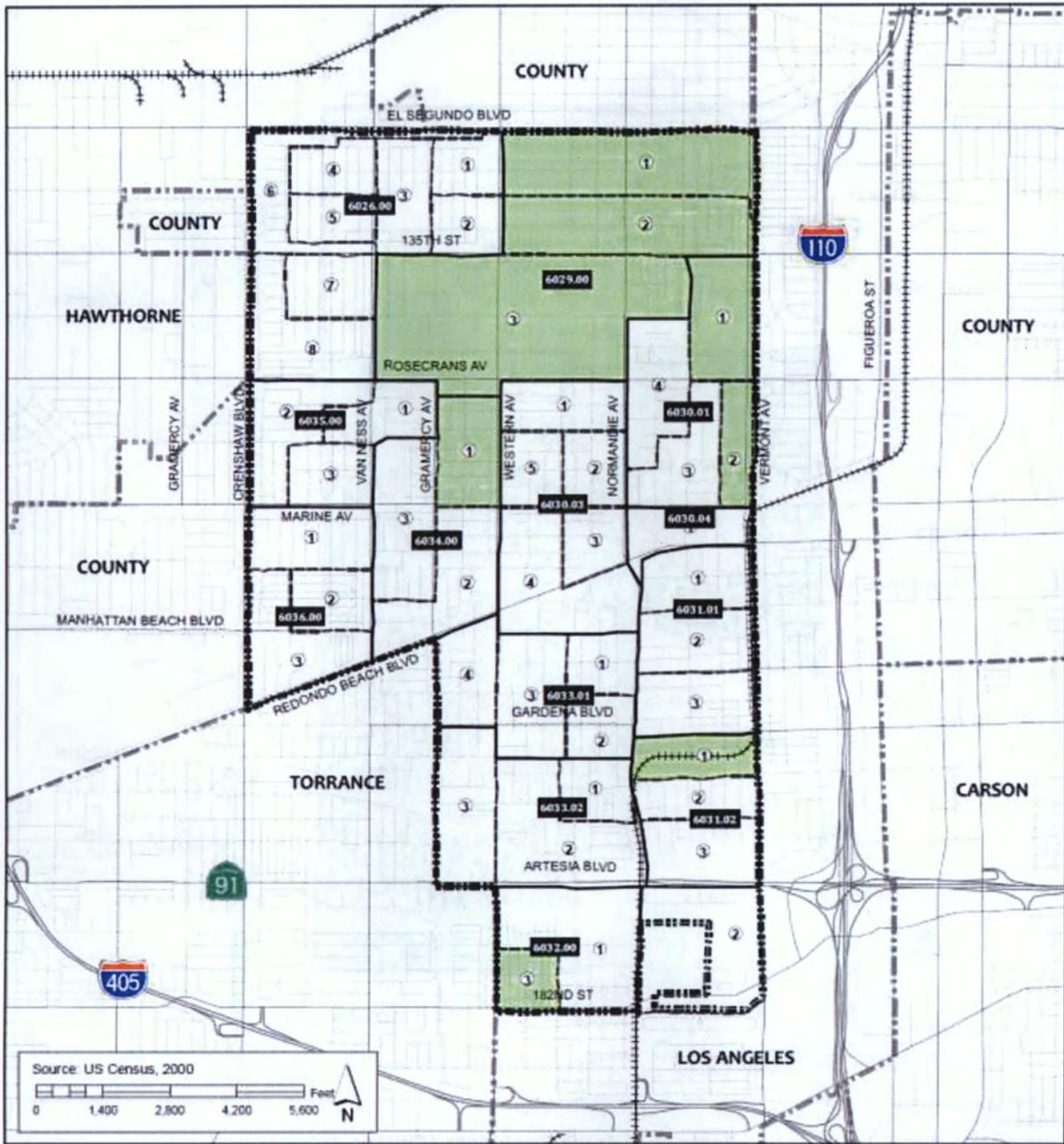
**Black Concentration**  
 Blockgroups with Black / African American population greater than Los Angeles County average (44.6%)

**Black High Concentration**  
 Blockgroups with Black / African American population greater than twice the Los Angeles County average (89.2%)

Figure 2  
**Black / African American Population Concentration**

City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009



**LEGEND**

- City Boundary
- Road
- Railroad
- Census Tract
- 481902 Census Tract Number
- Census Block Group
- ① Census Block Group Number

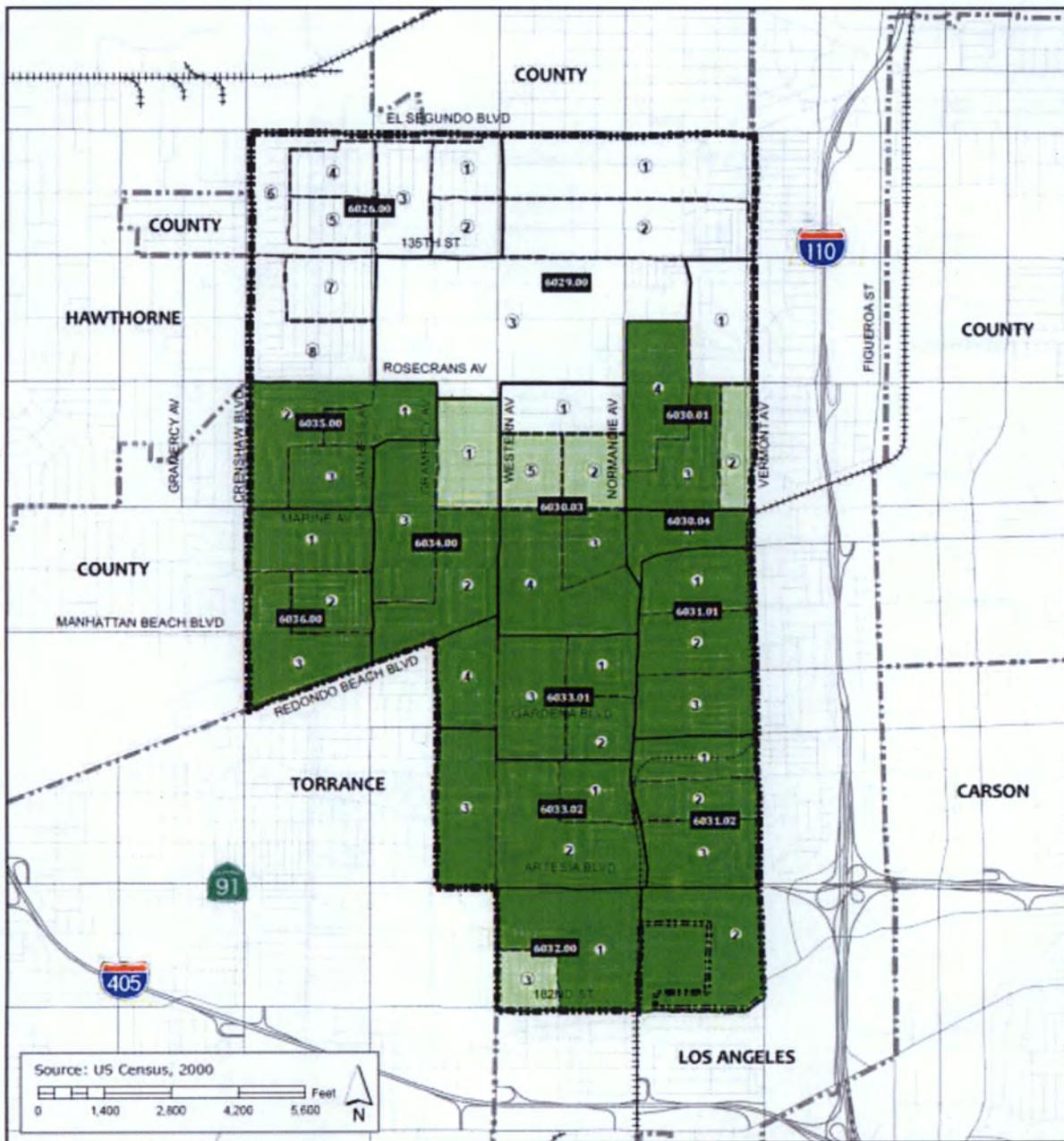
**Percent of Hispanic Residents (Census Block Group)**

- Hispanic Concentration  
Blockgroups with Hispanic population greater than the Los Angeles County average (44.6%)
- Hispanic High Concentration  
Blockgroups with Hispanic population greater than twice the Los Angeles County average (89.2%)

Figure 3

**Hispanic Population Concentration**  
City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009



**LEGEND**

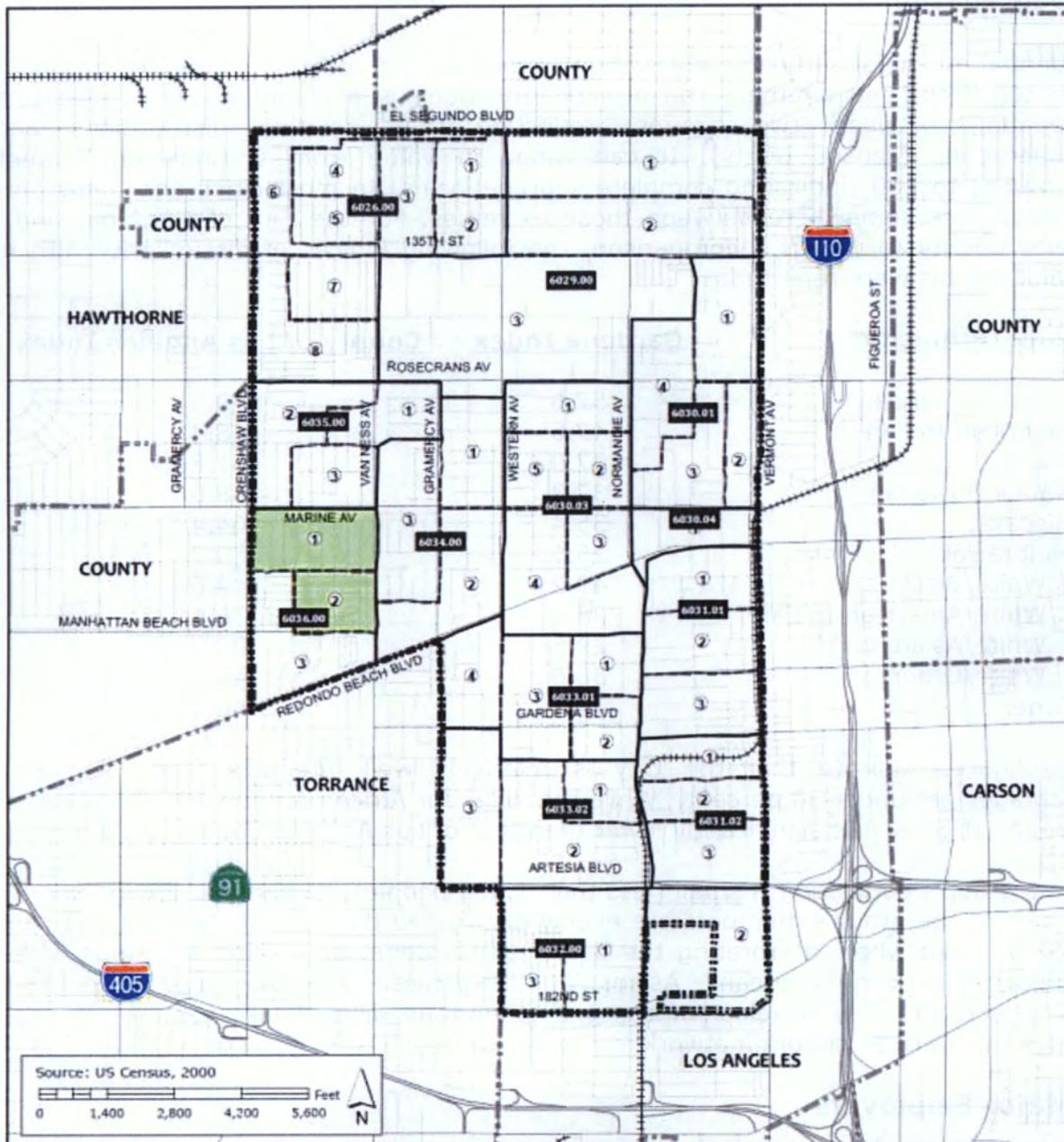
- City Boundary
- Road
- Railroad
- Census Tract
- 481902 Census Tract Number
- Census Block Group
- ① Census Block Group Number

**Percent of Asian Residents (Census Block Group)**

- Asian Concentration  
Blockgroups with Asian population greater than the Los Angeles County average (11.8%)
- Asian High Concentration  
Blockgroups with Asian population greater than twice Los Angeles County average (23.6%)

**Figure 4**  
**Asian Population Concentration**  
City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009



**LEGEND**

- City Boundary
- Road
- Railroad
- Census Tract
- 481902 Census Tract Number
- Census Block Group
- ① Census Block Group Number

**Percent of White Residents (Census Block Group)**

White Concentration  
 Backgrounds with white population greater than the Los Angeles County average (31.5%)

Figure 5

**White Population Concentration**

City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009

## 7. Segregation

Residential or neighborhood segregation refers to the degree to which groups live separately from one another. The dissimilarity index is a commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (census tracts). It can range in value from 0 (indicating complete integration) to 100 (indicating complete segregation)<sup>6</sup>. In most cities and metro areas, the values are somewhere between those extremes. For the City of Gardena, and Los Angeles County to use as a comparison, the following indices of dissimilarity with non-Hispanic Whites were reported:

<u>Race/Ethnicity</u>	<u>Gardena Index</u>	<u>County of Los Angeles Index</u>
African American	57.6	70.5
American Indian	47.6	48.4
Asian	27.0	51.8
Native Hawaiian	37.2	68.6
Hispanic	35.4	64.4
Multiracial	25.1	30.7
White/Black	49.2	44.6
White/American Indian	38.6	36.1
White/Asian	29.5	28.2
White/Other	38.6	45.1
Other	42.1	46.1

These figures indicate that the City is relatively well integrated, as most of the percentages are under 50 percent. While the index for African Americans is the highest of all groups at 57.6, it is significantly lower than that of Los Angeles County at 70.5.

When a group's population is small (less than 1,000 people), its dissimilarity index may be high even if the group's members are evenly distributed throughout the area and caution should be used when interpreting the data. In Gardena, all groups are small with the exception of African Americans, Asians, and Hispanics. It should also be noted that housing patterns may develop for reasons other than discrimination and/or intentional segregation, such as cultural network.

## 8. Major Employers

According to the California State Employment Development Department (EDD), Gardena has an estimated labor force of 29,800 people and an unemployment rate of 11.8 percent (3,500 workers) for August 2009, which is nearly one percentage point lower than the County's unemployment rate of 12.6%<sup>7</sup>. This is a major increase from the 4.7% unemployment rate from November 2004 cited in the City's last Consolidated Plan and is reflective of the current economic downturn. Major employers in the City are listed in Table 4 below:

<sup>6</sup> <http://www.censusscope.org/segregation.html>

<sup>7</sup> <http://www.labormarketinfo.edd.ca.gov>

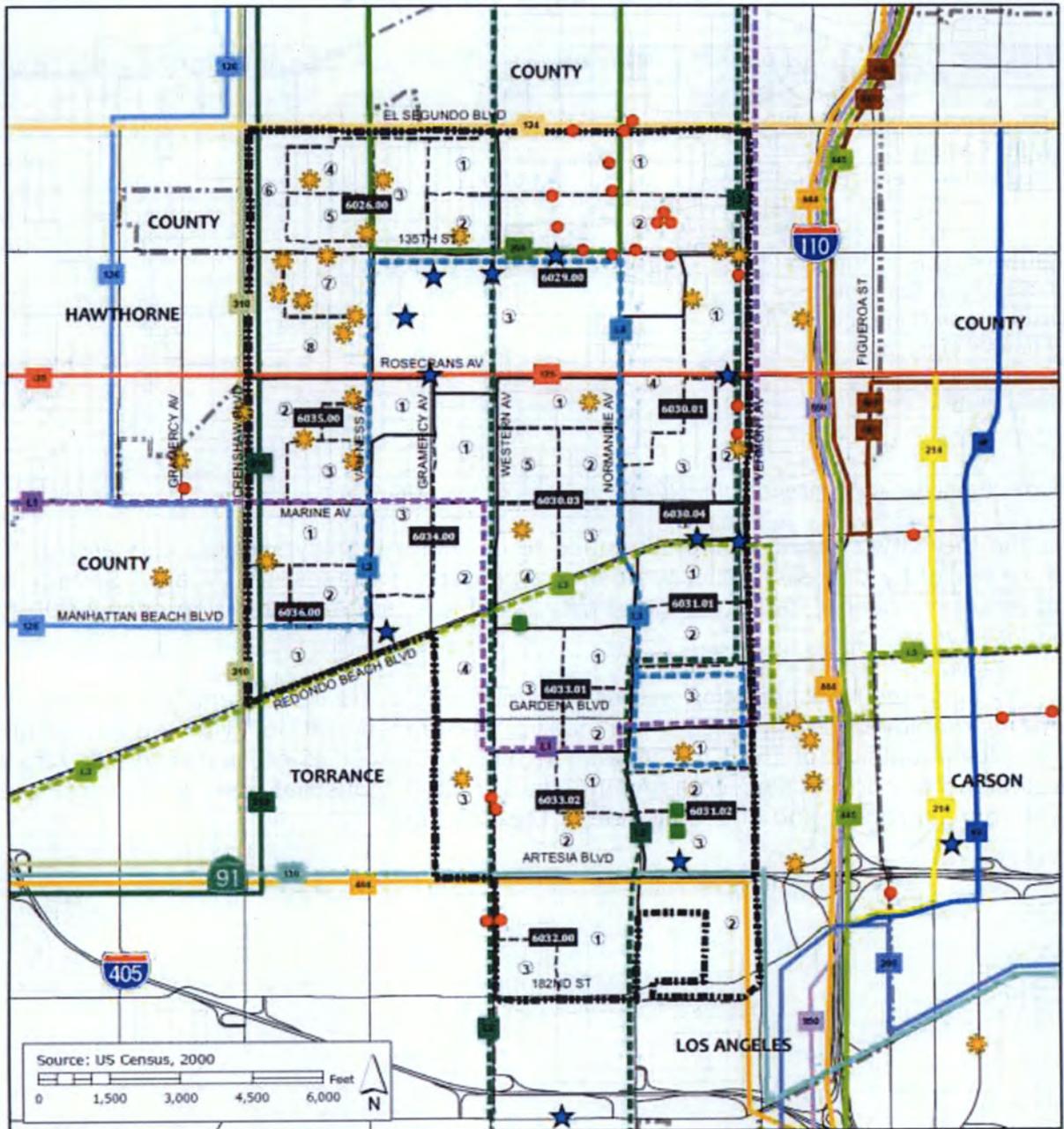
**Table 4: Major Employers**

<b>Business Name</b>	<b>Number of Employees 2007</b>	<b>Number of Employees 2009</b>
Cannon Business Solutions	N/A	880
Hustler Casino	750	696
United Parcel Service Inc.	686	175
Memorial Hospital of Gardena	590	603
Normandie Club, LP	517	497
Southwest Offset Printing	500	490
Hitco Carbon Composites	400	400
Nissin Foods Company	212	224
Ramona's Mexican Food	210	235
Chromalloy Corporation	200	166
Sam's Club	190	190
Target	N/A	186
<b>Total</b>	<b>4,255</b>	<b>4,742</b>

Source: Gardena City Manager's Office 2009/MuniServices LLC, 2007

While the City's two casinos have continued to be major employers since the last AI, they have each slightly decreased the number of employee in the last two years. Several new employers have been established in the City, since the last AI generating over 2,000 jobs in the last five years.

Figure 6 illustrates transportation access to major employers in Gardena. As shown, all of the major employers are located on or near public transportation, with the exception of one employer outside of the City limits. In addition, most of the major employers are located along or north of Rosecrans Avenue in the City's industrial zone, while three are in the commercial zones, and one is outside of the City limits.



- LEGEND**
- City Boundary
  - Road
  - Railroad
  - Census Tract
  - 481902 Census Tract Number
  - Census Block Group
  - ① Census Block Group Number
  - Major Employers
  - Mobile Home Parks
  - Care Facilities
  - Sr. Assisted Housing Facilities
  - Gardena Municipal Bus Lines
  - MTA Bus Lines

Figure 6  
**Transportation Access to Major Employers, and Select Housing**  
 City of Gardena Analysis of Impediments to Fair Housing Choice 2010

November 2009

## **9. Household Characteristics**

A household is defined as all persons occupying a housing unit. Families are a subset of households, and are typically defined as all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect a household's access to housing. Information on household characteristics is an important indicator of housing needs in a community and may also provide insight into potential fair housing issues.

### **a. Household Size**

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A community's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may actually decline. Additionally, cultural practices may contribute to household size. According to the 2009 California Department of Finance Estimates, Gardena had approximately 61,006 households in January 2009 with an average size of 2.9 persons per household. While the number of households has increased over the past few decades, the average household size has remained relatively constant; it was 2.7 during the 1990 Census and 2.8 during the 2010 Census. The average household size for American Indians, Hispanics, and "Others" was slightly higher than that of the overall city average and other groups at 3.3, 3.9, and 4.1 respectively. Given that Hispanics make up a large portion of the City's residents, this may be of interest for the City to consider when analyzing housing needs.

### **b. Household Type**

The 2010 Census indicates that families were the largest household type, accounting for nearly 70 percent of all households. Among all families, 21 percent were "married with children under age 18" and 23 percent were "married families without children". Non-family households, which include single persons and other nonrelated households, comprised 31 percent of all households residing within Gardena. Single households made up 25 percent, and 'other' households comprised 5 percent of all households.

### **c. Overcrowding**

An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. While overcrowding is typically caused by low income and high housing cost, cultural practices also contribute as some cultures tend to have larger household sizes. Overcrowding rates also vary significantly by income, type, and size of household. Generally, low- and moderate-income households and large families experience a disproportionate share of overcrowding. Overcrowding also results in greater and more rapid deterioration of homes and rental units than would otherwise occur. As a result, some landlords or apartment managers may be more

hesitant to rent to larger families, thus making access to adequate housing even more difficult.

According to the 2010 Census, 10 percent of Gardena households experienced overcrowding (557 owner households and 1,406 renter households) and 12 percent experienced severe overcrowding (691 owner households and 1,842 renter households).

When looking at overcrowding by race and ethnicity, the 2010 Census shows that the percentage of overcrowded households is significantly higher for minority households. While only seven percent of White non-Hispanic households were reported as overcrowded the following percentages were reported for the other groups:

- 55 percent of Some Other Race Alone
- 50 percent of Hispanic households
- 46 percent of American Indian/Alaska Native households
- 39 percent of Native Hawaiian or other Pacific Islander
- 32 percent of Two or More Races households
- 17 percent of Asian households
- 13 percent of Black or African American households

## 10. Special Needs Populations

Particular characteristics may affect individual household access to housing in the community. The following discussion highlights particular characteristics that may affect individual household access to housing in the community. Certain segments of the population may have more difficulty in finding decent and/or affordable housing due to their special needs. These “special needs” groups include large households, single or female-headed households, the frail and elderly, disabled persons, persons with drug and/or alcohol addiction, and persons with HIV/AIDS.

As shown in Table 5, Gardena has a large number of households headed by elderly persons (20 percent). Large households also comprise a significant portion of the City’s total households (15 percent).

**Table 5: Special Needs Groups**

Special Needs	2010 # Households or Persons	% of Total
Large Households	3,021	15%
Single-Parents and Female- Headed Households	2,497	12%
Elderly Households	2,361	
Frail Elderly Households	1,785	
Total	4,146	20%
Disabled Persons		
Work Disability	5,131	9%
Mobility/Self Care	5,918	10%
Persons with HIV/AIDS	113	<1%
Homeless Persons	91	<1%

Source: 2010 Census, Los Angeles Department of Public Health, and LAHSA

## **a. Large Households**

Large households are defined as having five or more members. These households are usually families with two or more children, and/or with extended family members. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for basic necessities such as food, clothing and medical care, low- and moderate income large households typically reside in smaller units, resulting in overcrowding. If they do reside in larger units, they typically experience overpayment.

The 2010 Census identified 3,021 large households in Gardena, representing about 15 percent of all households. Among these large households, 49 percent were owners and 51 percent were renters. Approximately 58 percent of all owner-occupied units and 11 percent of renter-occupied units had three bedrooms or more per the 2010 Census, indicating that large renter households may have difficulty finding housing of adequate size due to lack of availability. The 2007 CHAS data further indicates that nearly 92 percent of large renter-households in Gardena had some type of housing problem (either overpayment or overcrowding) while 68 percent of large owner-households faced some type of housing problem.

Looking at large households by race shows that 50 percent of large households are Hispanic, followed by 28 percent "Some other" 23 percent African American, 18 percent Asian, and seven (7) percent White non-Hispanic.

The Los Angeles County Housing Authority's Section 8 program is one way low-income large families can receive a rental subsidy to reduce their housing costs and obtain units of adequate size. While data pertaining to Section 8 vouchers issued in Gardena indicate that 54 percent of vouchers were issued to families with children, only 22 percent of vouchers were utilized on 3 bedroom units and none were issued on four bedroom or larger units. In addition, only eight (8) percent of voucher holders were Hispanic; yet, this group makes up 50 percent of large households. Only two (2) percent vouchers were issued to Asians, though this group makes up 18 percent of large households. Thus, these groups appear underrepresented and may not even be aware of the help potentially available to them. This trend was noted in the last AI and appears to still exist.

Large families with children who are renters, may face discrimination or differential treatment in the housing market as, some landlords may charge a higher rent or security deposit than the standard amount, limit the number of children in a complex /confine them to a specific location, or choose not to rent to families with children altogether. In fact, bias against familial status is third most common form of discrimination alleged by residents in Gardena and also the County of Los Angeles (15 percent and 12 percent of all fair housing complaints respectively).

The City of Gardena's Human Services Division, Youth and Family Services Bureau provides an array of services to meet the special needs of this group, including the Gardena Family Daycare Program.

## **b. Single-Parents and Female-Headed Households**

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. Due to their relatively lower income and higher living expenses, single-parent households have limited opportunities for finding affordable, decent, and safe housing. Single-parent households, especially single mothers, may also be discriminated against in the rental housing market, as some landlords may be concerned about the ability of such households to make regular rent payments. The provision of rental subsidies and availability of affordable childcare are the most common way to address the needs of single-parent and female-headed households.

The 2010 Census reported 2,497 single parent households with children under age 18 lived in Gardena, representing 12 percent of all households in the City. Of these single-parent households, 1,983 were female-headed households (79 percent) and 514 (21 percent) were single-fathers with children. The number and proportion of single-parent families in Gardena has remained relatively stable over the past decade.

The City of Gardena's Human Services Division, Youth and Family Services Bureau provides an array of services to meet the special needs of this group, including the Gardena Family Daycare Program.

## **c. Frail and Elderly**

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly have fixed incomes. According to the 2010 Census, about 12 percent of Gardena's residents were older than 65. Elderly households had the highest proportion of extremely- low-income households (19 percent), and 58 percent of the elderly households earned less than 80 percent of the County MFI.

A significant portion of the elderly also had special needs. Approximately 28 percent of persons with disabilities in Gardena are elderly. Many of these elderly require home modifications such as wheelchair ramps, enlarged doorways, modified bathrooms and kitchens, etc. An additional eight (8) percent of those living in poverty as of 1999 were seniors.

Frail elderly have several definitions, all of which include the inability to perform one of the activities of daily living (ADLs) such as: eating (including cooking and serving food), dressing, bathing (includes getting in and out of a tub or shower), grooming, home management (including housework, shopping, and laundry). Adult day care centers serve frail elderly persons who are able to live at home, but who need a certain level of care during the daytime. Some adult day care centers provide limited care in the form of personal hygiene, meals, and companionship, while others provide health care services. Assisted Living Facilities are also available to the elderly, but according to one study, this type of housing is largely unaffordable to low- and moderate-income frail elderly<sup>8</sup>.

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<sup>8</sup> US Department of Health and Human Services, National Study of Assisted Living for the Frail Elderly, <http://aspe.hhs.gov/daltcp/reports/facres.htm>, 1999

As shown in Table 15, there are four residential facilities in the City that have a combined capacity of 124 beds to serve the elderly. In addition, the City of Gardena has the Senior Citizens Bureau and Senior Citizen's Daycare Center which provide services to the elderly population. The Gardena Senior Citizens Day Care Center, located at 14517 South Crenshaw Boulevard, is a social day care and an Alzheimer's Day Care Resource Center. The Center provides lunch and transportation to Gardena residents, as well as support counseling for family members. Staff members speak English, Chinese, Japanese, Spanish and Tagalog. The office of the Senior Citizens Bureau is located in the Kiyoto "Ken" Nakaoka Community Center at 1670 W. 162nd Street.

To help address housing affordability issues for the elderly, the City assisted in the development of three (3) HUD 202 facilities in Gardena for over 300 senior residents. Senior renters are also assisted citywide with Section 8 rental assistance through the Los Angeles County Housing Authority. The City also funds several home improvement programs, which have assisted low-income senior owner-households.

#### **d. Persons with Disabilities**

Gardena is home to a number of people with disabilities that prevent employment, restrict mobility, or make self-care difficult. Disabilities are defined as mental, physical or health conditions that last over six months. Disability is a physical or mental condition that affects the functioning of a person.

Persons with disabilities may be discriminated against in the housing market because of the need for home modifications to improve accessibility or other forms of assistance. More common examples of discrimination against persons with physical and/or other limitations include: refusing to rent to a person in a wheelchair for fear a unit might be damaged; and prohibiting service/guide dogs of disabled applicants because of a no-pet policy. Disabilities can also hinder the ability of a person to earn adequate income. Many people with severe disabilities are unemployed and rely on fixed monthly disability incomes that are rarely adequate for the payment of market rate rent.

Table 6 illustrates the disabilities tallied in the 2010 Census. An individual can report more than one disability; thus, the numbers of disabilities tallied are higher than the total count of disabled persons. As shown, most disabled residents were affected by employment disabilities (28 percent), followed by go-outside the home disabilities at 26 percent, and physical disabilities at 19 percent.

**Table 6: Disabilities Tallied**

<b>Disability Type</b>	<b>Number Tallied</b>	<b>Percent</b>
Sensory	1,859	10%
Physical	3,529	19%
Mental	1,830	10%
Self-Care	1,275	7%
Go-Outside the Home	4,754	26%
Employment	5,131	28%
<b>Total</b>	<b>18,378</b>	<b>100%</b>

Source: 2010 Census

Group housing, shared housing, and other supportive housing options can help meet the needs of persons with disabilities. These housing options often have the advantage of social service support on-site or readily available. Accessibility housing needs of the disabled population can typically be addressed through housing rehabilitation programs that provided improvements such as ramps, grab bars, wider doorways, lower sinks, specialized kitchen cabinets, and elevators. The disabled population may also need fair housing services, as disability discrimination is generally on the rise in California. In fact, bias against physical disability is second most common form of discrimination alleged by residents in Gardena and also the County of Los Angeles (25 percent and 52 percent respectively). According to the City's Housing Element, one of the concerns voiced at a public participation meeting was the desire to incorporate universal design in future housing developments in the City; to which the City responded with a policy to support accessible residential design that facilitates use of housing units by all persons regardless of age or disability status.

### **Severely Mentally Ill**

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). Also, the illness must qualify as chronic, meaning that it has existed for at least one year. According to national estimates, approximately 1 percent of the adult population meets a definition of severe mental illness on the basis of diagnosis, duration and disability. Using these general estimates, an estimated 428 Gardena residents may currently suffer from severe mental illness.

The major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security Insurance payments. With this limited income, few persons in this population can afford rental housing on the open market. As shown in Table 15, there are 31 facilities with 389 beds in residential care facilities that serve persons with mental disabilities. Mentally ill/disabled persons also need supportive housing and supportive services in order to obtain work and/or benefits, meaningful daytime activities, mental health treatment, and peer support programs.

The City of Gardena's Socialization Center for the Mentally Disabled, under the Human Services Division provides several services to meet the needs of this group. In addition, the Department of Mental Health (550 S. Vermont Ave., 12th Floor, Los Angeles 90020 <http://dmh.lacounty.gov>) provides a comprehensive array of services at numerous sites throughout the County, which are aimed at serving a diverse, multilingual constituency. Alafia Mental Health located at 555 W Redondo Beach Blvd, #204, Gardena, CA 90248 is a private agency providing similar services.

### **Developmentally Disabled**

The definition of developmental disability relates to a person's score on standardized intelligence tests. Persons with an IQ below 70 are typically defined as developmentally disabled. Other conditions and complications may also be present. According to the Association of Retarded Citizens (ARC), the nationally accepted percentage of the population that can be categorized as developmentally disabled is 1 to 3 percent. Thus,

with a current estimated population of 61,810 an estimated 618 to 1,854 Gardena residents may be considered developmentally disabled.

### **Physically Disabled**

To be considered physically disabled, a person must have an illness or impairment which impedes his or her ability to function independently. These persons may require special housing with ramps, elevators, modified bathrooms, kitchens, and doorways.

The 2010 Census tallied 3,529 physical disabilities among residents in Gardena. In addition there were 1,275 self-care disabilities tallied. 2007 CHAS data estimate a total of 3,165 households with a mobility or self-care disability within the City, of which nearly half (48.6 percent) had some type of housing problem. When looking at housing problems by tenure, disabled renters were impacted significantly more than owners (64.7 percent of disabled renters experienced some type of housing problem compared to only 34.6 percent of disabled owners). In fact, participants of Gardena's fair housing consultation workshop conducted during the last AI stated that lack of access for disabled residents within many apartment complexes in the City was a concern in the community. The City has funded several home improvement programs that can provide for reasonable accommodations in owner occupied housing, and recently implemented a multi-family program as well.

According to the California State Department of Social Services, there are 22 adult residential care facilities in Gardena provide supportive housing for physically disabled persons. Combined, these facilities have the capacity to serve 141 persons.

Several services are provided in the Gardena area to assist those with physical and mental handicaps. The Senior Citizens Bureau operates five days a week out the Nakaoka Community Center offering home-delivered meals, outreach, and cleaning services for elderly and disabled residents that are unable to leave their home. In addition, the Senior Citizen's Day Care Center, one of only 46 Alzheimer's Resource centers in the State, provides care for older adults suffering from Alzheimer's. Several transportation services are available to assist disabled persons in Gardena, including the MTA-sponsored Access Paratransit Service and the Gardena Special Transit Service which provides disabled and senior residents curb-to-curb transit access.

### **e. People with HIV Infection and AIDS**

Persons with HIV/AIDS sometimes face bias and misunderstanding about their illness that affect their access to housing. Given the high rate of people contracting the disease through male-male sexual contact (approximately 49 percent of cases in Gardena and 67 percent of cases for Los Angeles County), such persons may also face discrimination based on sexual orientation or be targets of hate crimes, which include crimes committed because of a bias against sexual orientation. According to AIDS Housing of Washington, as reported by the National AIDS Housing Coalition (NAHC), approximately one-third to one-half of those living with HIV/AIDS are either homeless or at-risk of being homeless due to social and economic factors at hand<sup>9</sup>. Access to services is also an important

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<sup>9</sup> <http://www.fcaids.org/about/Homeless.htm>

component of housing choice as those dependent on services will likely choose to live closer to the services they need.

According to the Los Angeles County Department of Health, HIV Epidemiology Program, there are approximately 113 people living with AIDS as of December 31, 2008 in the City of Gardena. The Department divides the entire county into Service Planning Areas, of which Gardena belongs to SPA 8 Inglewood/South Bay. The demographics of Gardena, as compared to SPA 8 are as follows:

<b><u>Demographic Category</u></b>	<b><u>% of Gardena Residents</u></b>	<b><u>% of SPA 8 Residents</u></b>
<b>Gender</b>		
male	74%	87%
female	26%	13%
<b>Age</b>		
under 39 years of age	20%	24%
between 40 and 49 years	42%	44%
between 50 and 59 years	25%	25%
over 60 years of age	13%	8%
<b>Race/Ethnicity</b>		
White	16%	40%
African American	43%	25%
Hispanic	33%	30%
Other/Unknown	8%	4%
<b>Mode of Exposure</b>		
Male-Male sexual contact	49%	67%
Injection drug user	11%	7%
Other	26%	18%
Undetermined	15%	8%

As shown above, the incidence of females and African Americans living with AIDS is much higher in Gardena than the rest of the South Bay SPA 8. Though most of the percentages are consistent with the City's overall demographics, African Americans appear over represented, given that they make up only 25 percent of the City's population and 43 percent of those living with AIDS. According to the Department this is trend consistent within Los Angeles County.

The Department of Public Health, AIDS Programs and Policy, located at 600 S. Commonwealth Ave., 6th Floor, Los Angeles 90005 <http://ph.lacounty.gov/aids> plans, develops and coordinates HIV/AIDS-related services and activities that are available to residents countywide. While there are no service providers within the City of Gardena, there are several service providers in nearby communities. The Los Angeles Office of AIDS Programs and Policy (OAPP) has a website directory that is searchable by zip code and service type at <http://www.hivla.org/search.cfm>. The directory is also available in print and there is a hotline toll-free hotline, (866) 772-2365. The Housing Opportunities for Persons with AIDS (HOPWA) Program, which provides funding for supportive housing and services for those with AIDS that is available Countywide, is administered by the City of Los Angeles at 1200 West Seventeenth Street 9<sup>th</sup> Floor Los Angeles, CA 90017.

## **f. Homeless Persons and Persons At-Risk of Homelessness**

Homeless persons face a variety of issues when searching for housing. Not only is the availability of affordable housing an issue, but also some landlords may be unwilling to rent to someone who was formerly homeless. While homelessness is not a protected class, housing discrimination based on source of income is, as it restricts mobility. This type of discrimination makes it more difficult for families coming out of homelessness to locate permanent housing and it puts many families at greater risk of becoming homeless. One report entitled "No License to Discriminate" describes how rental advertisements posted on Craigslist were monitored and that 1,500 rental advertisements explicitly made housing unavailable to tenants with rental subsidies or income from sources other than employment. The ads included explicit phrases such as "No Section 8," "No Programs," or "No Government Programs." Many of these ads were placed by real estate brokers and salespersons licensed by the State of New York. The report further pointed out that, while New York City spends millions every year to address the problem of homelessness, the persistence of source of income discrimination undermines the City's efforts to eliminate and prevent homelessness. While this example stems from New York, it is certainly applicable to California as well<sup>10</sup>. In fact, the Housing Rights Center has filed cases against Apartment Hunters.com for listings posted in Los Angeles County for similar and additional advertising discrimination.

Another form of discrimination affecting the homeless is evidenced in another case filed by the Housing Rights Center against the County of Los Angeles, which states that "homeless people with disabilities are routinely denied access to emergency shelters if accompanied by a service animal in violation of federal and state anti-discrimination and fair housing laws<sup>11</sup>. Ironically this case is against the Los Angeles Homeless Services Authority (LAHSA), which is the lead agency in the Los Angeles Continuum of Care that coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County.<sup>12</sup>

According to the 2007 Greater Los Angeles Homeless Count, performed by LAHSA, there are an estimated 68,608 homeless people at a given point in time throughout the Los Angeles County region. There are approximately 4,457 homeless persons living in the County's SPA 8- South Bay/Harbor area, which includes Gardena and accounts for approximately six (6) percent of the overall homeless population in the region.

Within SPA 8, approximately 81 percent of the homeless were unsheltered, 59 percent were male, 63 percent were between the ages of 25 and 55 years of age, 14 percent were youth in families, 56 percent were African American, 21 percent were White, 17 percent were Hispanic, 18 percent were veterans, 30 percent were chronically homeless, 19 percent were mentally ill, 34 percent were substance abusers, less than one (1) percent suffered from HIV or AIDS, five (5) percent were victims of domestic violence, and two (2) percent were unaccompanied youth<sup>13</sup>. These proportions are similar to overall County trends

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<sup>10</sup> [http://www.fairhousingjustice.org/PDFs/report\\_release\\_draft.pdf](http://www.fairhousingjustice.org/PDFs/report_release_draft.pdf)

<sup>11</sup> <http://www.hrc-la.org/include/media/documents/zernepr.pdf>

<sup>12</sup> <http://www.lahsa.org/>

<sup>13</sup> [http://www.lahsa.org/homelessness\\_data/documents/2007\\_hc\\_final\\_report.pdf](http://www.lahsa.org/homelessness_data/documents/2007_hc_final_report.pdf)

The Gardena Human Services Division, Youth and Family Services Bureau, provides a comprehensive outreach and assessment program for homeless individuals and families and lower income individuals at-risk for homelessness. This Program offers vouchers for food from restaurants and grocery stores, vouchers for temporary shelter at motels, transportation, food and other emergency services. In addition, the City refers those in need to a number of emergency day facilities and overnight shelters in the immediate area. In addition, the Los Angeles Homeless Services Authority (LAHSA) is located at 453 S. Spring St., 12th Floor, Los Angeles 90013 <http://lahsa.org> acts as an independent unit of local government to address the problems of homelessness on a regional basis. Plans, funds, and administers programs throughout Los Angeles County that assist homeless individuals and families with their transition towards self-sufficiency. These programs include: 1) prevention activities, 2) outreach and assessment, 3) emergency shelter programs, 4) transitional housing programs, 5) permanent supportive housing and 6) supportive services.

## **B. Housing Market Conditions**

A discussion of fair housing choice must be preceded by an assessment of the housing market in question. This section provides an overview of the characteristics of the local and regional housing markets.

### **1. Housing Growth**

According to the City's Consolidated Plan, there were 21,041 housing units in Gardena in 2010, representing an increase of over 10 percent (2,000 units) since 1990, which was a rate of construction considerably higher than that of the neighboring communities of Hawthorne, Torrance, Lawndale, and Los Angeles County as a whole. This higher growth rate was partially attributed to 550 new units added to the community's housing stock when the City annexed the "Rosecrans unincorporated" area in 1990. In addition, the City gained an additional 282 units due to construction of three new single-family projects: *Emerald Square* (159 units), *Redondo Village* (64) and *Gardena Village* (59 units). The California Department of Finance Estimates indicates that Gardena has approximately 21,528 housing units as of January 2009.

The last AI noted a trend toward tearing down existing older affordable single-family housing units with large lots, because the zoning in the area will accommodate increases in dwelling units. The units are then replaced with less-affordable apartment and condominium units that are not geared towards families.

### **2. Housing Type and Tenure**

To ensure adequate housing opportunities for residents that best suit their needs, a certain degree of housing diversity is needed. According to the 2010 Census, there were a relatively even proportion of single-family and multi-family units (about 47 percent each) in Gardena. While the City has 26 mobile home parks that represent about six (6) percent of the City's housing units, it appears that this housing type slightly decreased from 7.3 percent in 1990 to 5.6 percent in 2010.

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure,

with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment is generally more prevalent among renters than among owners. Tenure is primarily related to household income, composition, and age of the householder.

According to the 2010 Census, 47 percent of Gardena households owned their homes, while 53 percent were renters. Of all owner households, 33 percent were Asian, 30 percent were White, 23 percent were African American, and 18 percent were Hispanic. These percentages are generally proportionate to median incomes of these groups. Tenure by ethnicity reported by the CHAS data indicated ownership trends as follows:

- 64 percent of White households were owners;
- 51 percent of American Indian households were owners;
- 49 percent of Asian households were owners;
- 43 percent of African American households were owners;
- 38 percent of Hispanic households were owners; and
- 11 percent of Pacific Islander households were owners.

As shown above, Hispanics had a low percentage of owner households, though they make up the largest proportion of residents in the City. Additionally, Whites made up only 12 percent of the City's population, but 64 percent of these households were owners.

Generally a vacancy rate of five percent for rental housing is considered healthy and suggests that there is a balance between the demand and supply of housing. The California State Department of Finance Estimates shows the vacancy rate at 3.41, which is nearly the same as it was nine years ago during the 2010 Census. This low vacancy rate indicates that a high housing demand exists within Gardena and that finding housing in the community is a challenge for many households. The City's last AI stated that rising rental rates were a rising concern of the community, with the Rent Mediation Board receiving, approximately two calls per day from residents related to rent increases. Yet, the number of cases processed by the Rent Mediation Board has decreased annually with 40 cases processed in FY 2005-06 contrasted to 15 cases in FY 2008-09.

### **3. Age and Condition of Housing Stock**

Assessing housing conditions in the City can provide the basis for developing policies and programs to maintain and preserve the quality of life. Deteriorating housing conditions depress property values and can discourage reinvestment in a community. Housing age is frequently used as an indicator of housing condition. Most residential structures over 30 years of age will require minor repair and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. A unit is generally deemed to have exceeded its useful life after 70 years of age.

According to the 2010 Census, approximately 65 percent of all housing units in the City were built prior to 1970. In addition, approximately 15 percent of units were built prior to 1950. Gardena's relatively older housing stock indicates an ongoing need for maintenance and repairs on a significant portion of the City's housing stock.

To meet these housing rehabilitation needs, the City has implemented several different programs, which include: the Handy-worker Fix-up Program, the Light Housing

Rehabilitation Rebate Program, the Residential Rehabilitation and Code Correction Program (RRCCP), the Owner-Occupied Rehabilitation Loan Program (OORP), and the Multi-Family Rehabilitation and Code Correction Program (MRCCP) that offer financial assistance to low- and moderate-income households for home improvements and repairs.

#### 4. Lead-Based Paint

Lead poisoning is the number one environmental hazard to children in America today. Lead poisoning causes IQ reductions; reading and learning disabilities; decreased attention span, hyperactivity and aggressive behavior. Lead-poisoning can come from a variety of sources, including toys, furnishings, fixtures, contaminated water and soils, and lead-based paint.

The Childhood Lead Poisoning Prevention Program (CLPPP) is a Division of Community Epidemiology Unity of the County of Los Angeles County Health and Human Services Department. It seeks to prevent lead poisoning among children under age of six through community education and to provide case management to children identified with dangerous blood lead levels. The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 mg/dL is at high risk for lead poisoning, while a child with a blood lead level above 19 mg/dL requires full medical evaluation and public health follow-up.

According to the Los Angeles County Department of Health and Human Services CLPPP, there were four (4) defined cases of elevated blood lead levels (15 + mg/dL) for youth under 21 years of age in Gardena between January 1, 2005 and October 1, 2009. Three cases were from zip code 90247, one (1) was from 90249, and none were from 90248. In contrast, there were approximately 88 cases reported for the South Bay/Harbor Service Planning Area during 2011 through 2016. The last AI also reported a similar number of 5 cases for Gardena, showing a continued trend of less than one case per year being reported. The CLPPP reports the incidence (a child's first test or blood draw) as well as the prevalence (repeat tests/blood draws). Data for Gardena show an incidence of 11 elevated blood lead levels and a prevalence of 16 elevated blood lead levels, which take into consideration multiple test results on the same individual as follow up to the first draw. While the County does has developed high risk areas for targeting, Gardena is not one of them.

It should be noted that that this data is skewed, based on the fact that only children with federally funded medical insurance, such as Medi-Cal, are required to receive testing. Thus, children with privately funded insurances would only be tested if their parents knew enough to request it. So it is likely that the number of cases would be higher if more children were tested.

Given the City's older housing stock (65% of the housing stock was built prior to 1978), lead-based paint in housing may be an area of concern. The City has sent lead-based paint booklets to apartment managers located along the Rosecrans and Van Ness Corridor, where potential hazards are likely to exist. All participants of the City's various residential home improvement programs receive the booklet "The Hazards of Lead-Based Paint in the Home." The City's RRCCP and OORP programs also allow for the abatement of lead and asbestos hazards as eligible activities. The Multi-Family Rehabilitation Code Correction Program (MFRCCP) also provides testing for lead hazards for all units in the complexes assisted. None of the seventeen (17) units assisted to date were found to contain lead.

## 5. Housing Costs

Housing problems are directly related to the cost of housing in a community. Typically if housing supply exceeds housing demand, housing costs will fall. In southern California this is rarely the case. Housing demand typically exceeds housing supply and housing costs rise. If housing costs are high in comparison to income, a community will experience higher levels of overcrowding and overpayment. Housing costs also affect where a person will choose to live and the type of financing they might receive. In Gardena, housing costs continued to rise during 2011 to 2016.

This section evaluates the affordability of the housing stock in Gardena to low- and moderate-income households. While housing affordability alone is not a fair housing issue, it may become one if other factors covered under the fair housing laws, such as familial status, race/ethnicity, or some other protected class that fair housing concerns may arise.

### a. Housing Cost Burden (Overpayment)

State and federal standards establish that a household experiences housing cost burden if it spends more than 30 percent of its gross income on housing. A severe housing cost burden is defined as paying more than 50 percent of gross income on housing. Housing cost burden occurs when housing costs increase faster than income and is a common issue among many Gardena residents. Most of the time, housing cost is disproportionately burdensome to the most vulnerable members of the community. Therefore, maintaining a reasonable level of housing cost burden is an important goal of Gardena.

According to the 2007 CHAS data, approximately 34 percent of all households in the City experienced a housing cost burden and 16 percent experienced severe housing cost burden. Low- and moderate-income households were the most impacted by housing overpayment with 61 percent overpaying. The percentage of households experiencing housing problems (inclusive of overpayment) by race was reported as follows:

- 73 percent of Native American households;
- 70 percent of Hispanic households;
- 58 percent of Pacific Islander households;
- 52 percent of African American households;
- 40 percent of Asian households;
- 32 percent of White households

As shown, overpayment is experienced by minority populations to a greater extent than White households in Gardena.

### b. Owner-Occupied Housing Costs

Home prices in Gardena, the South Bay, and the Los Angeles basin increased dramatically in the early 2000's as rapid population and economic growth placed a high demand for housing close to transportation and employment centers. In addition, interest rates were at a historical low and the availability of creative financing was accessible to all types of households, including those with poor credit scores, stated income, and little or no money available as a down payment. As with the rest of the nation, the recent housing market

downturn has shown a major deflation in prices, more stringent lending requirements, and virtually no loan products allowing for stated income or no money down.

Although trends in the median sales price of homes in Gardena are consistent with that of surrounding areas (increasing by approximately \$100,000 per year from 2004 to 2006, then decreasing at a similar rate from 2007 to the present), prices have remained lower in Gardena than prices in neighboring communities; only Compton and Lynwood offer housing that is more affordable than Gardena. The California Association of Realtors (CAR) reported historical median sales prices in Gardena and surrounding communities as shown in Table 7 below:

**Table 7: Median Sales Prices**

Jurisdiction	Median Sales Price						
Month-Year	Aug 2003	Aug 2004	Aug 2005	Aug 2006	Aug 2007	Aug 2008	Aug 2009
Carson	\$300,000	\$370,000	\$450,000	\$545,000	\$453,750	\$360,000	\$285,500
Compton	\$165,000	\$246,500	\$334,000	\$400,000	\$391,250	\$205,000	\$151,000
<b>Gardena</b>	<b>\$295,000</b>	<b>\$397,500</b>	<b>\$480,000</b>	<b>\$525,000</b>	<b>\$475,000</b>	<b>\$397,500</b>	<b>\$293,000</b>
Hawthorne	\$325,000	\$387,500	\$497,000	\$559,000	\$556,500	N/A	\$330,000
Inglewood	\$225,000	\$349,000	\$420,000	\$490,000	\$439,000	\$315,500	\$270,000
Lawndale	N/A	\$335,000	\$467,500	\$467,500	\$492,500	N/A	N/A
Lomita	N/A	\$428,000	\$619,500	\$605,000	\$569,000	N/A	N/A
Lynwood	\$218,046	\$294,500	\$395,000	\$460,500	\$450,000	\$304,500	\$225,000
Redondo Beach	\$558,750	\$678,500	\$779,000	\$752,000	\$820,000	\$665,000	\$634,000
Torrance	\$412,500	\$500,000	\$625,250	\$575,000	\$620,000	\$507,500	\$450,000
Wilmington	N/A	\$352,000	\$379,000	N/A	N/A	N/A	N/A
South Bay	\$460,000	\$545,000	\$642,500	\$625,000	\$720,000	\$540,000	\$512,000
Los Angeles County	\$335,000	\$400,000	\$495,000	\$522,000	\$550,000	\$380,000	\$328,181

Source: CAR Historical Data 2009

Much of the current decline in prices is related to the sub-prime lending industry collapse, lack of accessibility to financing, and an increase of foreclosures/real estate owned sales/short sales. The subject of foreclosures on mortgage loans for homes and condominiums has been of national and statewide concern in recent years (2007 to 2009) due to the large number of families that have lost their homes during this period. In many cases, foreclosures have occurred on loans that were made subject to adjustable interest rates and/or balloon payments that seemed reasonable in an expanding housing market, but which became excessive for homeowners in an economic downturn and contracting housing market. Foreclosures are an issue because they result in displaced households that may have trouble finding adequate, affordable replacement housing; they may result in vacant housing stock that is subject to vandalism or lack of maintenance; and the foreclosure crisis affects the economy due to loss of jobs in construction, finance, real estate, and related industries. Further detailed discussion of foreclosures within Gardena can be found in chapter V section B8.

Sales price data by bedroom from the MLS from September 2009 through October 2009 resulted in the following ranges by type:

	<b>Single Family Residence</b>	<b>Condominium</b>
▪ Studios	N/A	N/A
▪ One-bedroom	N/A	\$0-\$139,000
▪ Two-bedrooms	\$200,000- \$390,000	\$80,000- \$275,000
▪ Three-bedrooms	\$205,000- \$455,000	\$67,000- \$410,000
▪ Four-bedrooms	\$185,000- \$525,000	N/A

As shown, the availability of smaller units and larger units are more difficult to find in both single family residence and condominium type housing.

### **c. Renter-Occupied Housing Costs**

Current data on apartment rents compiled from advertisements placed on the Internet indicate that rents in Gardena vary and have significantly increased since the last AI as shown in Table 8:

**Table 8: Rental Rates**

<b>Bedroom Type</b>	<b>Range in 2002</b>	<b>Range in 2009</b>
Studios	\$400 to \$585	N/A
One-bedroom	\$595 to \$725	\$850-\$895
Two-bedrooms	\$700 to \$850	\$1,075-\$1,800
Three-bedrooms	\$950 to \$1,000	\$1,600-\$2,500
Four-bedrooms	N/A	\$2,650

Source: Apartments.com, Move.com, Rentline.com, and Realtor.com, October 2009

During the last AI in 2002, the majority of units advertised for rent were for one-bedroom and two-bedroom units. In 2009, there were only two one-bedroom units advertised and no studios, which may indicate a lack of availability for low- and moderate-income single families or elderly households. In addition, there were only five rental ads, showing the low availability of units and rental rates appear to have increased drastically from the last AI, though rising rental rates was noted as a concern during the last AI. With the low percentage of vacancies within the City and the drastically higher rents, low- and moderate-income renters are likely experiencing a greater degree of housing problems than the CHAS data indicate.

### **d. Housing Affordability**

Housing affordability can be inferred by comparing the cost of housing in Gardena with the maximum housing costs affordable to households of different income levels. This information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or housing cost burden. The California Association of Realtors (CAR)'s Traditional Housing Affordability Index (HAI) measures the percentage of households that can afford to purchase the median priced home in the state and regions of California based on traditional assumptions. C.A.R. also reports its traditional and first-time buyer indexes for regions and select counties within the state. CAR reported the following HAI measures as shown in Table 9 below:

**Table 9: Housing Affordability Index**

C.A.R. Region	Q2 2009	Q2 2008
California	53	29
California - Condos	56	34
United States	64	51
High Desert	77	53
Los Angeles County	41	22
Orange County	35	20

Source: CAR, 2009

As shown, housing affordability has greatly increased in all regions over the last year. The affordability index in Los Angeles was 41 percent in the second quarter of 2009, up 19 points from the previous year. Yet, it was 12 points lower than California as a whole and 23 points lower than the United States.

According to CAR, the minimum household income needed to purchase an entry-level home at \$247,150 in California in the third quarter of 2009 was \$43,500, based on an adjustable interest rate of 4.79 percent and assuming a 10 percent down payment. First-time buyers typically purchase a home equal to 85 percent of the prevailing median price. The monthly payment including taxes and insurance was \$1,450 for the third quarter of 2009. While Gardena has somewhat lower home prices compared to most of Los Angeles, the median income of \$38,988 is lower than the minimum income needed per CAR.

HUD conducts annual household income surveys for metropolitan areas across the country, including Los Angeles County. These surveys are adjusted for differences in the type and size of families. HUD uses these income levels to determine the maximum amount that a household could pay for housing and their eligibility for federal housing assistance. For 2009, the Median Family Income for Los Angeles County is \$62,100 and HUD's income limits range as follows:

**Extremely- Low-Income Households (0-30 percent MFI):** \$16,650 per year for a household of one to \$31,400 for a household of eight.

**Very Low-Income Households (31-50 percent MFI):** \$27,750 per year for a household of one to \$52,350 for a household of eight.

**Low-Income Households (51-80 percent MFI):** \$44,400 per year for a household of one to \$83,750 for a household of eight.

Some low-income households may be able to purchase an entry-level home at the State's median price of \$247,150, though the median price in Gardena is slightly higher at \$293,000. While many lower income households might be able to afford to purchase one- and two-bedroom homes on the market, there is limited availability of this size unit. Moreover, lower income households would likely be unable to afford to purchase most of the three and four bedroom homes on the market. Still, lower income households should be able to afford the majority of rental units in Gardena depending on their household

size, since singles and large households may have difficulty finding rental units of appropriate size.

## **6. Projection of Future Housing Needs**

State law requires local jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Gardena. RHNA determinations also calculate the projected new construction necessary to accommodate the anticipated population growth from January 1, 2006 through June 30, 2014. The construction need is calculated by factoring in projected population, vacancy rates, housing market removals, and existing housing stock. Based on the new figures, Gardena is required to provide opportunity for the construction of 1,105 new dwelling units (629 of which are designated for low-to-moderate income households) broken down as follows:

- 270 units affordable to households earning 0-30 percent of MFI
- 171 units affordable to households earning 31-50 percent of MFI
- 188 units affordable to households earning 51-80 percent of MFI
- 476 units affordable to households earning more than 80 percent of MFI

## **7. Public and Assisted Housing Needs**

The availability and location of public and assisted housing is a fair housing concern if it is concentrated in one area of a city; thereby, limiting a household's access to housing to that area. Public and assisted housing, including Section 8 rental assistance, should be accessible to lower income households regardless of race, ethnicity, disability or other special housing needs or protected class.

### **a. Section 8 Tenant-Based Rental Assistance**

The Housing Authority of Los Angeles County (HACoLA) administers the Section 8 Rental Assistance Program for the City of Gardena. The program provides rental subsidies in the form of vouchers to low-income families that spend more than 30 percent of the gross income on housing costs. The Section 8 Program pays the difference between the excess of 30 percent of the recipient's monthly income and the federally approved Fair Market Rent (FMR) and there are no rent limits on the units and the voucher holder can choose housing that rents at levels higher than the FMRs; however, the rental assistance for the voucher holder is fixed.

While the voucher system allows households to have greater access to housing since they may choose to live anywhere that accepts Section 8, many landlords tend to not like to accept the vouchers based on their fear of having lower income tenants. Advertisements containing discriminatory phrases such as "No Section 8" are one area where voucher holders may experience bias; another is when they physically visit complexes that will not accept their voucher.

In fact, the Housing Rights Center (HRC) filed suit against the San Gabriel Valley Newspaper Group (SGVN), which publishes four newspapers including the Pasadena Star-News for allowing those types of advertisements in their paper. HRC also filed suit

against House Hunters, an online advertising agency that posted similar discriminatory ads.

According to the Housing Authority, 635 vouchers were issued to Gardena residents, of which 607 were leased as of October 2009. This is an increase of 35 vouchers since the last AI. The majority of voucher holders occupied two-bedroom units (53 percent). Of the total households, the number issued to special needs groups were as follows:

- 254 vouchers (40 percent) were used to disabled individuals, compared to 116 vouchers in the last AI
- 76 vouchers (12 percent) were issued to elderly persons, compared to 50 vouchers in the last AI
- 47 vouchers (7 percent) were issued to elderly and disabled persons, which was not a category reported in the last AI
- 346 vouchers (54 percent) were issued to families with children, of which 60 were for large families, 58 large families were reported during the last AI.

This data indicates that an increased amount of elderly and disabled residents are utilizing the Section 8 program since the last AI, while the number of large families remained fairly constant.

Information on Section 8 households by race and ethnicity indicate that the majority continued to be African American (84 percent in 2009 and 85 percent in 2002) as shown in Table 10.

**Table 10: Section 8 Vouchers by Unit Size & Race/Ethnicity**

Bedroom Size	# of Section 8 Households		Race/Ethnicity	% of Section 8 Households	
	2002	2009		2002	2009
Studio	1	0	White	5%	6%
1 Bedroom	134	170	Hispanic	8%	8%
2 Bedroom	317	320	African American	85%	84%
3 Bedroom	141	135	Asian	1%	2%
4+ Bedroom	7	0	American Indian	1%	0%
<b>Total</b>	<b>600</b>	<b>635</b>	Other	0%	0%

Source: Housing Authority of Los Angeles County, January 2002 and October 2009

As of October 2009 there were 170,201 families on the County’s waiting list, though Housing Authority staff is unable to identify registrants by City due to a change in their tracking system. As of January 2002, approximately 575 Gardena households were on the County’s preliminary waiting list. The amount of time spent on the waiting list often varies, depending on the order of waiting list preferences identified below.

**b. Preferences**

The Housing Authority currently maintains five admissions preferences in the administrative Plan. Current preferences are as follows, with families of veterans or current members of the armed forces receiving priority in each of the following categories:

- Families admitted through set-aside, targeted or special programs;
- Families previously assisted by the Housing Authority whose assistance was terminated due to insufficient funding;
- Families who live or work in the jurisdiction and are approved for admission
- by the Executive Director as victims of declared disasters, displaced due to a government action or a referral from law enforcement;
- All other families who live or work in the jurisdiction;
- Date and time

Per the Housing Authority's 2009 Annual Plan, they are removing date and time as a preference, though families will continue to be selected from the waiting list in order of date and time, once preferences are applied. Elderly and disabled single households have priority over other types of single households.

### **c. Outreach**

The County's Administrative Plan for 2009, states that marketing efforts made by the Housing Authority to recruit homeowners to participate shall include:

- Brochures for owners;
- Realty Board presentations;
- Apartment Owner Association presentations;
- Community Center presentations; and
- Presentation to organizations serving the disabled and other similar organizations.

The Housing Authority periodically evaluates the distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted. Special outreach efforts will be used in order to encourage participation of those groups who would not normally apply or participate.

### **d. Affordable Housing Projects**

Apartment projects that reserve a portion of or all of their units for low- and moderate-income households can receive housing assistance from a variety of sources in order to ensure that rents are affordable to low- and moderate-income households. Gardena has three assisted housing projects: *South Park Manor*, *Meadowlark Manor*, and the *Gardena Valley Towers*, which have been assisted to create 280 affordable units. Two of these projects (Gardena South Park Manor and Meadowlark Manor) are located in the southeastern portion of the City near Artesia Boulevard outside a low- and moderate-income area. Gardena Valley Towers is located in the central portion of the City near Redondo Beach Boulevard, within an area of low- and moderate-income concentration.

Each of the projects assisted are operated by the non-profit Cooperative Services, Inc. (CSI) and were assisted under the HUD Section 202 program. All three of the senior housing projects in the City have a high proportion of Asian residents compared to the City's overall racial and ethnic demographic makeup. The low proportion of Hispanic and African American tenants was mentioned in the last AI. In 2003, the Fair Housing Foundation conducted testing on all three of the buildings that resulted in sustained allegations. These cases, along with an existing HUD complaint resulted into the Fair Housing Foundation entering into a voluntary compliance agreement with CSI in February

2006 that expired in February 2009. CSI complied with all requirements in the agreement, which included revising their waiting list procedures and attending fair housing training. Table 11 shows the ethnic composition of the three developments.

**Table 11: Assisted Housing Developments**

	South Park Manor 17100 S. Park Ln.		Meadowlark Manor 17150 S. Park Ln.		Gardena Valley Towers 1715 W. 158th St.	
	2002	2009	2002	2009	2002	2009
Total Units	125		74		80	
Total Persons	141		93		99	
White	18%		7%		8%	
African American	9%		2%		11%	
Hispanic	2%		2%		11%	
Asian	66%		85%		77%	
Native American	2%		1%		0%	
Other	1%		0%		0%	

Source: Cooperative Services: January 2002 and 2009.

Other residential development built since the last AI include the following above-moderate-income housing units:

**Carnelian Homes-** located at 13901-13915 S. Vermont Ave., is a development of 101 single-family detached homes on an 11.4-acre gated community. There is a common recreation area and each unit is two-stories and has a two-car garage.

**Cottage Place-** located at 14417 S. Budlong Ave., in the Northeast portion of the City of Gardena is a development of 35 single-family detached condominiums within a gated community. Housing floor plans are three-stories with living room & kitchen on the second floor.

**Emerald Square-** located at 177<sup>th</sup> St. between Budlong Ave. and Vermont Ave., is a development of 159 single-family detached homes on individual lots within a 21.5-acre site. There are two-story units and each house has a two-car garage and driveway.

**Gardena Village-** located at 1700 W. Artesia Blvd., is a new upscale development of 59 detached condominium units in Gardena. It is in a privately gated enclave and displays open expansive floor plans, functional living space and warmth in architecture.

**Redondo Village -** located at 2425 W. Redondo Beach Blvd., 59 detached condominium units is in the southwest portion of the City of Gardena consists of the two-gated residential villages on approximately five (5) acres.

**San Lorenzo-** located at 1460 W. 166th Street is a collection of nine (9) luxury homes priced from high \$500,000s. The homes consists of 3 bedrooms, loft, upstairs laundry room and 2 ½ baths.

### **III. Current Fair Housing Services and Trends**

This section provides an overview of the institutional structure of the housing industry in governing fair housing practices of its members. Fair Housing services available to Gardena residents and recent fair housing complaints, violations, and suits to determine trends or patterns in the City are also assessed. Typically, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling services involves informing landlords and tenants of the rights and responsibilities under the California Civil Code and mediation conflicts between tenants and landlords.

#### **A. Previous Analysis of Impediments (AI)**

The City's previous AI was adopted by the City Council, in May of 2002. The following recommendations to overcome or eliminate impediments to fair housing choice were made and statuses are included per the City FY 2008-09 CAPER:

##### **Expanding Affordable Housing Opportunities**

###### ***Homeownership Assistance***

**Action 1.1:** The City will work to provide and expand home ownership opportunities for low- and moderate-income households. Specifically, the City will implement the Housing Element Homeownership Program to explore the use of outside funding programs such as the LA County Mortgage Credit Certificate Program to assist lower and moderate income households.

- **Status:** The City developed a first-time homebuyer program and presented a First-Time Homebuyer Orientation Meeting in partnership with Fannie Mae and the NeighborWorks Homeownership Center for residents to meet with lenders and get information on qualifying for the program. In addition, the City is updating its Housing Element, which includes provisions for homeownership assistance.

###### ***Rehabilitation Assistance***

**Action 2.1:** The City will continue to provide and expand assistance for low- and moderate-income households in meeting the housing rehabilitation needs. Specifically, the City will continue to offer the Handy-worker Fix-Up and Light Housing Rehabilitation programs. The City will also explore the use of different funding programs to assist households with income levels higher than are permitted by the Handy-worker Fix-Up and Light Housing Rehabilitation Programs.

- **Status:** The City has consistently allocated CDBG funds to continue its Handy-worker Fix-Up and Light Housing Rehabilitation programs to include more substantial rehabilitation activities. In addition, the Residential Rehabilitation and Code Correction Program (RRCCP) was created in 2003 to assist low- and moderate-income residents with improvements that correct building and health and safety code violations, and make ADA improvements utilizing CDBG funds. The

Owner-Occupied Loan Program was also implemented in 2003, which uses State HOME funds to provide rehabilitation assistance, similar to the RRCCP program. During FY 2003-04 and continuing through FY 2008-09, the City administered its Owner-Occupied Rehabilitation Loan Program (OORP) using State HOME and CalHOME Funds. The Multi-Family Residential Rehabilitation and Code Correction Program was implemented in FY 2007-08 to assist low- and moderate-income renter-households with housing rehabilitation.

**Action 2.2:** The City's Code Enforcement personnel will help provide information on the City's two rehabilitation assistance programs in conjunction with code compliance activities. The City will implement a Housing Rehabilitation Program that will benefit low and moderate-income residents who qualify for unresolved code enforcement issues.

— **Status:** The City continued to provide code enforcement activities and referred eligible households to the City's various rehabilitation assistance programs. Specifically, the City established the RRCCP program that can more closely link code enforcement efforts with rehabilitation assistance. In addition, the City administers the Owner Occupied Rehabilitation Loan Program, which uses State HOME and CalHOME funds to provide rehabilitation assistance similar to the RRCCP program to provide further assistance.

### ***Rental Assistance***

**Action 3.1:** The fair housing service provider will help provide information to residents, particularly for Hispanic and Asian households, regarding the availability of Section 8 Rental assistance.

— **Status:** Literature provided by the Fair Housing Foundation is available in English, Spanish, and Mandarin/Chinese, which includes information regarding Section 8.

**Action 3.2:** The fair housing service provider will work with owners of the three senior housing developments to ensure expanded outreach efforts are conducted to affirmatively market the availability of Section 202 units. It will also assist the City in implementing AI recommendations pertaining to fair housing. The FHF is currently conducting a survey of senior housing projects occupancy practices.

— **Status:** The Fair Housing Foundation (FHF) conducted a review of the outreach efforts by the nonprofit organization operating the three senior housing projects. Recommendations have been made to promote diversity at these sites. The City will continue to monitor the tenancy at the senior housing complexes.

### ***Affordable Housing Resources***

**Action 4.1:** The City will identify and pursue other funding sources for the development of affordable housing, including State Jobs-Housing Balance and Downtown Rebound Program funds.

— **Status:** The City continued to explore potential funding sources for affordable housing. The City has implemented a down-payment assistance program for low to moderate-income first-time homebuyers using State HOME funds, awarded to the City through a competitive application process. In FY 2005-06 through FY 2008-09, the City continued to pursue state HOME funding, in particular for the Owner

Occupied Loan Rehabilitation program, as a means of pursuing additional funding resources.

## **Public Policies and Programs Affecting Housing Development**

### ***Incentives for Affordable Housing Development***

**Action 5.1:** The City will continue to provide density bonuses as development incentives to developers of multi-family housing to set aside units that are affordable to low- and moderate-income residents. As specified in the 2011-2016 Gardena Housing Element, the City will adopt an affordable housing ordinance to assist in the creation of affordable housing. The City will also develop program brochures to be made available at the public counter and specifically market the program to property owners along Gardena Boulevard to encourage mixed-use developments.

- **Status:** The City continued to comply with the State law in providing density bonuses as incentives for affordable housing development. Most recently, State law also mandates the provision of a 25 percent density bonus to a project if 20 percent of the units in a new condominium development are set aside for moderate-income households. However, no development has requested a density bonus. Since FY 2005-06, the City conducted a variety of community workshops intended to begin a dialogue with the community regarding the City's General Plan, Housing Element Update, and the role of specific plans in facilitating housing and economic growth in the City.

**Action 5.2:** The City will inform property owners of larger vacant residential sites to discuss the City's desire for residential development. The City will inform property owners of development incentives available for inclusion of affordable housing through the City's density bonus program, and flexible development standards through the use of Specific Plans.

- **Status:** Continuous efforts throughout FY 2005-06 through FY 2008-09 took place, however no density bonuses were awarded.

### ***Zoning Ordinance***

**Action 6.1:** The City will consider amending the Zoning Ordinance to remove the definition of "family."

- **Status:** The City adopted its General Plan Update in April of 2006. While the removal of the definition of family was not included, the City is considering this action and will likely address this issue during the next fiscal year and or/during the FY 2009-10.

**Action 6.2:** The City will amend the Zoning Ordinance to permit community care facilities for six or fewer persons by right in all residential zones, pursuant to State law.

- **Status:** The City adopted its General Plan Update in April of 2006. "Community care facilities" are permitted in the R-3 and R-4 zones, whereas "group care facilities" are conditionally permitted. "Boardinghouses" are conditionally permitted in the R-2 zone only. While the zoning code language has not been updated, the City is considering this action and will likely address this issue during FY 2009-10.

## **Access to Financing**

### ***Outreach to Lenders***

**Action 7.1:** The City will contact local lenders with homebuyer assistance programs to explore ways to expand participation by potential homebuyers, focusing the efforts to expand homeownership opportunities to Hispanic and African American households that are currently under-represented in the homeownership market.

- **Status:** The City established a first-time homebuyer assistance program using State HOME funds after receiving an \$800,000 grant awarded to the City through a competitive application process in FY 2003-04. Subsequently, it received an \$800,000 in State HOME Funds in FY 2006-07 for housing rehabilitation programs. In addition, the City's agreement with the FHF requires outreach to lenders as part of their work scope. A First-Time Homebuyer Orientation Meeting that included local lenders was held by the City in partnership with Fannie Mae and the NeighborWorks Homeownership Center.

**Action 7.2:** The City will work with local lenders and government institutions, such as Fannie Mae, to provide information about government-backed financing for low- and moderate-income residents. The City will encourage local lenders to provide information in both English and Spanish.

- **Status:** The City conducted a First-Time Homebuyer Orientation Meeting in partnership with Fannie Mae and the NeighborWorks Homeownership Center. Hawthorne Savings, Countrywide Savings and Chase Bank are participant lenders in the City's new first-time homebuyer program.

### ***Education and Resources***

**Action 8.1:** The City will encourage workshops to be held in Gardena by local lending institutions and the fair housing service provider regarding the home buying process and the resources available to low- and moderate-income homebuyers. The City will encourage local lenders and the fair housing service provider to hold workshops in both English and Spanish.

- **Status:** The City conducted a First-Time Homebuyer Orientation Meeting in partnership with Fannie Mae and the NeighborWorks Homeownership Center. Hawthorne Savings, Countrywide Savings and Chase Bank are participant lenders in the City's new first-time homebuyer program.

**Action 8.2:** The City will provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in English and Spanish.

- **Status:** Brochures containing information on the City's programs are available at the City Manager's Office in both English and Spanish.

**Action 8.3:** The City can provide a link on its web site to Fannie Mae Foundation's web site ([www.fanniemaefoundation.org](http://www.fanniemaefoundation.org)), which offers free guides and resources for first-time homebuyers in various languages, including (but not limited to) English, Spanish, Chinese, Korean, and Vietnamese.

- **Status:** The City currently provides information on fair housing, CDBG, real estate availability and other pertinent business and community information, as well as a

link to the City's fair housing service provider on its website. The City provided a link on its website to the Fannie Mae website during program year 2005-2006.

**Action 8.4:** The City will consider offering credit-counseling services either through the fair housing service provider, lenders, or other organizations. Counseling services may include assisting potential homebuyers to build up credit and equity, clear bad credits, and education on affordability and financial responsibility of homeownership.

- **Status:** While the City did not directly offer credit counseling services, a First-Time Homebuyer Orientation Meeting was conducted. During the meeting, the financial responsibility of homeownership, importance of establishing a credit history, the process of purchasing a home, eligibility for participation in the City's new program, as well as other information was provided to residents.

### ***Unfair Lending Practices***

**Action 9.1:** The City will work with the fair housing service provider to monitor complaints regarding unfair lending, and assess lending patterns using the data collected under the Home Mortgage Disclosure Act (HMDA) and CRA, and other data sources.

- **Status:** Monitoring lending activities using HMDA data and other means is included as part of the FHF's contract with the City. In addition, the City is currently updating its Analysis of Impediments to Fair Housing Choice (AI), which includes an analysis of 2008 HMDA data.

**Action 9.2:** The City and the fair housing service provider will participate with HUD and other efforts in investigating predatory lending in the home purchase, home improvement, and mortgage refinancing markets.

- **Status:** Continuous efforts during FY 2005-06 through FY 2008-09.

**Action 9.3:** Through the Nakaoka Community Center, the City will alert seniors of the different predatory lending practices that are frequent in Southern California.

- **Status:** The City is in the process of coordinating with the Nakaoka Community Center to incorporate predatory lending practice information in upcoming issues of their bulletin.

### **Public Outreach**

#### ***Fair Housing Services***

**Action 10.1:** The City will encourage the fair housing service provider to maintain a website that provides user-friendly information on fair housing services provided and contact information.

- **Status:** The FHF maintains a website that provides information on:
  - Services provided (fair housing education and outreach, fair housing and discrimination, tenants and landlords counseling)
  - Calendar of events
  - On-line library of resources
  - Frequently asked questions and responses
  - Referrals to appropriate agencies

**Action 10.2:** The City will review the scope of work and performance of the fair housing service provider to ensure a higher level of resolution of fair housing complaints.

- **Status:** The City conducted sub-recipient monitoring of its fair housing service provider to provide suggestions for areas of improvements. The scope of work contained in the agreement between the service provider and the City was designed to address issues identified in the *Analysis of Impediments to Fair Housing Choice* and the results of the sub-recipient monitoring that occurred in FY 2001. The monitoring and review of reports that occurred in FY 2008-09 indicates that the current service provider is consistently carrying out the City's goals.

**Action 10.3:** The City will encourage and help coordinate the development of fair housing workshops for residents, real estate professionals, apartment owners, and property managers. These workshops will be located at an accessible location within Gardena such as the Nakaoka Community Center. Specific efforts should be made to expand community participation in these workshops, including a greater awareness among property owners and managers.

- **Status:** The Fair Housing Foundation conducted two property management trainings, four presentations, three booths, four tester trainings, and four workshops in the City.

**Action 10.4:** The City will consider providing funding for a housing coordinator to address various housing issues in Gardena. The coordinator will work with the City's fair housing provider, the Rent Mediation Board, and various City departments that provide housing services and promote affordable housing opportunities to residents.

- **Status:** While an official housing coordinator has not been hired, the City recently contracted a housing consultant who administers the State Home Programs, the Rehabilitation Code Correction Program (RRCCP), and Multi-Family Rehabilitation Code Correction Program (MFRCCP) rental housing programs. The consultant also provides information concerning other housing related issues, such as foreclosure resources and First-Time Home-Buyer resources. In addition, the CDBG coordinator oversees the fair housing service provider and Rent Mediation Board. In FY 2008-09, the Rent Mediation Board processed 15 cases; 2 were resolved and 3 were closed. In FY 2007-08, the Rent Mediation Board processed 21 cases; 14 were resolved, 4 were closed, 1 was cancelled, and 2 were pending. In FY 2006-07, 34 cases were processed; 13 were resolved, 15 were closed, 3 were cancelled, and 3 were pending. In FY 2005-06 there were 40 cases; 30 were resolved and 10 were open. Various staff members share in the task of addressing the housing issues within the City. Cumulatively, the rent mediation board has addressed 110 cases, 74 of which were resolved.

## **B. Fair Housing Services**

The City contracts with the Fair Housing Foundation (FHF), a private nonprofit corporation, to provide fair housing services to City residents. Established over 40 years ago, the Fair Housing Foundation provides various fair housing services in western Los Angeles County, including landlord/tenant mediation, fair housing training, management training, counseling services, education and outreach activities including.

The Fair Housing Foundation has been involved in various outreach activities in Gardena, including distribution of materials and holding monthly fair housing clinics at the Nakaoka Community Center. The agency provides Gardena residents with information materials and direct counseling on fair housing and landlord/tenant problems in the community. In addition, public service announcements are broadcast on radio stations and printed in local newspapers such as the *Daily Breeze*. The Fair Housing Foundation also conducts workshops and presentations to tenants and landlords in the City.

### **C. Fair Housing Statistics/Complaints**

The Fair Housing Foundation is the primary agency that handles fair housing complaints filed by Gardena residents. The following discussion summarizes results of fair housing services provided in Gardena by the Fair Housing Foundation and evaluates the nature and extent of fair housing complaints within the City. Table 12 displays the number and type of fair housing complaints from FY 2003-04 through FY 2008-09 as an indicator of fair housing related trends since the last AI.

A total of 97 fair housing complaints were filed over the last six years between FY 2003-04 and FY 2008-09, with an average of 16 complaints per year. During the last AI there were approximately 90 complaints within a four year period; an average of nearly 23 complaints per year, which shows a slight decrease of average per year. In addition, almost half of all complaints filed have become cases (48 cases), which is discussed further in Section D of this chapter.

Approximately 53 percent of the complaints filed were from African Americans, 26 percent from Hispanics, 13 percent from Whites, 5 percent from Asians, and three (3) percent Other. Given the demographics of the City, complaints from Asians appear to be underrepresented, while African Americans appear over represented. This was also the case during the last AI and appears to be a nationwide trend.

The overwhelming majority of complaints were from extremely- low and very- low-income residents (82 percent); during the last AI, this percentage was reported at between 30 and 40 percent. Nearly all of the calls received were from in-place tenants (92 percent). In addition, 32 percent were from female-headed households, 22 percent were from disabled residents and 12 percent were from elderly residents.

Fair housing complaints during the last six years in Gardena have centered on race (42 percent), disability (25 percent), and familial status (15 percent), as was true in the last AI, though in a different order and with different percentages. The last AI reported 30 percent disability, 23 percent race and 23 percent familial status, indicating an increasing shift of bias against race by 19 percentage points within the City. In Los Angeles, disability is the leading complaint (36 percent for physical disability and an additional 16 percent for mental disability) and bias against race made up only 16 percent. Thus, race appears to be a much bigger issue in Gardena compared to the rest of the County.

In FY 2008-09, 56 percent of complaints from Gardena were counseled and/or resolved. In contrast, 76 percent of complaints were resolved in the County of Los Angeles region serviced by the Fair Housing Foundation during the same time period.

**Table 12: Fair Housing Discrimination Complaints**

	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	Total	Percent
<b>Income Level</b>								
Above	2	0	1	0	0	0	3	3.1%
Low	1	3	5	4	0	2	15	15.5%
Very Low	8	6	10	16	9	12	61	62.9%
Extremely Low	3	2	4	4	3	2	18	18.6%
<b>Total</b>	<b>14</b>	<b>11</b>	<b>20</b>	<b>24</b>	<b>12</b>	<b>16</b>	<b>97</b>	<b>100.0%</b>
<b>Race and Ethnicity</b>								
White	3	2	1	1	4	2	13	13.4%
African American	9	6	8	14	5	9	51	52.6%
Hispanic	2	3	7	7	3	3	25	25.8%
Asian	0	0	2	1	0	2	5	5.2%
Other	0	0	2	1	0	0	3	3.1%
<b>Discrimination Bias</b>								
Source of Income	0	0	0	0	0	0	0	0.0%
Age	0	0	1	2	0	1	4	4.1%
Race	8	1	7	10	5	10	41	42.3%
Gender/Sex	1	1	1	0	0	0	3	3.1%
Marital Status	0	0	0	1	0	0	1	1.0%
Ancestry	0	0	0	0	0	0	0	0.0%
Color	0	0	0	0	0	0	0	0.0%
National Origin	1	0	1	2	0	1	5	5.2%
Familial Status	2	3	4	2	1	2	14	14.4%
Disability	2	3	5	7	6	1	24	24.7%
Religion	0	1	1	0	0	0	2	2.1%
Sexual Orientation	0	0	0	0	0	0	0	0.0%
Arbitrary	0	2	0	0	0	1	3	3.1%
<b>Special Needs Groups</b>								
Female Headed Household	3	3	7	10	2	6	31	32.0%
Elderly	3	0	3	3	3	0	12	12.4%
Disabled	5	1	5	5	4	1	21	21.6%
<b>Type of Caller</b>								
Homebuyer	1	0	1	0	0	0	2	2.1%
In-Place Tenant	11	11	17	23	12	15	89	91.8%
Landlord/Manager	0	0	0	0	0	0	0	0.0%
Other	1	0	1	1	0	0	3	3.1%
Property Owner	1	0	1	0	0	0	2	2.1%
Realtor	0	0	0	0	0	0	0	0.0%
Rental Home seeker	0	0	0	0	0	1	1	1.0%
<b>Dispositions</b>								
Counseled/Resolved	8	11	9	14	4	9	55	53.4%
Referred	0	0	0	0	0	0	0	0.0%
Case Opened	6	6	11	10	8	7	48	46.6%
Other	0	0	0	0	0	0	0	0.0%

Source: Fair Housing Foundation, Annual Reports FY 2003-04 through FY 2008-09

## D. Discrimination Cases

According to the Fair Housing Foundation, a total of 48 cases were opened during the past six years (nearly half of all complaints) with trends reflective of demographics reported for the complaints received. Of the cases investigated in Gardena, the more than half were closed. Findings of the cases resulted in 42 percent being inconclusive, 31 percent showing no evidence of discrimination, 27 percent sustained allegations. Dispositions of the cases reported resulted in 67 percent closed with no enforcement possible, 10 percent closed due to the client withdrawing, 10 percent pending, eight (8) percent successfully conciliated, and four (4) percent were referred to DFEH.

In the last AI, which reviewed services provided by the Housing Rights Center (HRC), almost half were closed with no enforcement possible, while the remainder were closed due to the client withdrawing, or the case was closed due to lack of evidence. With only 10 percent of clients withdrawing over the last six years, it appears that this issue has been addressed. While the number of cases closed with no enforcement possible has continued to be high, the FHF has developed an informative intake system that discourages withdrawal from clients. A form must be signed by the client ensuring that they will follow through with their complaints. The high number of cases closed with no enforcement possible is likely related to the fact that there were a high number of cases that were inconclusive or showed no discrimination.

## E. Testing/Audits

The Fair Housing Foundation periodically conducts audits, which are random investigations without a bonafide complainant. Audits are an educational tool used to reveal potential discrimination for specific classes in predominately-underrepresented areas. Audits have been conducted in Gardena as follows:

- **FY 2003-04:** In June of 2004, FHF conducted a series of audits in all of their contract and sub-contract cities, based on source of income as the protected class. The audits were done to determine if rental home-seekers were being denied housing based on source of income, because they participate in the Section 8 program. All audit sites were randomly selected through advertising in local newspapers, routine scouting and/or online ads. There were six (6) such audits conducted in the city of Gardena, all of which resulted in sustained allegations. Given that there were no complaints received by the Fair Housing Foundation over the last six years related to Source of Income discrimination, it appears that this may be an area of concern for the City and residents may be unaware of this form of discrimination.
- **FY 2004-05:** In March and April of 2005, FHF conducted six (6) audits relating to familial status, which resulted in three showing inconclusive evidence and three showing no evidence.
- **FY 2005-06:** No audits were conducted because 11 bonafide cases were opened.
- **FY 2006-07:** No audits were conducted because 10 bonafide cases were opened.
- **FY 2007-08:** In May of 2008, FHF conducted two (2) audits relating to denial of companion animals for those with disabilities, which resulted in one showing inconclusive evidence and one showing no evidence.

- **FY 2008-09:** May of 2008, FHF conducted five (5) audits relating to complaints regarding race in the form of differential treatment /Denial of Access, which resulted in three showing inconclusive evidence, one showing no evidence, and one showing sustained allegations.

While the results of these audits vary, they indicate that discrimination is still occurring within the City, which would likely go undetected if not for testing and auditing services. The Housing Rights Center, which used to provide fair housing services to Gardena residents, also conducts audits and testing for the County that indirectly benefits Gardena as discussed in Section H of this Chapter and also under Section 7a of Chapter II.

## F. Landlord/Tenant Statistics

The Fair Housing Foundation also provides landlord/tenant counseling and resolution services, which is where many of discrimination complaints are detected. Between FY 2003-04 and FY 2008-09, approximately 184 tenant/landlords complaints per year were received for a total of 1,102. This increase from the last AI may be due to increased efforts in the area of education and outreach or possible from an influx of new managers resulting from the real estate boom of 2002 through 2006. Of these complaints, about 97 percent of residents affected were low- and moderate-income. The majority were related to notices (20 percent), general issues (13 percent), habitability (12 percent), and eviction (12 percent). These trends are similar to those reported for the County and slightly different from the last AI which listed repairs, lease terms, and security deposits. In addition, there was an increase in calls related to foreclosure in the last two years, which will likely continue, though they made up only two percent of the calls received. In terms of resolution, the majority of cases were resolved (71 percent), with a small proportion of cases referred to another agency such as the Health Department.

**Table 13: Landlord/Tenant Complaints**

	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	Total	Percent
<b>Income Level</b>								
Above	4	7	6	3	8	3	<b>31</b>	2.8%
Low	19	30	25	50	7	32	<b>163</b>	14.8%
Very Low	118	111	91	102	144	188	<b>754</b>	68.4%
Extremely Low	43	25	29	11	27	19	<b>154</b>	14.0%
<b>Total</b>	<b>184</b>	<b>173</b>	<b>151</b>	<b>166</b>	<b>186</b>	<b>242</b>	<b>1,102</b>	100.0%
<b>Race and Ethnicity</b>								
White	22	22	17	16	34	25	<b>136</b>	12.3%
African American	85	66	71	83	78	97	<b>480</b>	43.6%
Hispanic/Latino	58	64	41	44	48	94	<b>349</b>	31.7%
Asian	7	12	13	16	13	18	<b>79</b>	7.2%
American Indian	3	1	1	0	1	1	<b>7</b>	0.6%
Pacific Islander	1	1	0	1	0	2	<b>5</b>	0.5%
Other	8	7	7	6	12	5	<b>45</b>	4.1%
American Indian & Black	0	0	1	0	0	0	<b>1</b>	0.1%

**Table 13: Landlord/Tenant Complaints**

	<b>FY 03-04</b>	<b>FY 04-05</b>	<b>FY 05-06</b>	<b>FY 06-07</b>	<b>FY 07-08</b>	<b>FY 08-09</b>	<b>Total</b>	<b>Percent</b>
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Source: Fair Housing Foundation, Annual Reports FY 2003-04 through FY 2008-09

**Special Needs Groups**

Female Headed Household	49	38	33	45	23	38	<b>226</b>	20.5%
Elderly	11	10	12	5	4	3	<b>45</b>	4.1%
Disabled	23	21	25	13	8	5	<b>95</b>	8.6%

**Issues**

Eviction	13	23	33	13	32	16	<b>130</b>	11.8%
Foreclosure	0	0	0	0	2	1	<b>3</b>	0.3%
Foreclosure-Tenant	0	0	0	0	4	16	<b>20</b>	1.8%
General Issue	7	16	12	37	37	29	<b>138</b>	12.5%
Habitability	33	22	27	17	8	23	<b>130</b>	11.8%
Harassment	5	9	8	7	12	17	<b>58</b>	5.2%
Illegal Entry	1	3	1	1	2	3	<b>11</b>	1.0%
Late Fees	1	1	2	1	3	3	<b>11</b>	1.0%
Lease Terms	1	2	10	6	2	12	<b>33</b>	3.0%
Illegal Lockout	0	0	0	1	0	1	<b>2</b>	0.2%
Notices	68	50	24	36	11	34	<b>223</b>	20.2%
Other	11	5	0	1	5	14	<b>36</b>	3.3%
Parking	3	4	1	2	0	0	<b>10</b>	0.9%
Pets	2	0	1	0	0	2	<b>5</b>	0.5%
Refusal to Rent	4	1	2	3	0	1	<b>11</b>	1.0%
Refusal to Sell	1	0	1	0	0	0	<b>2</b>	0.2%
Relocation	0	0	0	0	0	0	<b>0</b>	0.0%
Rent Control	4	4	3	3	2	1	<b>17</b>	1.5%
Rent Increase	19	18	9	16	25	9	<b>96</b>	8.7%
Retaliation	0	0	0	0	0	3	<b>3</b>	0.3%
Section 8 Information	0	1	2	0	3	0	<b>6</b>	0.5%
Security Deposit	7	12	7	12	23	21	<b>82</b>	7.4%
Substandard Conditions	0	0	0	1	3	30	<b>34</b>	3.1%
Unlawful Detainer	0	1	5	6	9	5	<b>26</b>	2.4%
Utilities	7	1	3	3	3	1	<b>18</b>	1.6%

Source: Fair Housing Foundation, Annual Reports FY 2003-04 through FY 2008-09

**Table 13: Landlord/Tenant Complaints**

	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	Total	Percent
<b>Resolutions</b>								
Building and Safety	3	0	0	1	0	0	<b>4</b>	0.4%
CA Tenants Book	0	1	1	1	1	0	<b>4</b>	0.4%
Code Enforcement	0	1	2	2	4	2	<b>11</b>	1.0%
Consumer Affairs	1	0	2	0	0	1	<b>4</b>	0.4%
Correspondence	7	2	5	4	0	10	<b>28</b>	2.5%
County Assessor	3	2	0	4	3	3	<b>15</b>	1.4%
Discrimination Dept.	14	18	17	22	12	15	<b>98</b>	8.9%
Habitability Dept.	0	0	1	2	0	1	<b>4</b>	0.4%
Health Dept.	7	8	5	7	0	1	<b>28</b>	2.5%
Housing Authority	0	0	1	0	2	0	<b>3</b>	0.3%
Legal Aid	1	7	3	2	1	7	<b>21</b>	1.9%
Mediation	2	3	3	3	2	8	<b>21</b>	1.9%
Other GH Action	16	4	0	1	4	7	<b>32</b>	2.9%
Referred to an Attorney	0	0	1	0	2	2	<b>5</b>	0.5%
Rent Stabilization	0	1	1	0	0	0	<b>2</b>	0.2%
Resolved	129	122	104	109	144	172	<b>780</b>	70.8%
Small Claims Court	0	3	3	8	9	4	<b>27</b>	2.5%
U.D. Assistance	1	1	2	0	2	9	<b>15</b>	1.4%

Source: Fair Housing Foundation, Annual Reports FY 2003-04 through FY 2008-09

## G. Outreach

A large component of services provided by the Fair Housing Foundation are outreach and education related. From FY 2003-04 through FY 2008-09, over 20,000 brochures were provided to residents within the City limits. In addition, they conducted approximately 21 fair housing workshops, 33 presentations, 13 management trainings, 85 tester related trainings, and staffed 13 booths. The Fair Housing Foundation also attended various meetings, conferences and other events. Table 14 provides further detail on these activities.

**Table 14: Outreach Services**

<b>Outreach Type</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>Total</b>
Agency Contacts	5	3	8	14	9		<b>39</b>
Agency Meetings	1	0	0	0	0		<b>1</b>
Countywide Booths	0	0	0	0	2		<b>2</b>
Service Area Booths	2	2	2	2	1		<b>9</b>
Literature Distribution	4,361	4,074	4,020	3,831	3,049		<b>19,335</b>
Legal Info	60	60	68	0	0		<b>188</b>
Management Trainings	3	2	2	2	2		<b>11</b>
Advertisements	2	0	4	4	4		<b>14</b>
Newsletter	4	4	3	4	4		<b>19</b>
Press Releases	1	0	0	0	0		<b>1</b>
PSA's	22	25	32	30	30		<b>139</b>
Other Media	1	0	7	1	1		<b>10</b>
Other	0	0	0	2	0		<b>2</b>
Agency Presentations	0	0	0	1	0		<b>1</b>
Community Presentations	7	0	6	6	6		<b>25</b>
Grantee Presentations	1	1	0	0	0		<b>2</b>
Government Presentation	1	0	0	1	0		<b>2</b>
Staff Trainings	0	0	0	0	0		<b>0</b>
New Testers	0	13	0	13	6		<b>32</b>
New Sessions	0	5	0	5	4		<b>14</b>
Refresher Sessions	0	1	0	1	1		<b>3</b>
Community Workshops	2	2	2	2	0		<b>8</b>
Housing Industry	2	2	2	2	0		<b>8</b>
Fair Housing Summit	1	1	0	1	1		<b>4</b>
Greater Points	1	1	0	0	0		<b>2</b>
FHF Annual Reception	1	1	0	1	1		<b>4</b>
FHF Annual Poster Contest	1	1	0	1	1		<b>4</b>
<b>Total</b>	<b>4,479</b>	<b>4,198</b>	<b>4,156</b>	<b>3,924</b>	<b>3,122</b>		<b>19,879</b>

Source: Fair Housing Foundation, Annual Reports FY 2003-04 through FY 2008-09

## **H. Fair Housing Initiatives Program (FHIP) Grants**

The Fair Housing Initiatives program (FHIP) was established by the HCD Act of 1987 (amended in 1992), and provides funding to public and private entities formulating or carrying out programs to prevent or eliminate discriminatory housing practices.

The Fair Housing Foundation has not received FHIP Grants in recent years; largely due to the lack of a Strategic Plan in effect, which is a requirement; lack of funds to hire a grant writer; and the competitive nature of only one grant per county being awarded. Yet, the Housing Rights Center (HRC) has been awarded grants which indirectly affect Gardena as follows:

- 2004-2005 Testing for Discrimination \$178,000
- 2005-2006 Testing for Discrimination \$220,000
- 2006-2007 Testing for Discrimination \$275,000

Fair Housing Foundation still provides testing services, though they have not been awarded FHIP grant funds.

## **I. Enforcement of Fair Housing Laws**

**Federal:** The US Department of Housing and Urban Development (HUD) is responsible for enforcing Federal fair housing laws. In particular, the Office of Fair Housing and Equal Opportunity (FHEO) administers federal laws and establishes national policies that make sure all Americans have equal access to the housing of their choice. Many of the cases received by FHEO are referred to the Fair Housing Assistance Program (FHAP) Partners, which for California includes only the Department of Fair Employment and Housing (DFEH), discussed further under State Enforcement.

According to the San Francisco FHEO Office, 20 cases in Gardena have been filed with HUD from October 1, 2004 to September 17, 2009. The majority of cases involved race (40 percent), followed by disability (30 percent), retaliation (30 percent), and familial status (20 percent), which is similar to patterns reported by the Fair Housing Foundation.

In contrast, 278 cases were filed with HUD from residents the County of Los Angeles and 1,623 cases were filed with FHAP during the same timeframe. The majority of biases involved disability (37 percent), race (26 percent), and familial status (24 percent). These percentages are consistent with the majority biases reported by the State and local enforcement (DFEH and FHF, respectively). Thus, Gardena makes up approximately one percent of the County's cases.

In addition the US Department of Justice, Civil Rights Division, works to addresses discrimination in education, employment, credit, housing, public accommodations, voting, state, and local government programs, and certain federally funded and conducted programs. This Division also prosecutes hates crimes, misconduct by public officials, human trafficking crimes, and criminal interference with those obtaining reproductive health services, coordinates enforcement efforts of federal agencies whose programs are covered by various civil rights laws, and assists federal agencies in identifying and removing discriminatory provisions in their policies and programs.<sup>14</sup>

The U.S. Department of Justice recently obtained a record \$2.725 million settlement against Los Angeles apartment owners (Beverly Hills Properties, which own and manage about 119 apartment buildings containing over 5,000 apartment units in Los Angeles County) for alleged rental discrimination. The lawsuit brought in August 2006, claimed that Donald T. Sterling, his wife and the family trust engaged in discriminatory practices, such as refusing to rent to African-Americans, Hispanics, families with children, and non-Koreans in the Koreatown buildings they manage. They also misrepresented the availability of rental units and prepared internal reports of tenants' racial profiles.

Most of the money will be placed in a fund to pay tenants harmed by the defendants' discriminatory practices. The defendants must also take certain measures to ensure non-discriminatory practices, such as obtain fair housing training and monitor their employees' compliance with fair housing laws over the next three years.<sup>15</sup>

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<sup>14</sup> <http://www.justice.gov/crt/activity.php>

<sup>15</sup> <http://www.justice.gov/opa/pr/2009/November/09-crt-1187.html>

**State:** The California Department of Fair Employment and Housing (DFEH) is responsible for enforcing State fair housing laws under the Rumford Act and Unruh Act. DFEH receives, investigates, conciliates complaints, and may render administrative opinions, though a complainant may also file the complaint in court. Complaints must be received within 60 days of the alleged violation.

According to DFEH, thirty (30) cases were received from Gardena from 2011 to 2015, of which 57 percent were filed by African American residents. The majority of complaints were based on race (40 percent). The most common alleged acts were: eviction (60 percent), unequal terms (37 percent), refusal to rent (27 percent), and harassment (27 percent). Percentages don't equal 100 percent due to more than one act being reported. From the cases received, 47 percent had no probable cause to prove the violation and 30 percent were successful conciliations.

**Local:** The California Department of Real Estate (DRE) is responsible for regulating real estate licensees, as discrimination is a violation of the Business and Professions Code. Currently, statistics pertaining to fair housing discrimination by licensees are not readily available.

## **J. Hate Crimes**

Hate crimes are crimes that are committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents. According to the FBI, between 2003 and 2007, only three hate crimes have been reported in Gardena, all of which were based on race; one reported in 2005, one in 2006, and one in 2007. During the last AI only four were reported from 1996 to 1999; two based on race and two on religion. While there may be discrimination occurring within the City, as evidenced by complaint and case statistics, the tone has not been violent within the City.

## **K. NIMBYism**

Not-in-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities.

One of the key tools available to local jurisdictions in eliminating blight, promoting economic development and providing affordable housing is redevelopment. While most cities in California have developed Redevelopment Agencies to generate income (twenty percent of which must be allocated the development of affordable housing for low- and moderate-income households) Gardena residents rejected the idea of a redevelopment agency in 2004 due to NIMBYism. As a result, the City does not have this tool/financial resource, which may continue to be an issue as the City tries to develop in the future.

## **IV. PUBLIC SECTOR POLICIES**

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Public policies may affect the pattern of housing development, availability of housing choices, as well as access to housing. This section of the AI reviews the various policies that may impact fair housing choices in the City of Gardena.

### **A. Land Use Controls and Zoning**

The Land Use Element of the Gardena General Plan sets for the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City.

Residential land use categories outlined in the City's Housing Element are as follows:

- Low Density Residential: R-1 Zoning, 1 du/lot, single family residence type
- Medium Density Residential: R-2/R-3 Zoning, 17 du/ac Max Density, Low Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3) Types
- High Density Residential: R-4 Zoning, 27 du/ac Max Density, High Density Multiple-Family Residential Type
- Mixed Use: C-R/H-B Zoning, 20 du/ac Max Density, Commercial Residential (C-R) and Home Business (H-B) Types
- Mixed Use Overlay: no zoning designation, 20 du/ac Max Density, Multi-family dwellings, Single-family attached and live-work unit Types

Higher density housing reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lot and building size can substantially increase housing costs and can impede housing production.

Gardena's General Plan and Zoning Ordinance provide for a variety of residential zones, lot sizes, and density levels to facilitate a diverse mix of housing types. The City has also established various Specific Plan Zones that provide for the classification and development of parcels of land as a coordinated, comprehensive project. The Specific Plan zones permit the creation of unique development standards created specifically for the project area. Clustering and other techniques may be used to accommodate smaller lots than the Zoning Ordinance permits, usually in exchange for the provision of open space or additional amenities. Infrastructure requirements can also be modified in order to meet the special needs of the project.

The City's zoning code does not appear to prohibit the construction of the maximum number of units allowed under the density for these zones and they do not have building moratoriums or growth management plans that limit housing construction; however, it was noted in the Housing Element that developers of three bedroom or larger units may have a more difficult time constructing their units based on some of the lot size, units per parcel, and minimum square feet requirements.

## **B. Development Code Definitions**

A community's Zoning Ordinance/Development Code can restrict access to housing for relations failing to qualify as a "family" by the definition specified in the Code. According to California Housing Element Law, one of the ways communities can promote fair housing is to remove definitions of family that are restrictive. The Gardena Zoning Code defines a family as follows:

*"An individual or two or more persons related by blood, marriage or adoption or a group of not more than five persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit."*

Although a recent federal court case upheld the definition of a family in the zoning code, California court cases have ruled that an ordinance that defines a "family" as (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. California court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The City's last AI suggested that the use of "family" in the Gardena Zoning Code may be viewed by some people as restrictive, offensive, or obsolete. While removing the definition was a recommended action to address impediments, the City was not able to address the issue within the given timeframe. The City has been complying with the state standard articulated by the court and has not been applying a distinction based on relation or number to define "family". To remove any confusion over this Code section, the Housing Element includes a program to amend the Municipal Code to reflect the state standard for defining a family. The amendment will be executed within one year of the adoption of the Housing Element, which should be sometime in 2010.

## **C. Building Codes & Accessibility**

The City of Gardena has adopted the State Uniform Building and Housing Code (UBC), which is considered to be the minimum necessary to protect the public health, safety, and welfare. The local building code may affect the cost of housing if standards above and beyond the UBC are adopted. No local amendment has either been initiated or approved that directly affects housing standards or processes.

All visitors to City Hall are informed that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards if they feel that they qualify for such an accommodation under Fair Housing Laws, and that their requests will be reviewed by City staff.

In response to comments received from the community meetings conducted during the General Plan Update, the City shall seek to accommodate persons with disabilities by encouraging housing developers to incorporate universal design in the housing development. As an incentive for developers to incorporate universal design, the City shall offer a stream-lined permit process. Additionally, all regulations specified in Title 24

regarding the accessibility and adaptability of housing units for persons with disabilities are applied to all residential development in the City.

Gardena maintains a proactive and reactive code enforcement department, which works to correct code violations. The City's Code Enforcement Department employs two code enforcement personnel that work to correct code violations and respond to complaints from residents. One code enforcement officer is bilingual in both English and Spanish. Residential properties that need improvement or rehabilitation are generally scattered throughout the community, with a slightly greater concentration of properties located in the northern portion of the community.

In March 2004, the reorganized and transferred the responsibility of code enforcement to the Gardena Police Department. The Code Enforcement Detail works within the Patrol Bureau and interactively with the Community Oriented Policing and Problem Solving (COPPS) Team. They are responsible for all land use-related City and State regulations and policies.

## **D. Care Facilities**

Persons with special needs such as the elderly and those with disabilities must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern since lack of such housing impedes special needs groups from access to adequate housing.

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted by right in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Gardena Zoning Ordinance permits community care and group care facilities by right in the R-3 and R-4 and permits group care facilities in the R-3 and R-4 zones subject to a conditional use permit. While this use is not permitted explicitly in the R-1 zone, the State Health and Safety Code requires the City to treat care facilities of this size as a by-right single family use, and this mandate is carried out during the development review and approval process. Additionally, the ordinance places no special siting or separation requirements on such facilities. Licensed care facilities for the disabled with more than six residents must obtain a conditional use permit, a requirement that is consistent with State law. Also, residential care facilities are not explicitly given any exceptions to off-street parking requirements for their respective zones.

According to the California State Department of Social Services, Community Care Licensing Division, there are 35 community care facilities in Gardena with a capacity of 513 persons (see Table 15).

**Table 15: Licensed Community Care Facilities**

<b>Facility Type</b>	<b>Facilities</b>	<b>Capacity</b>
Adult Day Care	6	238
Adult Residential	22	141
Group Home	0	0
Residential – Elderly	4	124
Small Family Home	3	10
<b>Total</b>	<b>35</b>	<b>513</b>

Source: State of California Department of Social Services, Community Care Licensing Division, 2009.

Definitions for the types of facilities listed above are as follows<sup>16</sup>:

- **Adult Day Care Facilities (ADCF):** are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- **Adult Residential Facilities (ARF):** are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly (RCFE):** provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds.
- **Group Homes:** are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
- **Small Family Homes (SFH):** provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Figure 6 shows the location of community care facilities in the City and transportation access to the facilities. As shown, the community care facilities are fairly dispersed throughout the City, though there is a large cluster located north of Rosecrans in Census Tract 6026.00.

<sup>16</sup> <http://www.cclid.ca.gov/PG477.htm>

## **E. Second Units**

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for very low-income households, particularly for seniors.

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. The jurisdiction may require the applicant of a second unit permit be an owner occupant on the property.

## **F. Mobile Homes/Manufactured Housing**

Mobile homes and manufactured housing often provide affordable housing opportunities, especially for seniors in 55 and older communities where space rents are often less than apartment rentals. Individual mobile homes are permitted in all residential zones, and mobile home parks are conditionally permitted in the R-3, R-4, and C-R zones. There are approximately 30 mobile home parks of various sizes are located in the City. The State Department of Finance estimates that 1,103 individual mobile homes are located in the City as of 2009; however, an internet survey indicates the number to be 1,509. The City's mobile home parks are located near public transportation as illustrated in Figure 6, though they appear to be clustered in the commercial and industrial zones.

## **G. Density Bonuses**

Density bonuses can be an important tool to encourage a diversity of housing types, particularly affordable housing for families and seniors. The California Government Code Section 65915 requires that a local government grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s) to a housing developer who agrees to construct at least:

- 20 percent of the units for low income households (50-80 percent MFI);
- 10 percent of the units for very low income households (0-50 percent MFI); or
- 50 percent of the units for senior citizens.

Similar to second unit provisions, a jurisdiction can adopt an ordinance specifying the requirements for a housing development to receive a density bonus. The ordinance should also specify the type of regulatory incentives offered by the jurisdiction. If an ordinance is not adopted, the jurisdiction must comply with the State density bonus provisions. A jurisdiction can adopt density bonus provisions that offer additional incentives but cannot adopt provisions that are more stringent than State law. By default, a local jurisdiction must offer a density bonus to a housing development if the developer meets the minimum requirements specified by State law.

The City of Gardena has not yet adopted a density bonus ordinance. However, as identified in the Gardena 2014-2021 Housing Element, the City plans to adopt and market a local density bonus/affordable-housing ordinance to assist in the creation of affordable housing.

## **H. Parking**

Communities that require an especially high number of parking spaces per unit can deter homebuilders by increasing development costs (and thus restrict the range of housing types constructed in a community). Typically, the concern for high parking requirements relates only to multi-family housing.

The Gardena Zoning Ordinance requires that all residential units have two parking spaces. Within the R-1 zone, single-family homes are required to have a two-car garage, while other zones require at least one parking space to be covered. Mobile home parks are required to have two uncovered parking spaces per mobile home. No additional parking spaces are required for the construction of second units. The parking requirements for Gardena are not considered to be constraining to housing development.

## **I. Development Impact Fees**

Rapid population growth and economic expansion have driven infrastructure demand and thus, impact fees have become an important component of local budgets to meeting this demand. According to the City's Housing Element, development fees used to offset costs in Gardena are as follows:

### **Planning Department Fees**

- Site Plan Review: \$2,424.50
- Environmental Assessment Review: \$187.75
- Public Notice Mailing Fee: \$350.00

### **Building Department Fees**

- Building Permit Fees: \$1,459(a) and \$2,099(b) based on housing type
- Plan Check Fees: \$1,292(a) and \$1,868(b) based on housing type
- Other Fees: (SMIP, JOB, SCAN, DOCS) \$453(a) and \$669(b) based on housing type

### **Entitlement Fees**

- Planning Commission Determination: \$2,290.75
- Conditional Use Permits: \$2,424.50
- General Plan Amendment: \$2,416
- Land Division – Parcel Map/Tract Map: \$2,424.50
- Lot-Line Adjustment/Parcel Map Merger: \$331.75
- Specific Plan: Actual Cost deposit of \$2,290.75
- Variance: \$2,424.50
- Zone Change: \$2,416

Planning fees and entitlement fees are calculated for the entire projects, while building fees are calculated on a per unit basis. Planning fees and entitlement fees are similar for

both single-family and multi-family development. Therefore, the total proposed development impact fee for a detached dwelling unit is \$13,050.42 per detached dwelling unit (Single-Family), which is similar to surrounding jurisdictions and not considered a constraint on development. The planning review fees for residential housing projects of Gardena are comparable to those of surrounding cities.

## **J. Permit Processing and Fees**

The evaluation and review process required by the City may also contribute to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price or rent. The City currently provides flexible development standards including reduced parking standards, fee reductions and priority processing time frames for senior and affordable housing projects.

Development processing time is relatively short and expeditious due to a one-stop counter, streamlined procedures, and concurrent processing. The City's development approval process and time frame for both single-family and multifamily developments are very similar, with the exception that single-family homes do not require site plan review. Of course, larger developments may require additional time.

The following presents the general processing time by level of approval required for a typical residential development project:

- Site Plan Review: 2-3 Months
- Plan Check/Building Permit: 4-5 Weeks
- Conditional Use Permit: 2-3 Months
- Variance: 1-2 Months
- Subdivision: 2-3 Months
- Zone Change w/ EIR and Public Hearing: 4-6 Months
- General Plan Amendment w/ EIR and Public Hearing: 4-6 Months

## **K. Planning and Zoning Boards**

An important strategy for expanding housing choices for all residents is to ensure that resident concerns are heard. A jurisdiction must create avenues through which residents can voice concerns. The City has established a number of commissions/committees with representation from the community. The role of these commissions/committees is discussed below. The current ethnic composition of the City Council allows for diversity in representation with two Asian, two African American, and one Hispanic council member.

### ***Gardena Rent Mediation Board***

The Gardena Rent Mediation Board provides conflict resolution and mediation between property owners and tenants in the community. The Board ensures that renters are not subject to excessive and unwarranted rent increases, and safe and livable housing conditions are maintained. The Gardena rent mediation board is comprised of fifteen members, including five tenants, five apartment managers or real estate professionals, and five general community members. The board meets once a month and regular board

meetings are open to the public. The current ethnic composition of the Board is: six Caucasian, one Asian, three African American, two Hispanic, and three vacancies.

### ***Planning Commission***

The Planning Commission reviews and makes decisions on a variety of land use matters such as subdivisions, conditional use permits, community plans, design reviews, and variances. The Commission also reviews and makes recommendations to the City Council on issues pertaining to the General Plan, Specific Plans, zone changes, annexations, ordinances such as the Development Code and policy issues regarding development. Decisions are reached at public hearings and residents, business community members, and concerned citizens are encouraged to attend and participate in the discussion and decision process.

The five-member Planning Commission consists of a chairperson, vice-chair and three commissioners. Members of the Planning Commission are residents of the community appointed by the City Council to serve two-year terms. The current ethnic composition of the Commission is one Middle Eastern, two African American, and one Caucasian.

## **L. Transportation**

Public transit plays an important role in analyzing impediments to fair housing. Public transit should link lower income, elderly and disabled households, which are often transit dependent, to major employers, services, and facilities. If housing is not located near transit routes, or alternative transit is not available in a particular area, affordable housing may impede fair housing choice because persons who depend on public transit will be limited in the choice of where they can live.

Many lower income, elderly, and disabled persons depend on public transit to reach community facilities, such as hospitals/clinics, community centers, public libraries, and schools. Access to these facilities, or lack thereof, may impact their choice of housing location. All of the community facilities are located in close proximity to public transit routes. In addition, persons living in assisted housing developments in Gardena are also able to access these community facilities using public transit.

The Los Angeles County Metropolitan Transportation Authority (MTA), the City sponsored bus system, the Gardena Municipal Bus Line, and Torrance provide public transportation in Gardena. The combination of these agencies provides access within Gardena and to other communities within Los Angeles and to Orange County. For disabled passengers that are unable to use the regular bus service, the MTA-sponsored Access Para-transit service and the Gardena Special Transit Services provide door-to-door transportation to and from the City of Gardena.

### **Los Angeles County Metropolitan Authority (MTA)**

The Los Angeles County Metropolitan Authority (MTA) provides service to over a million passengers on a daily basis, operating 1800 buses with and provides service to Gardena residents through the following routes serving: MTA 124, MTA 125, MTA 126, MTA 130, MTA 209, MTA 210, MTA 310, and MTA 444.

MTA supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and by ensuring that the rail system is ADA-compliant for passengers with hearing, mobility and visual impairments. In addition, MTA offers reduced fares to disabled passengers. To further assist those with visual impairments, MTA provides Braille-encoded and large type "Metro Flash Books" for signaling the correct bus.

### **MTA Access Para-transit**

MTA also provides funding to Access Services Incorporated, a para-transit service offered to individuals whose disabilities prevent them from using regular buses or rail service. Access Para-transit operates seven days a week, 24 hours of the day in most areas of Los Angeles County. It is a shared ride service that operates curb-to-curb and utilizes a fleet of small buses, mini-vans and taxis. Fares are distance-based and range from \$1.50 to \$4.00 for each one-way trip. Trip reservations can be made from 45 minutes to 14 days prior to the desired pick-up time

### **Gardena Municipal Bus Line Transit (GMBL)**

The Gardena Municipal Bus Line (GMBL) manages 49 full-size buses and 10 curb-to-curb vehicles that services over 400 bus stops throughout Gardena and nearby communities. GMBL provides low cost, easily accessible public transportation for approximately 18,000 individuals on an average workday. There are four GMBL bus routes that provide extensive service to schools, employment centers, shopping centers, parks and public facilities throughout the community including service to and from low- and moderate-income areas. GMBL provides the following bus lines: GA1, GA 2, GA 3, and GA 4.

### **Gardena Special Transit**

The Gardena Municipal Bus Line also provides an auxiliary service called Gardena Special Transit specifically targeted to senior and disabled individuals within Gardena, Hawthorne and the unincorporated County communities of Alondra Park and Del Aire. Gardena Special Transit operates as a curb-to-curb demand response service which process transportation to and from any destinations within the service area, seven days per week including holidays. The regular fare is 75 cents for a one-way trip and aides assisting a disabled passenger ride free of charge.

### **Torrance Transit**

Torrance Transit operates is similar to the Gardena Municipal Bus Lines and offers limited service within Gardena on the following lines: T1, T2, and T5.

### **Other Regional Transit**

- Metro Blue Line: LAMTA operates a light-rail line which is located approximately three miles east of the City of Gardena; the line runs from Downtown Los Angeles to the City of Long Beach.

- **Metro Green Line:** LAMTA operates another light-rail line, which is located just north of the City of Gardena; the line runs from LAX to Norwalk. Both lines operate trains at 15-minute intervals
- **Union Pacific Rail Line:** Union Pacific Railroad operates a freight rail line through the City of Gardena that runs from the Watts-El Segundo line north of the City, south to the City of Torrance. The line includes a spur line that runs into the center of the City.

The City is also developing a state of the art transportation facility estimated at \$52 million dollars, which will not only improve transportation within the City, but will also aid in revitalizing the north end of the City.

## K. Housing Programs

The City of Gardena offers the following housing programs to assist the residents with affordable housing:

- **Residential Rebate Program:** The Residential Rebate Program is designed to cover expenses for major household repairs. It is available for low-moderate income homes and mobile-home owners. The following qualifications must be met: (1) Property must be owner occupied, (2) Residences must be located within the City limits of Gardena, (3) Owner must have lived in the residence for six months or longer, (4) Low to moderate income according to HUD "Income Limits." The refund is a 50% cash rebate up to a maximum of \$3,000. This program is administered through the Public Works Department.
- **Handy-worker Fix-Up Program:** The Handy-worker Fix-Up Program is designed to cover expenses for minimal household repairs. It is available for low-moderate income homes and mobile-home owners. Applicants must meet the same qualifications as those listed under the Residential Rebate Program. Eligible repairs include installation of smoke detectors, dead bolt bars, handicap ramps, minor plumbing repairs, broken window panes, re-screen window screens and other small miscellaneous jobs. The City Handy-worker crew performs the repairs at no cost to the resident(s) with a maximum of \$600 allowable for materials. This program is administered through the Public Works Department.
- **Owner-Occupied Rehabilitation Program:** The City of Gardena offers up to \$35,000 in City housing rehabilitation zero-interest loan assistance to low-income, owner-occupants residing within the City of Gardena. The applicant must own and occupy the home. Certain income and home value limitations apply. This program is administered through the City Manager's Office.
- **Multi-Family Residential Rehabilitation and Code Correction Program:** was implemented in FY 2007-08 to assist low- and moderate-income renter households with housing rehabilitation. Funds are given to owners of 5 to 11 unit complexes for improvements to their buildings. Lead-based paint testing is also a component of the program.
- **Mobile Home Rehabilitation Program:**

The City of Gardena offers up to \$35,000 in City housing rehabilitation loan assistance to low-income mobile home owner-occupants residing within the City of Gardena. The applicant must be the registered owner and occupy the home. Certain income and home value limitations apply.

- **First Time Homebuyer Program:** Currently the City of Gardena does not offer direct assistance to first-time homebuyers. Instead, the City provides links on its website and offers referrals as follows:

*Mortgage Credit Certificate Program (MCC)* – The Community Development Commission of Los Angeles County (CDC) offers the MCC Program that provides a federal income tax credit. The MCC Program offers the first time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help the first time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.

*Independent Cities Lease Finance Authority (ICLFA) (Fresh Rate Program)* - ICLFA and the National Homebuyers Fund have partnered to provide down payment and closing cost assistance to homebuyers. For further information, contact National Homebuyers Fund at (866) 643-4968 or visit their website at [www.iclfa.org](http://www.iclfa.org).

For more information about these First-Time Homebuyer programs available in Los Angeles County please visit <http://www.lacdc.org/programs/homebuyer/index.shtm>

- **Foreclosure Assistance:** The City maintains links provided by HUD on its website and provides referrals to help those in foreclosure work to refinance their loans so they can stay in their homes.
- **Truth in Sales (Property Information Report):** The city requires a Property Information Report be made available to the buyer of ANY property in the city of Gardena. The seller or their agent is required to file the request for the report. Failure to offer the information to a buyer is a misdemeanor violation. The Property Information Report provides information about the status of property and structures that a buyer should be aware of, prior to closing escrow. The report includes a report of city records and restrictions applicable to the property and includes the results of an exterior inspection of the property. The reports are good for 6 months and are not required for units in a condominium project.

# **V. PRIVATE SECTOR PRACTICES**

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## **A. Housing Constraints**

This section assesses the effect of various barriers on the production and affordability of housing in Gardena. Local government cannot control many factors that tend to restrict housing supply especially those that relate to regional, national, and international economy. Various factors not under the control of local government influence the cost, supply, and distribution of housing. These include land costs, construction costs, and financing costs.

### **1. Construction Costs**

Construction costs present a significant expenditure in the production of affordable housing. While construction costs comprise a substantial portion of the overall development costs, the costs are relatively consistent throughout Los Angeles County and the region, and would not constitute an actual constraint to development in Gardena.

A major component of these costs is the price of building materials, largely due to Hurricane Katrina, which has seen a significant increase so far this decade but is showing signs of leveling off. In general, the industry standards for construction costs by type of residential product range are as follows:

- Townhome/garden apartment housing with at-grade parking: \$100 to \$150 per square foot
- Attached housing with parking garage: \$150 to \$250 per square foot
- Attached housing with underground parking: \$200 to \$250 per square foot.

### **2. Land Costs**

The cost of developable land has a direct impact on the cost of a new housing unit. The higher the cost of land, the higher the price or rent of a new unit will be. Particularly for multi-family development, developers often seek to obtain local government approval for the largest number of units allowable on a given parcel of land. This allows a developer to spread the costs for off-site infrastructure improvements (streets, water lines, etc.) and other construction and financing costs.

### **3. Lack of Adequate Infrastructure**

Another constraint to the expansion of the housing supply is inadequate infrastructure to support development; however the City of Gardena is fully developed and urbanized City that does not have a lack of infrastructure and provides routine maintenance improvements to roads, water, fire protection, law enforcement, schools, parks, and other services necessary in the development of affordable housing.

## B. Lending

Equal access to financing for the purchase or improvement of a home is essential to fair housing choice. Home mortgage interest rates have remained relatively low throughout the past five years and a variety of programs are available to many people who would not have qualified in the past. A fixed rate 30-year loan for a home purchase has an interest rate from four to seven percent depending on the credit score of the applicant. In recent years, lenders have been creative with financing and have offered many different types of programs including adjustable rate mortgages (ARM's), interest- only mortgages, reverse mortgages, stated income qualification, 100 percent or Zero Down payment, and many others. When lenders meet with applicants there are several opportunities when discrimination may occur. Examples of discrimination in mortgage lending include:<sup>17</sup>

- Refusal to make a mortgage loan.
- Refusal to provide information regarding loans.
- Imposing different terms or conditions on a loan, such as different interest rates, points, or fees.
- Discrimination in appraising property.
- Refusal to purchase a loan or set different terms or conditions for purchasing a loan.

Given the recent economic downturn and financial crisis in lending and real estate, access to financing will likely be a challenge for many people seeking to own their home. Current trends indicate that banks have become extremely strict in their underwriting guidelines due to the high number of foreclosures resulting from the sub-prime industry and leniency throughout the past five years.

### 1. Home Mortgage Disclosure Act (HMDA)

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides public loan data that can be used to assist in the following:<sup>18</sup>

- Determining whether financial institutions are serving the housing needs of their communities;
- Distributing public-sector investments so as to attract private investment to areas where it is needed; and
- Identifying possible discriminatory lending patterns.

Using the loan data submitted by these financial institutions, the Federal Financial Institutions Examination Council (FFIEC) creates aggregate and disclosure reports for each metropolitan area (MA) that are available to the public.<sup>19</sup> This AI analyzes 2008 HMDA data to identify possible discriminatory lending patterns and to determine if access to financing is available in the City.

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<sup>17</sup> HUD/FHEO website <http://www.hud.gov/offices/fheo/lending/index.cfm>

<sup>18</sup> <http://www.ffiec.gov/hmda/history.htm>

<sup>19</sup> <http://www.ffiec.gov/hmda/history.htm>

## 2. Top Lenders in the City

According to the 2008 HMDA data, the top ten mortgage lenders in the City of Gardena were:

### Gardena

1. JP Morgan Chase Bank, NA
2. Countrywide Bank, FSB
3. Citimortgage, Inc.
4. Bank of America, NA
5. Wells Fargo Bank, NA
6. Beneficial Company LLC
7. Wachovia Mortgage, FSB
8. GMAC Mortgage LLC
9. Wells Fargo Financial California
10. Flagstar Bank

Combined, these lenders originated approximately 58 percent of all loan applications in Gardena. With the exception of Beneficial and Flagstar, these are also the same top lenders in the County of Los Angeles, though in a slightly different order. The majority of these lenders are direct lenders as opposed to brokerages that tend to charge higher fees and are often associated with sub-prime lending. However, direct lenders tend to have stricter requirements, which may not serve the needs of those with lower credit scores. Countrywide and World Savings were also noted as top lenders in the last AI. As shown in Table 16, even though these lenders received the largest number of applications, overall only 33 percent were approved and some lenders approved very few of the applications received. While Flagstar received the least amount of applications, they had the highest approval rate (81 percent). Wells Fargo Bank and Bank of America also had high approval rates with 60 and 57 percent respectively. In contrast, Beneficial had the highest denial rate of 82 percent and Wells Fargo Financial California and GMAC had the highest rate of applications withdrawn/closed (37 and 35 percent respectively).

**Table 16: Top Lenders (2008)**

Race/Ethnic Group	Total		Approved		Denied		Withdrawn/Closed	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total
JP Morgan Chase Bank, NA	318	13%	50	16%	31	10%	2	1%
Countrywide Bank, FSB	252	10%	118	47%	45	18%	24	10%
Citimortgage, Inc.	176	7%	44	25%	13	7%	24	14%
Bank of America, NA	162	6%	92	57%	42	26%	21	13%
Wells Fargo Bank, NA	161	6%	97	60%	35	22%	27	17%
Beneficial Company LLC	100	4%	2	2%	82	82%	16	16%
Wachovia Mortgage, FSB	98	4%	34	35%	32	33%	17	17%
GMAC Mortgage LLC	91	4%	10	11%	19	21%	32	35%
Wells Fargo Financial California	57	2%	6	11%	30	53%	21	37%
Flagstar Bank	43	2%	35	81%	3	7%	0	0%
<b>Total</b>	<b>1,458</b>	<b>58%</b>	<b>488</b>	<b>33%</b>	<b>332</b>	<b>23%</b>	<b>184</b>	<b>13%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

### **3. Community Reinvestment Act**

The Community Reinvestment Act (CRA) was enacted in 1977 to encourage financial institutions to help meet the credit needs of their communities, including low and moderate income neighborhoods, consistent with safe and sound lending practices.<sup>20</sup>

According to CRA data<sup>21</sup>, the City's top lenders received either outstanding or satisfactory ratings. There was no data available for the other Countrywide or Citimortgage.

### **4. Conventional Financing**

According to the 2008 HMDA data, 534 conventional loan applications were received for the purchase of homes in Gardena, with 44 percent approved, 18 percent denied, and 11 percent withdrawn or closed. These patterns are consistent with countywide patterns, where approval rates were at 48 percent, denial rates were 17 percent, and withdrawn or closed rates were 13 percent. During the last AI, which analyzed the 2000 HMDA data, 841 households applied for conventional home purchase loans, with a higher approval rate of 60 percent, denial rate of 24 percent, and a withdrawn/closed rate of 16 percent. The number of loan applications received in 2008 is approximately 300 applications less than those analyzed in the last AI, though the market today is more favorable. The decrease in loan applications and lower approval rates is likely due to the economy and real estate market; whereas in 2000, lenders were just beginning to get creative with financing products and employment was higher. In 2008, the sub-prime market began to collapse, unemployment rose significantly, and lending requirements became stricter. Many lenders went out of business, leaving a void of employees to process applications. In addition, the lending business is largely referral based. Thus, as many of the clients that received bad loans began to experience foreclosure, referrals likely stopped. These may be a few of the reasons there are less loan applications in the current buyer's market.

The majority of loan applications in Gardena during 2008 were filed by Asians (32 percent), followed by 'not available' (27 percent), Hispanics (15 percent), Whites (12 percent), and African Americans (8 percent). Given the City's overall demographic makeup (Hispanics represent 32 percent, African Americans 25 percent, and Asians 27 percent of the population) Hispanics and African Americans appear significantly underrepresented. These percentages also represent a major shift from the last AI where African Americans represented the highest number of applicants at 28 percent and Asians 22 percent. Hispanics represented only 15 percent of applications in both 2000 and 2008, indicating that more/different outreach is still needed to bring homeownership opportunities to this group. Yet, it is difficult to tell if the percentage of Hispanics might not be higher, given the large number of applications without an available ethnicity.

In comparison, Hispanics made up about 21 percent of applications in the County and African American only 3 percent. Since the County demographics are similar to Gardena, it appears that additional efforts are needed throughout the County, as well as within the City, to increase opportunities for these groups. As lending is largely a referral based industry, incorporating networking opportunities for lenders to access underserved groups and minorities can gain knowledge and contacts to apply for loans may be one alternative for the City to consider.

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<sup>20</sup> Office of Thrift Supervision, US Department of the Treasury

<sup>21</sup> <http://www.ffiec.gov/crateratings/default.aspx>

Comparing approval rates by ethnicity in Gardena shows that African Americans had the lowest approval rate of 47 percent, while Whites had the highest rates at 63 percent after Joint (67 percent). Asians and Hispanics had similar rates at 49 and 50 percent respectively. Table 17 illustrates conventional home purchase applications by race.

**Table 17: Conventional Home Purchase Applications by Race (2008)**

Race/Ethnic Group	Total		Approved		Denied		Withdrawn/Closed	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Native American	4	1%	2	50%	1	25%	1	25%
Asian	172	32%	85	49%	29	17%	20	12%
African American	45	8%	21	47%	13	29%	4	9%
Pacific Islander	6	1%	3	50%	0	0%	2	33%
Joint	15	3%	10	67%	2	13%	0	0%
Not Available	145	27%	31	21%	19	13%	16	11%
Hispanic	80	15%	40	50%	17	21%	9	11%
White	67	13%	42	63%	15	22%	5	7%
<b>Total</b>	<b>534</b>	<b>100%</b>	<b>234</b>	<b>44%</b>	<b>96</b>	<b>18%</b>	<b>57</b>	<b>11%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

Table 18 compares approval and denial rates by applicant income level for Gardena. As shown, those earning less than 50 percent of the AMI had the lowest approval rates (41 percent) and highest denial rates (50 percent); though they only represented two applications. It is unlikely that this group would have enough income to qualify, which may be one reason for the lack of applications. Denial rates amongst the other income categories were within a few percentage points of each other, indicating little disparity among income levels.

Those earning between 50 and 80 percent had a 41 percent approval rate, similar to the overall approval rate of 43 percent, yet there were only 27 total applications from this group. The low number of applications from this income group was likely due to their inability to afford high payments associated with the City's higher housing prices. Denial rates for the other income groups ranged from 16 percent to 21 percent. While the majority of applications came from those earning above 120 percent of the AMI (62 percent of the applications), approval rates from this income category were actually lower than those in the lower income categories. Those earning between 100 to 120 percent AMI had the highest approval rate of 52 percent, the approval rate for those between 80 and 100 percent MFI and those earning over 120 MFI were similar at 51 percent each.

The HMDA data on denial indicated that of the majority of reasons for denial were related to missing or invalid data (85 percent) followed by debt to income ratio (4 percent).

**Table 18: Conventional Home Purchase Applications by Income (2008)**

Applicant Income	Total		Approved		Denied		Withdrawn/ Closed	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total
< 50%	2	0%	0	0%	1	50%	0	0%
50% to < 80%	27	5%	11	41%	7	26%	3	11%
80% to < 100%	45	9%	23	51%	9	20%	4	9%
100% to < 120%	44	8%	23	52%	7	16%	8	18%
> = 120%	324	62%	165	51%	69	21%	41	13%
Not Available	83	16%	6	7%	0	0%	1	1%
<b>Total</b>	<b>525</b>	<b>100%</b>	<b>228</b>	<b>43%</b>	<b>93</b>	<b>18%</b>	<b>57</b>	<b>11%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

Further analysis is shown in Table 19, which compares approval rates by race/ethnicity, while controlling for income. The 2008 HMDA data shows that in Gardena, minority groups had lower approval rates than Whites, which were within a few percentage points of each other; African Americans had the lowest approval rate at 49 percent, followed by Asians at 50 percent, and Hispanics at 51 percent. In contrast, Whites had a 63 percent approval rate. In the last AI, Asian applicants had a significantly higher approval rate of 81 percent contrasted to Whites (55 percent), Hispanics (54 percent), and African Americans (51 percent). This is a significant decrease in the approval rate of Asians, which may be of concern, since the other groups remained relatively the same and are within a few percentage points of each other. In addition, Asians make up the largest percentage of applicants (32 percent), while in the last AI they made up only 22 percent of applicants.

Interestingly the 2008 data shows African American approval rates decreased as income increased. Conventional thinking would conclude that approval rates increase as income increases. However, in Gardena, the highest income group (above 120 percent AMI) had lower approval rates than moderate-income applicants (100-120 percent AMI). This lending pattern typically reflects households in the upper income group seeking to buy higher priced homes that are beyond their means, despite their high incomes. Whites in this income category continued to have higher approval rates with 71 percent, followed by Asians (54 percent), Hispanics (52 percent) and African Americans (48 percent). One explanation for this may include debt to income ratios, credit scores, and employment history, though it is still quite a significant gap, given the higher income level.

Overall, approval rates have decreased since the last AI, which is likely due to the increased standards of lenders in response to the sub-prime lending crisis and overall economy. It has been harder to get a loan during the last two years, though interest rates are the lowest they've ever been. Since prices in the real estate market are significantly lower and housing affordability has drastically increased, you would expect to see an increase in applications; however, that is not the case. There were 841 applications for conventional financing in 2000 compared to 534 in 2008.

**Table 19: Conventional Home Purchase Applications Race & Income (2008)**

Income Level	Hispanic				African American			
	Total Apps	% Approved	% Denied	% Withdrawn	Total Apps	% Approved	% Denied	% Withdrawn
< 50%	0	0	0	0	0	0	0	0
50% to < 80%	7	57%	14%	0%	3	100%	0%	0%
80% to < 100%	8	63%	13%	25%	3	67%	33%	0%
100% to < 120%	8	75%	0%	25%	4	50%	50%	0%
> = 120%	48	52%	31%	10%	27	48%	37%	7%
Not Available	8	0%	0%	0%	6	17%	0%	0%
<b>Total</b>	<b>79</b>	<b>51%</b>	<b>22%</b>	<b>11%</b>	<b>43</b>	<b>49%</b>	<b>30%</b>	<b>5%</b>
Income Level	Asian				White			
	Total Apps	% Approved	% Denied	% Withdrawn	Total Apps	% Approved	% Denied	% Withdrawn
< 50%	1	0%	0%	0%	0	0	0	0
50% to < 80%	3	33%	0%	67%	7	29%	57%	0%
80% to < 100%	22	55%	14%	5%	4	50%	50%	0%
100% to < 120%	15	60%	7%	20%	5	80%	20%	0%
> = 120%	105	54%	22%	11%	48	71%	17%	10%
Not Available	15	7%	0%	7%	3	0%	0%	0%
<b>Total</b>	<b>161</b>	<b>50%</b>	<b>17%</b>	<b>12%</b>	<b>67</b>	<b>63%</b>	<b>22%</b>	<b>7%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

Analysis by Census Tract and Low- and moderate-income area (LMA) is shown in Table 20. As shown, several applications came from the LMAs. Tract 6029 had the highest approval rate (70 percent), yet only 2 percent of applications came from this tract. LMA Census Tract 6030.04 had only two applications and Tract 6030.01 had the highest denial rate (29 percent), indicating outreach may need to be targeted to these areas.

**Table 20: Conventional Home Purchase Applications by Census Tract (2008)**

Tract #	LMA	Total Apps	Percent	# Approved	Percent	# Denied	Percent	# Withdrawn	Percent
6026	No	32	6%	15	47%	6	19%	6	19%
6029	Yes	10	2%	7	70%	1	10%	1	10%
6030.01	Yes	62	12%	17	27%	18	29%	7	11%
6030.03	Yes	71	14%	28	39%	9	13%	7	10%
6030.04	Yes	2	0%	1	50%	0	0%	0	0%
6031.01	No	43	8%	18	42%	10	23%	6	14%
6031.02	Yes	28	5%	9	32%	6	21%	2	7%
6032	Yes	38	7%	23	61%	3	8%	1	3%
6033.01	No	24	5%	6	25%	4	17%	4	17%
6033.02	No	42	8%	21	50%	5	12%	5	12%
6034	No	39	7%	15	38%	10	26%	2	5%
6035	No	19	4%	11	58%	2	11%	2	11%
6036	No	49	9%	26	53%	6	12%	5	10%
6500.01	No	66	13%	31	47%	13	20%	9	14%
<b>Totals</b>		<b>525</b>	<b>100%</b>	<b>228</b>	<b>43%</b>	<b>93</b>	<b>18%</b>	<b>57</b>	<b>11%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

## **5. Government- Insured Financing**

In Gardena, there were 120 applications for FHA home purchase financing of which 44 percent were approved, 13 percent were denied and 12 percent were withdrawn or closed. As housing prices increased in the mid 2000's and financing became more creative in the sub-prime market, these types of loans were seldom marketed by lenders. The income limits and caps on home values for these government-insured loan programs meant that few applicants and homes for sale in the highly inflated housing market of the mid-2000's would meet the requirements. However, in the midst of the current market downturn, FHA and other government backed programs revised their guidelines and are regularly being marketed and used by lenders. In fact, there is no longer 100 percent or zero down-payment products available, with the exception of the VA loan program and FHA is one of the lowest down-payment products available (only three percent was required during 2008, and it increased to 3.5 percent in 2009). In contrast, 24,586 FHA home purchase applications were received in the County of Los Angeles, which may indicate that these products are not being marketed in Gardena.

Of the applicants utilizing the FHA home purchase product, the majority were Hispanic (32 percent) and African American (23 percent). In contrast, only 6 percent of applicants were Asian and 15 percent were White. The last AI noted there was less disparity among race with government-backed financing compared to conventional financing, though the product was underutilized with only 226 applications in 2000 compared to 841 conventional applications. In the County, the majority of people using this product are also Hispanic (45 percent) and the Asians only 4 percent. However, African Americans represented only 7 percent of applicants in the County, indicating that this product is being marketed more so in Gardena.

Issues with government-insured financing that are not evident through HMDA analysis include: stricter appraisal requirements, longer time frame needed to close, lack of knowledge by lenders of the product, and agent/investor dislike for the product; all of which contribute to the lower amount of loan originations and reasons behind the product not being marketed. A trend in 2007 practiced by lenders was to qualify an applicant using the 3 percent down program, then once in escrow, underwriters would state that due to the declining market 5 percent or more was required thereby increasing costs for buyers and resulting in several properties falling out of escrow. Another trend in 2008 and 2009 has been that Real Estate Owned (REO) and short sale listings will reject offers without 20 percent down conventional or all cash financing. This practice is keeping many potential buyers, regardless of race or income, from securing ownership and undermines the whole concept of offering lower down-payment loan products. Down-payment assistance programs offered by various cities have even experienced rejection, as lenders, realtors and many equity sellers do not want to hassle with the longer escrows and extra paperwork.

## **6. Refinancing**

Consistent with the national trend, refinance loan applications were filed in record numbers with 1,545 applications received in Gardena (compared to only 534 home purchase applications). As shown in Table 21, Joint applicants had the highest approval rate of 65 percent in Gardena followed by Whites and Asians with 56 and 54 percent respectively. In contrast Hispanics had a 39 percent approval rate and African Americans

had a 33 percent approval rate, while the overall approval rate was 40 percent. The County's overall approval rate was 39 percent. In contrast to conventional home purchase applications, African Americans represented the majority of refinance applications (21 percent) after "not available" (28 percent), while Hispanics represented only 17 percent, Whites 15 percent, and Asians 15 percent.

The number of refinance loan applications has decreased in the last few years as the housing market has declined and the lower housing values will not support refinancing. While many people who refinanced in the last few years may have obtained more favorable loan types and likely cash from their homes, many people drained all of the equity out of their homes and if forced to sell would have to short sale their homes without a profit to put on a new purchase.

Given the low-interest rates and favorable terms associated with government-insured loans, refinancing of such loans is rarely pursued. As previously stated FHA products were seldom offered in the housing market between 2000 and 2008. In Gardena, 118 applications for FHA refinance loans were received, though 9,674 applications were received in the County. These low numbers in Gardena may indicate a lack of marketing of this type of loan product in the City.

**Table 21: Conventional Refinancing Applications (2008)**

Race/Ethnicity	Total		Approved		Denied		Withdrawn/Closed	
	#	# of Total	#	%	#	%	#	%
Native American	8	1%	2	25%	4	50%	2	25%
Asian	229	15%	123	54%	42	18%	21	9%
African American	320	21%	105	33%	132	41%	45	14%
Pacific Islander	27	2%	7	26%	11	41%	7	26%
Hispanic	1	0%	0	0%	1	100%	0	0%
White	23	1%	15	65%	3	13%	2	9%
2 or More	437	28%	125	29%	89	20%	56	13%
Joint	262	17%	102	39%	94	36%	41	16%
Not Available	238	15%	134	56%	38	16%	33	14%
<b>Total</b>	<b>1,545</b>	<b>100%</b>	<b>613</b>	<b>40%</b>	<b>414</b>	<b>27%</b>	<b>207</b>	<b>13%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

## 7. Predatory and Sub-prime Lending

Predatory mortgage lending involves a wide array of abusive practices. According to the Center for Responsible Lending, the seven signs of predatory lending are:<sup>22</sup>

- Excessive fees
- Abusive prepayment penalties
- Kickbacks to brokers
- Loan flipping
- Unnecessary products
- Mandatory arbitration

<sup>22</sup> Center for Responsible Lending, 2006

- Steering and targeting

Predatory lending is a fair housing issue because of the unequal lending terms. Without access to detailed lending data that provides loan terms for each application, assessment of predatory lending is not feasible.

According to the Department of Real Estate, most predatory lending occurs in the 'sub-prime mortgage market', which refers to the segment of the mortgage market dedicated to borrowers who do not qualify for prime rates due to prior or present credit problems.<sup>23</sup> Given that few sub-prime lenders operate within Gardena, predatory lending may not be a significant issue. In fact, many sub-prime lenders have gone out of business with the recent market downturn and housing/economic crisis. Moreover, in July 1, 2002, Governor Gray Davis signed AB 489, the Predatory Lending Bill, which prohibited *predatory lending practices*, such as:

- Flipping (the frequent making of new loans to refinance existing loans)
- Packing (the selling of additional products without the borrower's informed consent)
- Charging excessive fees

## 8. Foreclosure

The escalating housing prices between 2000 and 2005 led many homebuyers to seek risky financing alternatives offered by sub-prime lenders in order to purchase a home. Many of these loans involved adjustable rates, zero down-payment, and/or negative amortization, which in the short-term might have afforded many households the opportunity to purchase a home, but in the long-term often put these buyers at risk of foreclosure. As interest rates continue to rise and home prices decrease, many households are faced with unexpected increases in mortgage payments but are unable to sell the homes for prices that would cover their remaining loan balances. Foreclosure is imminent to many of these households. In addition to foreclosures resulting from the sub-prime lending melt down and overall housing market crisis, there has also been general economic crisis resulting in many people losing their jobs as companies close or go bankrupt leaving many homeowners unable to pay their mortgages.

According to Chicago Title, there were 75 notices of default filed in the City of Gardena in a one month period of September 1, 2009 through October 1, 2009. Of these 75 notices of default, all but six are for owner-occupied homes, the majority were from zip codes 90247 and 90249 with 37 and 27 respectively; the least amount were from zip code 90248 with only 11. Onewest Bank FSB, formerly Indymac had the largest number of 11 filed, though they were not one of the top lenders during the last AI.

According to a study conducted by Freddie Mac and Roper Public Affairs and Media, more than 60 percent of late-paying borrowers are unaware of the payment options available to them to help avoid foreclosure on their homes. While more than 75 percent of delinquent borrowers recall being contacted by their mortgage lender, many chose not to respond because they did not believe their lender could help them, or they did not have enough funds to make their payment. Embarrassment and fear also factored into the decision not to seek help<sup>24</sup>.

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<sup>23</sup> Real Estate Bulletin, Spring 2002

<sup>24</sup> California Association of Realtors, 2005

Popular alternatives to foreclosure include short-selling and loan modification. Short-sales happen when a person wants to sell their home for less than the amount owed on their loan. Typically a homeowner will list their home for sale and try to negotiate with their lender to accept a lesser payoff amount. There are tax and credit score consequences associated with this alternative, as there are with foreclosure. Loan modification entails an owner contacting their lender to negotiate the terms of their loan, which does not affect credit. Yet, loan modifications have provided another means for predators to make money at the expense of unwary homeowners. Many companies, in particular lawyers, have come under fire for charging excessive fees to modify home loans for those facing foreclosure or for charging fees without providing an actual service. The State Bar of California actually identified the names of 16 attorneys under investigation for misconduct related to loan modification<sup>25</sup>.

The article further states that "about one-quarter (almost 800 cases) of the active investigations in the Office of Chief Trial Counsel (OTC) are related to foreclosure complaints. The office has experienced a 58 percent increase in active investigations over 2008 due in large part to the huge increase in complaints against attorneys offering loan modification services."

Lenders doing the modifications have also come under scrutiny, with one report suggesting that the type of modification matters. "Six months after receiving a modification, homeowners who got a "traditional modification" — where past due amounts and fees are added to the loan and the payment rises — had a 60 percent higher rate of delinquency than those whose modification led to a reduced payment. Homeowners who obtained a rate reduction were about 13 percent less likely to re-default than similar borrowers in similar situations who received a traditional modification, and those whose rate reduction was accompanied by a principal reduction were 19 percent less likely to re-default."<sup>26</sup>

In fact, HUD's Annual Fair Housing Report to Congress included a case regarding discrimination in a loan modification for a Hispanic couple that included forgiveness of the entire amount of the second loan, approximately \$75,000; provision of a 5 percent fixed interest-rate mortgage; and waiver of all closing costs, points, and fees associated with the loan modification<sup>27</sup>.

## **9. Manufactured and Mobile Home Financing**

While manufactured and mobile homes offer an affordable form of housing based on relatively lower listing prices, financing costs associated with the purchase of mobile homes are usually higher than conventional homes. Manufactured home mortgage financing is usually structured as personal consumer loans, which carry higher interest rates and shorter terms than real estate loans. In addition, these loans often contain predatory terms in the form of single-premium credit insurance, high points and fees, kickbacks, and fraudulent applications.<sup>28</sup> In addition, space rents are factored into the monthly payment, often making the cost to own a manufactured or mobile home comparable to a conventional mortgage or apartment rental. Given that Gardena has several mobile home parks, this issue may be a concern.

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<sup>25</sup> [http://www.calbar.ca.gov/state/calbar/calbar\\_generic.jsp?cid=10144&n=96395](http://www.calbar.ca.gov/state/calbar/calbar_generic.jsp?cid=10144&n=96395)

<sup>26</sup> [http://www.consumeraffairs.com/news04/2009/03/reducing\\_foreclosures.html](http://www.consumeraffairs.com/news04/2009/03/reducing_foreclosures.html)

<sup>27</sup> <http://www.hud.gov/news/release.cfm?content=pr09-081.cfm>

<sup>28</sup> Center for Responsible Lending, 2006

## 10. Home Improvement Loans

According to the 2008 HMDA data, 213 conventional loan applications for home improvement were received for Gardena, of which only 35 percent were approved. Typically, approval rates for home improvement loans are lower than for home purchases because many homeowners already have high debt-to-income ratios as a result of the purchase loans. African Americans had the lowest approval rate of 17 percent. Similarly to Gardena, 36 percent of home improvement loan applications in the County were approved and African Americans had the lowest approval rate at 28 percent. Table 22 illustrates the disposition of conventional home improvement loan applications in Gardena.

Government-insured loans for home improvement are not common. In fact, there were no applications received from Gardena, though there were 348 applications received in the County of Los Angeles.

**Table 22: Conventional Home Improvement Applications (2008)**

Race/Ethnicity	Total		Approved		Denied		Withdrawn/Closed	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Native American	5	2%	2	40%	3	60%	0	0%
Asian	23	11%	12	52%	6	26%	3	13%
Black	54	25%	9	17%	26	48%	12	22%
Pacific Islander	3	1%	0	0%	3	100%	0	0%
2 or More	0	0%	0	0%	0	0%	0	0%
Joint	8	4%	5	63%	0	0%	2	25%
Not Available	59	28%	21	36%	19	32%	3	5%
Hispanic	33	15%	10	30%	19	58%	3	9%
White	28	13%	16	57%	8	29%	1	4%
<b>Total</b>	<b>213</b>	<b>100%</b>	<b>75</b>	<b>35%</b>	<b>84</b>	<b>39%</b>	<b>24</b>	<b>11%</b>

Source: HMDA data obtained through Marquis Software Solutions, Centrax HMDA 2008. Total percentages of loans do not total 100 percent, because the loans purchased category is not included in the table.

## 11. Interest Rates and Credit Scores

Interest rates and credit scores are a major part of obtaining financing. Interest rates are determined by national policies and economic conditions. Credit scores also affect loan approval, interest rates associated with the loan, as well as the type of loan an applicant will be given. Applicants with higher credit scores are generally given conventional loans with desirable terms, while applicants with lower and moderate credit ratings may revert to government-insured loans and/or receive higher fees and less favorable loan terms. Applicants with lower scores typically receive higher interest rates as a result of being perceived as a higher risk to the lender. While local governments are limited in how they can influence interest rates and/or the terms of the loans, education and outreach efforts can be made to inform residents of their financial risks and responsibilities. Many cities offer interest buy-down programs or down-payment and closing cost assistance to help offset the burden of higher interest rates and fees to first-time homebuyers.

## **12. Appraisals**

Appraisal reports are used by banks to determine whether or not a property is worth the amount of the loan they will be funding. Appraisals are typically based on the comparable sales of properties in the surrounding neighborhood. Other factors taken into consideration include: the age of the structure, any improvements made, location, purchase price of the contract, and seller concessions. Some neighborhoods with higher concentrations of minorities may appraise lower than like properties in neighborhoods with lower concentrations. Unfortunately, this practice is geared toward a neighborhood not an applicant and therefore, not a direct violation of fair housing law that can easily be addressed. One impact of this practice, however, is that it tends to keep property values lower in a given neighborhood, thereby restricting the amount of equity and capital available to those residents.

## **C. Real Estate**

According to the National Fair Housing Alliance (NFHA), at least 3.7 million instances of housing discrimination occur each year, but more than 99 percent go unreported. In addition, NFHA has determined three patterns of discrimination in the housing market:<sup>29</sup>

1. Denial of services to African- Americans and Latinos;
2. Offering financial incentives to Whites but not African Americans or Hispanics; and
3. Steering potential homebuyers on the basis of race.

Many avenues are available to regulate the real estate market.

### **1. National Association of Realtors (NAR)**

The National Association of Realtors (NAR) has developed a Fair Housing Program to provide resources and guidance to Realtors in ensuring equal professional services for all people.

### **2. California Association of Realtors (CAR)**

The sellers must sign the Residential Listing Agreement and Seller's Advisory forms to disclose their understanding of fair housing laws and practice of nondiscrimination. However, enforcement is difficult because a seller may have multiple offers and choose one based on bias.

### **3. Code of Ethics**

Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin." Only real estate agents that belong to NAR are allowed to use the Realtor® designation.

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<sup>29</sup> CAR Newslines, April 2006

Additionally, Standard of Practice Article 10-1 states that "REALTORS® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."<sup>30</sup>

#### **4. Realtor Associations**

Realtor associations are generally the first line of contact for real estate agents to obtain fair housing education. Complaints involving agents or brokers may be filed with these associations. Statistical data on the nature and extent of discriminatory practices is not available to the public. The City of Gardena is served by the Rancho Association of Realtors and the Pacific West Association of Realtors, (PWAOR). PWAOR actually has a link on its website dedicated to culture, which contains pertinent information for agents, buyers, and sellers including: information on fair housing, lists of various cultural organizations and translation service providers.

<http://www.pwaor.com/Main/CultureInRealEstate.aspx>

#### **5. Multiple Listing Service (MLS) Participation**

No one can be denied access to the MLS based on the protected classes covered by fair housing laws. Each local realtor association provides access to various multiple listing services (MLS) depending on the specific area they serve. While many brokers have arrangements that allow their agents to access the MLS systems used by other associations, the exclusive use of only one MLS limits the properties an agent will find for his/her clients, which might lead to the perception of steering.

The City of Gardena is mainly served by the SoCal MLS and CLAW. An example of how limited MLS access may affect residents would be that a buyer wants to purchase a home in Gardena, but uses an agent who only has access to the Barstow MLS. Chances are that he/she would be shown very few listings in the area of choice, since the Barstow MLS is not being used by real estate agents in Gardena or the South Bay. There have been ongoing efforts by the various MLS providers to create a Statewide MLS; however, potential problems could result from out-of-area agents trying to sell properties in areas they were not familiar with.

#### **6. Apartment Association**

The California Apartment Association (CAA) is the country's largest statewide trade association for rental property owners and managers. The CAA serves rental property owners and managers throughout California. Under the umbrella agency, various apartment associations cover specific geographic areas. The City of Gardena is served by the Apartment Association Greater Los Angeles (AAGLA). AAGLA provides a wide range of services to its members including legislative advocacy, resident screening, property management information and counseling, along with a variety of seminars on topics such as legal issues, maintenance techniques, and continuing education.<sup>31</sup> Fair housing information and training is also provided to property management companies by this

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<sup>30</sup> NAR Website

<sup>31</sup> [www.aagla.com](http://www.aagla.com), 2005

organization. According to the agency's website, AAGLA serves over 30,000 small business owners who are responsible for providing housing for over 1 million residents and represents over \$50 billion in property values in Los Angeles County. The South Bay Office that services Gardena is located at 17707 Crenshaw Boulevard, Suite 230 Torrance, CA 90504. The agency also provides a valuable link on its website to the <http://housing.lacounty.gov/>

## **7. Advertising**

Language in advertising has recently become an issue in the real estate market. Advertisements cannot include discriminatory references such as describing residents or the neighborhood in racial/ethnic terms. Other forms of discrimination in advertising include phrases such as: "perfect for couples with no children (familial status)", "Christians preferred (religion)", and/or "must speak English (race/national origin)".

One major Southern California publisher has settled potential fair housing claims by ending a policy of printing landlords' classified ads that indicate discrimination based on source of income (e.g. advertising containing the phrase: "No Section 8").<sup>32</sup> Section 8 recipients often include the elderly, people with disabilities, people trying to transition from welfare to work, and working families with low and moderate incomes have especially been impacted by this type of discriminatory advertising.

## **8. Insurance**

According to the Urban Institute, recent studies have shown that, compared to homeowners in predominantly White-occupied neighborhoods, homeowners in minority neighborhoods are less likely to have private home insurance, are more likely to have policies that provide less coverage in case of a loss, and are likely to pay more for similar policies. This study explores one possible source of these differences by testing for discrimination on the part of home insurance agents against homebuyers in minority neighborhoods who seek insurance quotes. Examples of areas where differential treatment may occur include:

- Quotes
- Policy type
- Replacement cost coverage on the dwelling (which pays, up to a limit, the cost of rebuilding the home when it is damaged)
- All-perils coverage (which covers damage to the dwelling under most circumstances)
- Optional coverage
- Replacement cost coverage on contents (which pays the cost of replacing personal property in case of damage)
- Guaranteed replacement cost coverage on the dwelling (which pays, with no limit, the cost of rebuilding the home when it is damaged)
- Premiums
- Requirements to obtain quotes (i.e. Agents in Phoenix were three percentage points more likely to tell testers with homes in Hispanic neighborhoods that a quote "was not guaranteed without an inspection")

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<sup>32</sup> National Fair Housing Advocate Online, 2002.

- Service ( written and verbal quotes rather than verbal quotes alone)

Additional information pertaining to insurance redlining can be found below in the Steering and Redlining, Section 10.

## 9. Blockbusting

Blockbusting involves an agent claiming that property values will drop because members of minority groups are moving into the neighborhood. The agent tries to persuade the homeowner to let him/her sell the house before the values drop, and the agent then gains a commission. Over the last three years, HUD's Fair Housing Division had received 45 complaints of blockbusting throughout the country though none was proven.<sup>33</sup> While these complaints were not proven nor were they cited as occurring in California, they indicate that the perception and/or practice of blockbusting may exist.

## 10. Steering and Redlining

Steering and redlining are practices that discriminate in both rental and ownership housing markets. Steering is the practice of directing a home-seeker into or out of a particular neighborhood or complex based on the race of the home-seeker and the predominant racial makeup in the neighborhood. An example of steering is a real estate agent saying to a home-seeker, "You would be better off living in this area of town – the schools are nearly all White there," or "I don't think you would like this neighborhood – there are not any other Asians living here."

Another form of steering, which may be found in the rental market, would be steering applicants to one building or floor based on their disabilities or perceived disabilities. Statements and policies such as, "We like to put all of our wheelchair and walker tenants on one floor, so the other tenants don't feel that they are living in a nursing home" or "You don't want that apartment near the pool and tennis courts because it will be too noisy for you and you won't use the facilities anyhow" violate the law.<sup>34</sup>

Redlining is the act of eliminating particular areas from the business of renting or selling, or from receiving certain services, such as financing and insurance. For example, it is illegal to refuse to provide financing for the sale of a house merely because of the racial composition of the neighborhood where the house is located.<sup>35</sup>

State regulations require insurers to file certain basic data to verify whether an insurer is heeding or violating prohibitions against redlining. Under current law, the California State Department of Insurance must issue an annual report summarizing the data filed for the previous calendar year. The reports summarize each insurer's record in all underserved zip codes combined, which makes it difficult to pinpoint where individual companies may be engaged in redlining. The Insurance Department reports have shown great disparities between the rate at which insurance companies write policies in minority and low-income communities versus the rate at which they write policies elsewhere in the state<sup>36</sup>.

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<sup>33</sup> Holloway, Lynette New York Times, 2006.

<sup>34</sup> <http://www.bazelon.org/issues/housing/moreresources/articles/10-03trial.htm>

<sup>35</sup> Fair Housing Hotline Project, March 2004

<sup>36</sup> Consumers Union, 2003

According to the 2005 Commissioners Report on Underserved Communities, Gardena's zip code 90247 is listed as one of 147 underserved communities identified in California.<sup>37</sup> A more current version of the report was not available to determine if this is still the case.

## **11. Covenants, Conditions and Restrictions (CC&Rs)**

Covenants, Conditions, and Restrictions (CC&Rs) are restrictive covenants that involve voluntary agreements, which run with the land they are associated with. The Statute of Frauds (Civil Code Section 1624) requires them to be in writing, because they involve real property. They must also be recorded in the County where the property is located in order to bind future owners. Owners of parcels may agree amongst themselves as to the restrictions on use, but in order to be enforceable they must be reasonable. *Shelly v. Kraemer* (1948) held that racial restrictions are void and unenforceable, as they violate the equal protection clause of the Fourteenth Amendment<sup>38</sup>.

In the past, Covenants, Conditions, and Restrictions (CC&Rs) were used to exclude certain groups such as minorities from equal access to housing within a community. Today, any discriminatory use of CC&Rs would not be as blatant; however other provisions such as rules affecting families with children and disabled persons needing accommodations may be present. The California Department of Real Estate (DRE) reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the DRE will issue a final subdivision public report. This report is required before a real estate broker can sell the units and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the DRE will issue a "deficiency notice", requiring the real estate broker to revise the CC&Rs.

Communities with old subdivisions or condominium developments may still contain CC&Rs that do not comply with the fair housing law. However, provisions in the CC&Rs that violate the fair housing law are not enforceable.

## **12. Homeowner Associations**

Homeowner associations and management companies enact rules to protect the quality of life for their residents, but sometimes these rules may be discriminatory. Typical rules and restrictions that are considered discriminatory include: restricting children to certain portions of an Association's common area and setting age limitations on certain facilities inside the Association. Despite the fact that associations and their governing entities are private, nonprofit corporations or organizations, California State and Federal courts have applied anti-discrimination statutes such that condominium associations are bound by statutes such as the Fair Housing Act, California Government Code § 12955, and California Civil Code §§ 51-52. Under such statutes, associations cannot discriminate against families or children, unless there is a legitimate health, safety, or business reason.<sup>39</sup>

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<sup>37</sup> <http://www.insurance.ca.gov/0400-news/0200-studies-reports/0800-underserved-comm/2005/index.cfm>

<sup>38</sup> California Real Estate Law, 2000

<sup>39</sup> Discrimination Considerations of Homeowner Associations, Brian D. Moreno, Esq., 2004

In a recent federal case, *Housing Rights Center, et al. v. Rivera Town Homes, et al.*, CV02-5163PA, the Housing Rights Center and seven families sued a condominium association, and its property management company, alleging that Rivera Town Homes discriminated against the Plaintiffs on the basis of familial status. More specifically, the plaintiffs alleged that Rivera Town Homes enforced a rule prohibiting children from playing in the Association's common areas, which included grass covered yards and balconies.<sup>40</sup>

In Gardena, there are several homeowner associations, however the City does not maintain a list, nor do they monitoring their activities.

The California Association of Homeowners Associations provides Community Associations, Condominiums and Common Interest Developments,' Boards of Directors and homeowners with complete, comprehensive and professional information pertaining to this industry.

### **13. Planned Unit Developments**

Nearly one-quarter of California's housing stock is located within common interest developments (CIDs), which include planned unit developments (PUDs).<sup>41</sup> These types of developments provide many goods and services traditionally supplied by local governments, including garbage collection, street cleaning, street lighting, and security patrol. Their homeowner associations also levy assessments, adjudicate disputes and regulate land use and other aspects of community life within their boundaries. On average, their residents are older, more prosperous and less racially and ethnically diverse than residents in comparable neighborhoods. Income diversity in planned developments is greater than might be expected. Although planned developments do not contribute significantly to the state's overall residential segregation, the author warns that this pattern may change over time as CIDs account for more of the state's total housing stock.<sup>42</sup> The City of Gardena has several planned unit developments, which may need to be monitored at some point to ensure segregated pattern or other disparity is not occurring.

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<sup>40</sup> Discrimination Considerations of Homeowner Associations, Brian D. Moreno, Esq., 2004

<sup>41</sup> PPIC Research Brief #83, 2004

<sup>42</sup> PPIC Research Brief #83, 2004

## **VI. FINDINGS AND RECOMMENDATIONS**

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The earlier sections of the AI identify common problems and barriers to fair housing in Gardena. This section summarizes findings and provides recommendations for the City to address impediments to the fair housing identified.

### **A. Impediments and Findings**

**Demographic:** While the City continues to remain ethnically and racially diverse, considerable changes have occurred, including: White residents significantly decreased from 22 percent in 1990 to 12 percent in 2010; Asian residents also decreased from 32 percent to 27 percent; Hispanic residents increased considerably from 23 percent to comprise the largest ethnic group in the City in 2010 (32 percent); and African American residents remained at 25 percent of the City's population.

**Income:** Elderly households comprised the largest number of extremely- low and low-income households within the City. African American and Hispanic households had median incomes that were lower than White and Asian residents, as well as the City and County medians. Concentrations of low- and moderate-income households are located in the central and eastern sections of the community. These areas also contain concentrations of Hispanic and African American residents, which appear to be consistent with data showing these groups tended to make lower median incomes than other racial and ethnic groups.

**Language Barriers:** Approximately 49 percent of Gardena residents speak languages other than English at home, and 14 percent speak English "not very well" or "not at all". Approximately 28 percent of residents who speak Spanish at home are linguistically isolated, while 41 percent of residents who speak Asian languages at home are linguistically isolated. Thus, linguistic isolation is more severe among Asians than Hispanics. This may be one reason for the low number of fair housing discrimination complaints received from this group within Gardena.

**Housing:** When looking at overcrowding by race and ethnicity, the percentage of overcrowded households is significantly higher for minority households. Hispanics had a low percentage of owner households (38 percent), though they make up the largest proportion of residents in the City (32 percent). Additionally, Whites made up only 12 percent of the City's population, but had the largest proportion of owners (64 percent). Disabled renters were impacted by housing problems significantly more than owners; approximately 64.7 percent of disabled renters experienced some type of housing problem compared to only 34.6 percent of disabled owners.

**Section 8:** Data pertaining to Section 8 vouchers issued in Gardena indicate that only eight (8) percent of voucher holders were Hispanic; yet, this group makes up 32 percent of the City's population and 50 percent of large households. Only two (2) percent vouchers were issued to Asians, though this group makes up 27 percent of the population and 18 percent of large households. Thus, these groups appear underrepresented and may not be aware of the help potentially available to them. This trend was noted in the last AI and appears to still exist. Equal access and differential treatment among different

racial groups in the City's assisted senior housing projects also remained a concern in the community since the last AI.

**Fair Housing and Landlord/Tenant Issues:** Fair housing complaints during the last six years in Gardena have centered on race (42 percent), disability (25 percent), and familial status (15 percent), as was true in the last AI, though in a different order and with different percentages. The last AI reported 30 percent disability, 23 percent race and 23 percent familial status, indicating an increasing shift of bias against race by 19 percentage points within the City and race appears to be a much bigger issue in Gardena compared to the rest of the County.

Approximately 53 percent of complaints were filed by African Americans and 26 percent filed by Hispanics. While Asians make up nearly a third of the population, they represented only five (5) percent of fair housing discrimination complaints showing underrepresentation. There was an increase in calls related to foreclosure in the last two years, which will likely continue, though they made up only two percent of the calls received.

The Fair Housing Foundation periodically conducted audits, during the last five years which indicated discrimination is still occurring within the City. Specifically, in FY 2003-04 the bias against source of income for Section 8 resulted in 5 cases of sustained allegations, yet there were no complaints filed by residents pertaining to this issue.

According to DFEH, thirty (30) cases were received from Gardena from 2010 to 2008, of which 57 percent were filed by African American residents. The majority of complaints were based on race (40 percent). The most common alleged acts were: eviction (60 percent), unequal terms (37 percent), refusal to rent (27 percent), and harassment (27 percent). Thus, it appears the majority of discrimination is occurring in the rental market.

NIMBY sentiments exist within the City, as evidenced by residents rejecting the idea of a redevelopment agency in 2004.

**Public Sector Practices:** It was noted some zoning changes that were recommended during the last AI still exist, though the City will address these issues as part of their Housing Element approval process. In addition, it was noted that developers of three bedroom or larger units may have a more difficult time constructing their units based on some of the lot size, units per parcel, and minimum square feet requirements. Moreover, most of the development that has occurred recently has been above moderate-income.

**Private Sector:** While home prices remain lower compared to nearby communities, housing prices have escalated considerably over the past few years. This has priced many lower income residents out of the housing market, with many lower income residents experiencing a high housing cost burden and overcrowded living conditions. Within the rental market, rental prices have increased while vacancy rates have decreased. Few apartments with three or more units were advertised for rent, indicating that finding appropriately sized rental housing for large households is difficult. Due to the older age of much of the City's rental housing stock, locating accessible apartment units in Gardena is also a challenge for many households with disabled members.

**Lending:** The number of conventional home purchase loan applications received in 2008 was 534; approximately 300 applications less than were received during the last AI. Approval rates in 2008 were also lower than during the last AI by about 20 percentage points (44 percent approved in 2008 and 60 percent approved in 2010); though the market today is more favorable.

Among conventional home loan applicants in the City, African Americans made up only 8 percent of the total received though they represented 28 percent during the last AI and represent 25 percent of the population. Hispanics represented only 15 percent of loan applications, as they did in the last AI, and still appear significantly under-represented compared to other racial and ethnic groups given they make up 32 percent of the City's population.

Overall, minority groups had lower approval rates than Whites as they did in the last AI; however in the last AI, Asian applicants had a significantly higher approval rate of 81 percent contrasted to Whites (55 percent), Hispanics (54 percent), and African Americans (51 percent). This is a significant decrease in the approval rate of Asians, which may be of concern, since the other groups remained relatively the same and are within a few percentage points of each other. In addition, Asians make up the largest percentage of applicants (32 percent), while in the last AI they made up only 22 percent of applicants.

Census Tract 6029 had the highest approval rate (70 percent), yet only 2 percent of applications came from this tract. LMA Census Tract 6030.04 had only two applications and Tract 6030.01 had the highest denial rate of 29 percent, indicating outreach may need to be targeted in these areas.

The current housing market has resulted in many new concerns for the City not present in the last AI, that may provide opportunities for discrimination including: foreclosures, loan modifications, short sales, and real estate owned (reo) properties that have flooded the market.

**Survey/Outreach:** While the majority of responses from the City's Fair Housing Survey indicate residents have not experienced discrimination in the City, there may be potential concern for the City to consider, regarding two survey responses that alluded to potential discriminatory attitudes within the City.

## **B. Recommendations and Proposed Actions to Address Impediments**

Proposed actions to address the impediments to fair housing choice identified within the City are as follows:

### **Action 1: Provide Targeted Fair Housing Education and Outreach**

The City should collaborate and coordinate with multiple agencies, including lenders, realtors, and cultural groups to provide increased efforts in educating residents on potential sources of discrimination and avenues to address fair housing. The City should target this education and outreach to various special needs groups including, but not limited to: the disabled, elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

**Action 2: Provide Networking Opportunities, Homeownership Education, and Credit Counseling for Minority Groups**

The City should consider providing networking opportunities, homeownership education, and credit counseling for minority groups or partner with an agency that provides this type of service.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

**Action 3: Encourage Cultural Diversity Awareness to Ease NIMBY Sentiments**

The City should consider providing cultural diversity events related to housing and the needs of low- and moderate-income households, to foster awareness and appreciation for other cultures and income classes to ease NIMBY sentiments or partner with an agency that provides this type of service.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

**Action 4: Increase Fair Housing Services to Include Periodic Testing**

The City should collaborate with their fair housing service provider to increase the Scope of Work to provide period testing throughout the City, particularly in the rental and lending markets.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

**Action 5: Increase Fair Housing Awareness and Education through the City website**

The City should provide increased efforts in educating residents on potential sources of discrimination and avenues to address fair housing on its website, by providing links to relevant information. Issues such as foreclosure, loan modification, and short sales should be included and the information should be provided in English, Spanish and Asian languages.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

**Action 6: Increase Marketing Efforts of the City's Home Improvement Programs**

The City should increase marketing efforts of its Home Improvement Programs to target low- and moderate- income households, special needs populations and minorities. Additional efforts should be made to outreach the disabled population that could benefit from accommodation improvements to their homes.

**Timeframe:** By the end of FY 2010-11, and annually thereafter.

## **VII. SIGNATURE PAGE**

I, Mitchell G. Lansdell, hereby certify that this Analysis of Impediments to Fair Housing Choice (AI) for the City of Gardena represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.



\_\_\_\_\_  
Mitchell G. Lansdell  
City Manager, City of Gardena



\_\_\_\_\_  
Date