

DRAFT

City of Hawaiian Gardens 6th Cycle Housing Element Update



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The 6th Cycle Housing Element

EXECUTIVE SUMMARY

The City of Hawaiian Gardens is located in the greater Los Angeles area and encompasses 0.9 square miles. The City is bounded on the west and south by the City of Long Beach, on the east by the City of Cypress, and on the north by the City of Lakewood. Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 25% of the land area.

Every California jurisdiction is required to include a Housing Element as part of the jurisdiction's General Plan. Hawaiian Gardens 6th Cycle Housing Element has a planning period of eight years from 2021 to 2029. This Housing Element is organized into seven sections:

1. Introduction
2. Housing Needs Analysis
3. Regional Housing Needs Assessment and Special Needs
4. Resources and Constraints
5. Land Inventory
6. Evaluation of the Previous Housing Element
7. Housing Goals, Policies, Programs, and Quantified Objectives

Chapter 1. INTRODUCTION

The 6th Cycle Housing Element for the City of Hawaiian Gardens is a required element of the City's General Plan and is, therefore, required to be consistent with the General Plan. The 6th Cycle Housing Element covers the planning period from October 15, 2021, to October 15, 2029, and includes extensive background information on community demographics, including population, employment and households, current housing, as well as updated policies, programs, and 'quantified objectives' to guide the City's development through 2029. State Law requires that the Housing Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A Community Outreach Plan
- A Statement of the Housing Plan to address identified housing needs.



- An analysis on Affirmatively Furthering Fair Housing.

This is the first Housing Element Cycle to implement the requirements of Assembly Bill 686 (AB 686), Affirmatively Furthering Fair Housing (AFFH). As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. Affirmatively furthering fair housing means taking meaningful actions to combat discrimination that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

This Housing Element must address the following issues:

1. Significant discrepancies in housing needs and in access to opportunities.
2. Replacing segregated living patterns with truly integrated and balanced living patterns.
3. Transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity.
4. Fostering and maintaining compliance with civil rights and fair housing laws.

Public Review and Comment

The Housing Element was made available for review and comment at City facilities, including City Hall, the Senior Center, City recreation facilities, during the workshop and public hearings, and on the City's website:

- August 29, 2021 – Community Survey
- September 21, 2021 – Planning Commission public workshop
- October 19, 2021 – Planning Commission public hearing
- December 14, 2021 – Planning Commission/City Council joint workshop

The venues for the public meetings were ADA-accessible and served by public transportation. The City also advertised meetings, public hearings, and availability of the Housing Element in the local newspaper the "Los Cerritos Community Newspaper," through social media, as a flyer, and on the board at the mobile home parks.

Chapter 2. HOUSING NEEDS ANALYSIS

This chapter gives an overview of the City's population and employment growth, household characteristics, and housing characteristics. It also provides an analysis of the housing affordability and a discussion of housing receiving federal, State, or local aid that is at-risk of conversion due to the impending expiration of assistance. This chapter also includes the Fair Housing Assessment.

Chapter 3. REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

The first part of this chapter outlines the Regional Housing Needs Allocation (RHNA) process which is maintained by the regional agency with jurisdiction over the City. In this case, the Southern California Association of Governments (SCAG) has jurisdiction over the City of



Hawaiian Gardens. Through this process, each jurisdiction is given a set of numbers presenting housing units for each income level that the jurisdiction must help construct, rehabilitate, or conserve during the housing period from 2021 to 2029. The chapter then describes Hawaiian Gardens' share of the regional housing needs, and what has already been achieved in meeting those needs.

Chapter 4. RESOURCES AND CONSTRAINTS

This chapter identifies the resources that are available to the City to meet its quantified objectives for housing, especially new construction for affordable housing; as well as government and market constraints that might hinder housing development and includes a detailed analysis of the current permitting and regulatory process. In those cases where potential governmental constraints are identified, the City has identified programs to remove and/or mitigate those constraints. Also included is an analysis for low- and moderate-income housing assistance from State and federal sources.

Chapter 5. LAND INVENTORY

This chapter assesses the housing development potential in Hawaiian Gardens. The purpose is to determine the quantity of land available on suitable sites to accommodate the City's RHNA. The analysis indicates the City is divided into six residential zoning districts; two commercial zoning districts; one industrial zoning district; and a public facilities district which consists of civic, fire station, park, hospital, elementary school, junior high school, and church.

Chapter 6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

This chapter reviews the City's accomplishments under the 2013-2021 Housing Element, particularly the City's progress towards meeting its Regional Housing Needs Assessment goals. Although a comprehensive General Plan update was adopted in 2010, it did not include any update to the housing element.

Chapter 7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This chapter of the Housing Element lists housing goals, policies, implementing programs, and quantified objectives for the City of Hawaiian Gardens, responding to the assessment of the 2013-2021 Housing Element, as well as key issues, trends, opportunities, and constraints outlined in the Housing Needs Analysis and the assessment of Resources and Constraints.

The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. Below are the goals for the 5th Cycle Housing Element that the City adopted in 2015. The City will continue the application of these goals for the 6th Cycle Housing



Element as a guide for implementation of the City's continued, modified, and new housing programs.

- Goal 1.** Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.
- Goal 2.** Provide housing affordable to extremely low-, very low, low- and moderate-income households.
- Goal 3.** Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.
- Goal 4.** Achieve a housing stock free of substandard dwelling units.
- Goal 5.** Conserve and improve the existing stock of affordable housing.
- Goal 6.** Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.
- Goal 7.** Preserve the existing supply of affordable housing that is financially assisted by the City, County, and State or Federal governments.
- Goal 8.** Achieve reductions in energy consumption.

Each goal encompasses a series of policies. Implementing programs further the City's housing goals and policies.



1 INTRODUCTION

1.1 WHAT IS A HOUSING ELEMENT?

The Housing Element is one of the seven required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Housing Element be consistent with all parts of the General Plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems that support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The 6th Cycle Housing Element has a planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

The Housing Element of the Hawaiian Gardens General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Hawaiian Gardens Housing Element address the following issues:

- (a) the promotion of new housing development
- (b) the maintenance and improvement of existing housing units
- (c) identifying and addressing housing discrimination

Through its housing program, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

Geographical Setting and Demographics

The City of Hawaiian Gardens is in Los Angeles County, generally in the southeast area of the greater Los Angeles Metropolitan Area. The City of Long Beach lies directly to the west and south, the City of Lakewood lies to the north, and the Orange County City of Cypress borders Hawaiian Gardens on the east. Hawaiian Gardens is regionally accessible from Interstate 605 (San Gabriel River Freeway), which is located to the immediate west of the City. The Carson Street off-ramp is located at the western entrance to the City. The City is regionally accessible from Interstate 405 (Long Beach Freeway) located to the south, and Highway 91 to the north.

Hawaiian Gardens is among the “Gateway Cities” of southeast Los Angeles County. Considered an industrial powerhouse, this southeast sub- region of the County provides one out of every seven jobs in Southern California.



The City of Hawaiian Gardens is the smallest jurisdiction in the County of Los Angeles, encompassing a total of 0.9 square miles. It is the 338th largest city in California, and the 243rd largest city in the United States.

Hawaiian Gardens is primarily a residential community, with most of the City zoned for medium density residential (R-2) housing. The medium-density residentially-zoned properties are found along the southwest and southeast quadrants of the City. The northwestern quadrant of the City is dominated by a mix of General Commercial, Light Industrial, Civic, Intermediate Residential, and High-Density Residential-zoned uses. The northeast quadrant is characterized by pockets of Single-family residential estate-zoned parcels (10,000 sq. ft. minimum parcel size), Single-Family Residential, and General Commercial zoning and land uses.

The City's current population is reported at 14,149 residents. With a land area of just less than 1 square mile, Hawaiian Gardens has a population density of 14,717 people per square mile. The 2020 Census indicates that the City's population is currently declining at a rate of -0.73% annually and has decreased by -2.11% since the 2010 census count, which listed the population at 14,254. Hawaiian Gardens reached its highest population of 14,779 in 2000.

The average household income in Hawaiian Gardens is \$57,733 with a poverty rate of 23.90%. The median rental cost is about \$1,403 per month, and the median house value \$575,000.

This Housing Element is designed to address key housing issues in the City and seeks to provide solutions to improve future housing conditions. These issues include:

- (a) The need to maintain and rehabilitate the existing housing stock.
- (b) Development of new housing to relieve overcrowding and housing cost.
- (c) Through the zoning process, convert underutilized commercial properties to residential to provide more ownership units.
- (d) The maintenance of affordable housing for low-income households, special needs households and overpaying households.
- (e) Accommodating current Regional Housing Needs Allocation (RHNA) units through identifying opportunity sites along commercial corridors and addressing zoning for Accessory Dwelling Units (ADUs).

The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. This will accomplish both state and local housing goals. The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very specific on the content of the Housing Element and makes it clear that providing affordable housing is the responsibility of all local governments. It expects the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.



1.2 FREQUENCY OF REVIEW AND UPDATE

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is assigned a “fair share” of local housing needs according to income distribution.

This Housing Element will serve the planning period beginning October 15, 2021, to October 15, 2029. This is an eight-year period to coincide with the RHNA process.

1.3 HOUSING ELEMENT CONTENTS

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs, and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA.
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA.
- An analysis of constraints on housing in the jurisdiction.
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need; assisting in the development of housing for very low- and low- income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified.
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.
- An analysis of Affirmatively Further Fair Housing in compliance with AB 686, which specifically addresses significant discrepancies in housing needs and in access to opportunities, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

1.4 RELATIONSHIP TO GENERAL PLAN ELEMENTS

The current Hawaiian Gardens General Plan was adopted in January 2010 and established a long-range plan. The plan includes the following elements required by State law:



Land Use

The Land Use Element identifies the proposed distribution and intensity of the uses of land and the different types of uses, including housing, commercial retail, industrial, open space, recreation, institutional/public facilities, and others.

Circulation

The Circulation Element identifies the location of existing and proposed major roads, transportation routes, and other local public utilities.

Housing

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals and policies, and scheduled programs for the preservation, improvement, and development of housing.

Open Space/Recreation

The Open Space/Recreation Element guides the comprehensive and long-range preservation and conservation of open space land. In its discussion the Element includes recreation facilities, which similarly contribute activity space. Open Space may include land for outdoor recreation, public health, and safety.

Conservation

The Conservation Element addresses the identification, conservation, and use of natural resources. This element may consider issues of flood control, and water and air pollution.

Noise

The Noise Element identifies and evaluates noise levels in the City, particularly from roadways, industrial plants, and other major noise sources, and helps to protect uses in the community that are sensitive to noise impacts.

Safety

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood and fire.

Economic Development

The economic character of the community plays a vital role in the success and prosperity of a local area. The Economic Development Element includes goals and policies to guide physical development while retaining a sound economic base and identifying potential for new market opportunities. In addition, a fiscal analysis component will provide for a stable annual City Budget.



Air Quality

Consideration of air pollution and its damaging effects is a necessary component of public safety and welfare. The Air Quality Element examines relevant conditions, land use and development patterns to establish policies and programs related to air quality.

Capital Improvements

Capital improvements encompass the physical infrastructure that supports development of a city. The Capital Improvements Element identifies necessary improvements and provides policy direction for short-term programs.

Community Design

The Community Design Element relates to the aesthetic environment of the community and provides a sense of place. This includes the public realm, private realm, and residential areas.

Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The City updated its 2011 zoning map in 2019 to provide zoning districts consistent with the 2010 General Plan. To be consistent with the General Plan, this Housing Element will assess the Land Use Element's goals and objectives and identify new and existing sites to meet the existing and current RHNA, which facilitates the City's ability to meet its designated regional housing needs.

1.5 INFORMATION SOURCES

The information presented in this Housing Element has been gathered from a variety of sources. The primary source of information used in compiling demographic, housing, and socio-economic information for Hawaiian Gardens includes data collected by the U.S. Bureau of the Census. Several other sources were also consulted during the preparation of this analysis, with the key sources being the Federal Department Housing and Urban Development (HUD), the State Department of Housing and Community Development (HCD), the State Department of Finance (DOF), the Southern California Association of Governments (SCAG), the American Community Survey (ACS), the City of Hawaiian Gardens, and analysis conducted by the Housing Element consultants. SCAG is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections were used in the determination of the City's RHNA.



Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

1.6 PUBLIC OUTREACH

This 6th Cycle Housing Element was prepared during the COVID-19 worldwide pandemic, and pandemic-related restrictions substantially affected Hawaiian Gardens' outreach to City residents and businesses. From the beginning of 2020 through 2021, most offices, schools, places of worship, places of social gathering, retail stores, restaurants, government offices and religious and educational institutions were closed or operated with restricted hours, remotely and/or with limited staff. Los Angeles County, in general, and specifically cities within the gateway communities, experienced more disruption in services than any other county or counties in the State because of precautionary measures against an excessive number of COVID-19 cases, hospitalizations, and deaths.

Hawaiian Gardens' City Hall restricted public access and limited hours; most staff worked remotely. These limitations made gathering information from City staff and members of the community as required by the California Housing Element Law difficult and challenging. Still, Hawaiian Gardens sought as much public input as possible, given the limitations, to measure the effectiveness of the City's housing policies and the position of the community regarding the City's current housing market and the overall effectiveness of the 5th Cycle Housing Element. The City further sought public input regarding the 6th Cycle Housing Element policies, goals, and objectives. These efforts are described below.

Community Outreach

The Housing Element was prepared with public outreach and participation to the extent permissible under the restrictions of COVID-19. The City maintains a distribution list of stakeholder organizations, interested private citizens, public agencies, posts public information on the City's website and at the physical location of the meetings, and issues press releases in the Los Cerritos Community Newspaper. The venues for the public meetings were ADA-accessible and served by public transportation.

To ensure the broadest community involvement, particularly among low-income and special needs groups, the City used several strategies, including:

- An in-person televised Planning Commission Housing Element workshop to inform members of the Commission and the public of the Housing Element process, including the requirements of AB 686. (September 9, 2021)
- A Community Outreach survey prepared in English, Spanish, and Korean and made available between August 29, 2021, and September 15, 2021, was distributed and broadcast over several media outlets, including a dedicated City website specifically for the Housing Element Update, to reach all members of the community. Survey questions were formulated to get an understanding of who was participating in the survey, identification of the housing issues facing the City, and options to address the housing issues. Interested parties could complete the Survey online at the City's website.



- A focused stakeholder interview consisting of 6 members of the Hawaiian Gardens community was conducted via the online Zoom™ platform. The participants included one planning commissioner and city resident, three city employees, and two land developers. (October 19, 2021)
- A joint Planning Commission/City Council public workshop was conducted via Zoom™. Minutes and a Zoom™ audio/video recording is available on the City's website and from the City Clerk's office upon request. (December 14, 2021)
- The City posted flyers about the Housing Element update throughout the City, including the notice boards at the two mobile home parks in the City.
- Information on the Housing Element update was also made available on the City's website and at all City facilities, including City Hall, the Senior Center, and recreation facilities.
- A Housing Needs Assessment Survey was distributed at the communitywide Hawaiian Gardens Carnival on April 21, 2023 through April 23, 2023 at the Furgeson Elementary School field. Survey questions were formulated to get an understanding of who was participating in the survey, identify the housing needs, and provide recommendations for how the City can improve housing.

Community Input

Community input was received through a variety of means including public hearings, a stakeholder meeting, and community surveys.

The comments received at the Planning Commission workshop and the joint Planning Commission/City Council workshop centered around the lack of housing available to all residents, especially low income; and the high cost of housing.

Only 13 residents (12 in English, one in Spanish) participated in the Community Survey (2021). This participation level corresponds to the City's experience with other outreach efforts. Nonetheless, the input received is a window into residents' expectations for the City. Survey responses focused on:

- Providing more affordable housing
- Addressing Section 8 housing
- Addressing the homelessness issue
- Gentrification - most respondents were not favorable towards gentrification, but some saw the economic benefits that can be derived from it
- Utilizing existing parcels in the City that are currently under-utilized or vacant for more housing opportunities
- Residential building height limits - concerns over the City's residential height restrictions which prevent the development of more high rises with higher densities
- Concerns with parking availability in the City
- The use of density bonus to encourage development of more affordable housing

1. INTRODUCTION



- Homeownership - the City should investigate making more of its residents' homeowners rather than renters
- High rents - the current rents in the City are too high
- The City's beautification program eliminated security bars of residential properties and improved the general outlook of the City

See Appendix A, *Community Survey*, for the complete survey including questions and responses and how survey responses were incorporated into this Housing Element.

The Housing Needs Assessment Survey (2023) distributed at the Hawaiian Gardens Carnival attracted a substantial number of community participants (91). This participation level is much larger than the City's experience with other outreach efforts and suggests that future public outreach efforts should be held at communitywide events instead of being provided online or distributed at a government-facilitated meeting (e.g., Planning Commission). Survey responses focused on:

- Importance of affordable housing for all income levels and needs
- Amenities that should be provided for multi-family housing
- Importance of proximity to retail, churches, schools, and transportation
- Importance of existing housing goals in the current housing element
- What residents like about living in the City (family and friends, small town feel)
- The need for more housing in the City
- The need to provide the homeless with more shelters and services
- The need to create a more walkable, safe, and clean community
- The need for more community amenities (parks) and community events
- The need for more parking

See Appendix B, *Housing Needs Assessment Survey Results*, for the complete survey including questions and responses and how survey responses were incorporated into this Housing Element.

1.7 SERVICE PROVIDER OUTREACH

People Assisting the Homeless Los Angeles (PATH LA)

The Housing Element was also prepared with outreach to People Assisting the Homeless Los Angeles (PATH LA), which is one of the homeless service providers for Los Angeles County's Service Planning Area 7, which includes Hawaiian Gardens. PATH LA implements a scattered site model to reduce homelessness in the County by providing people in shelters with rental subsidies to transition people from shelters to rental housing. PATH LA also connects people experiencing homelessness with supportive services and programs (e.g., mental health, medical, addiction, employment) to help them remain in rental housing. Given PATH LA's



extensive experience with providing housing and services for the County's homeless population, PATH LA helped the City identify the needs of the homeless population, the challenges to effectively reduce homelessness, and guidance for how the City can better address homelessness, as summarized below.

Needs:

- Providing more short term (e.g., shelters) and long-term (e.g., rental housing) housing solutions, especially long-term housing solutions.
- Providing more supportive services and programs.

Challenges:

- Resistance from community residents who do not want shelters near their homes.
- Not enough funding allocated for short-term and long-term housing and/or supportive services and programs.
- Scattered site model often relocates people to unfamiliar communities, which can cause them to return to streets of their desired community.

Recommended Solutions:

- Construct new shelters and rental housing.
- Provide more incentives to property owners to waive rental requirements (e.g., credit, income) for tenants with rental subsidies.
- Partner with neighboring cities (e.g., Lakewood) to construct shelters and rental housing.
- Implement creative design solutions (e.g., tiny homes, fly away homes, Lifemark homes) to provide more short-term and long-term housing.
- Educate residents on how to effectively reduce homelessness in the community.

Housing Rights Center (HRC)

The Housing Element was also prepared with outreach to the Housing Rights Center (HRC). The HRC provides fair housing services to renters within the County. Additionally, the HRC conducts workshops with tenants and landlords to educate the public on fair housing laws, reasonable accommodations, and HRC resources. The HRC provided guidance for how the City can better address fair housing issues in the City using the HRC's local knowledge of issues and recommended solutions, as summarized below.

Issues:

- Rent increases.
- Evictions, especially evictions due to major renovations
- Relocation

1. INTRODUCTION



- Tenants do not know how to address code enforcement issues
- Substandard housing conditions
- Fair housing discrimination and violations, especially towards large families and families with kids.

Recommended Solutions:

- Eviction diversion, which requires landlords to notify the City when an eviction notice is issued and allows the City to inform landlords of ways to avoid an eviction.
- Place a moratorium on major renovation related evictions. Reach out to other cities in the County who have done this (e.g., Alhambra).
- Rent control or rent cap policies that are more restrictive than statewide cap of 10%.

1.8 REVIEWS BY STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

State law requires the submittal of every updated Housing Element to the State of California Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum Housing Element requirements.

Housing Elements are required to be submitted to HCD for review and comment: during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first period requires a 60-day review and must take place prior to the adoption deadline of October 15, 2021. However, with the complications resulting from the COVID-19 pandemic and the inability of some jurisdictions to remain open and functional, this Housing Element draft is being submitted later than the October 15, 2021, deadline, and HCD has been made aware of this development. The second review requires a 90-day review by HCD and takes place after the adoption of the Housing Element by the local jurisdiction. It is after the second review that written findings regarding compliance are submitted by HCD to the local government.



2. HOUSING NEEDS ANALYSIS

2.1 POPULATION AND DEMOGRAPHICS

The type and quantity of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population characteristics include population growth trends in the city, age characteristics, and ethnicity.

Population Trends

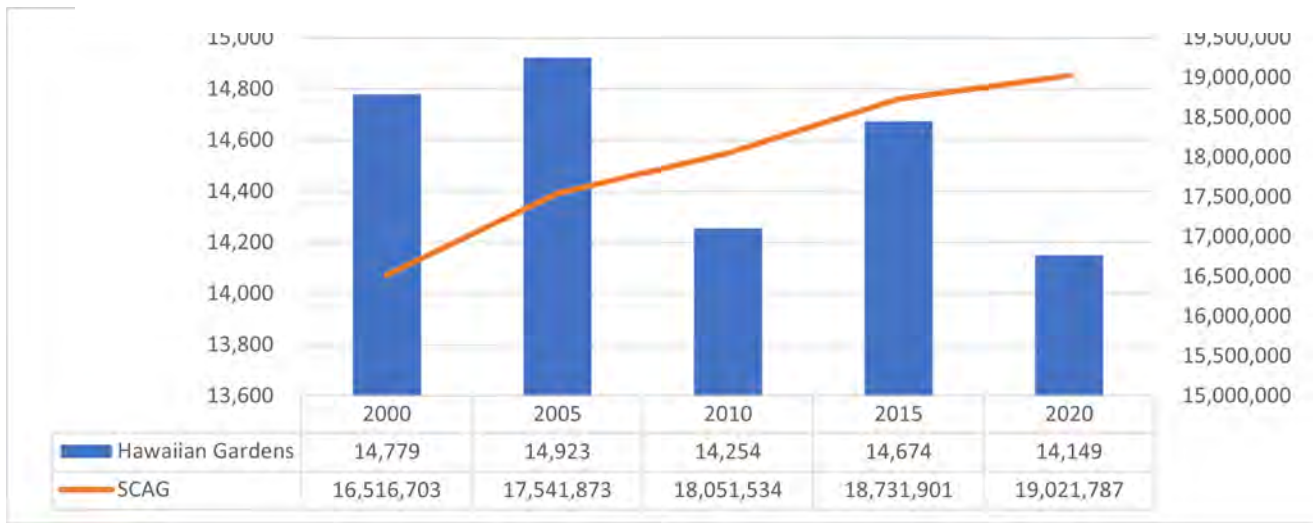
According to the 2020 United States Census, Hawaiian Gardens has a 2020 total population of 14,149 persons, which is a slight decrease from the 2010 census figure of 14,254 persons. As stated earlier, the City of Hawaiian Gardens spans 0.97 square miles with a population density of 14,717 people per square mile. The average household income in Hawaiian Gardens is \$57,733 with a poverty rate 23.90%. The median rental cost is \$1,403 per month, and median house value is \$575,000.

Figure 2.1 below describes the population trend in Hawaiian Gardens from 2000 to 2020 compared to SCAG. Over this period Hawaiian Gardens had an annual population growth rate of 0% compared to 0.7% for the region.

Hawaiian Gardens experienced its greatest population growth in 2005; however, between 2005 and 2010 there was a slight reduction in population that may be attributed to out-migration, cost of living, and a declining economy.



Figure 2.1 Population Trends



Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2021-2022. Sacramento, California. May 2022

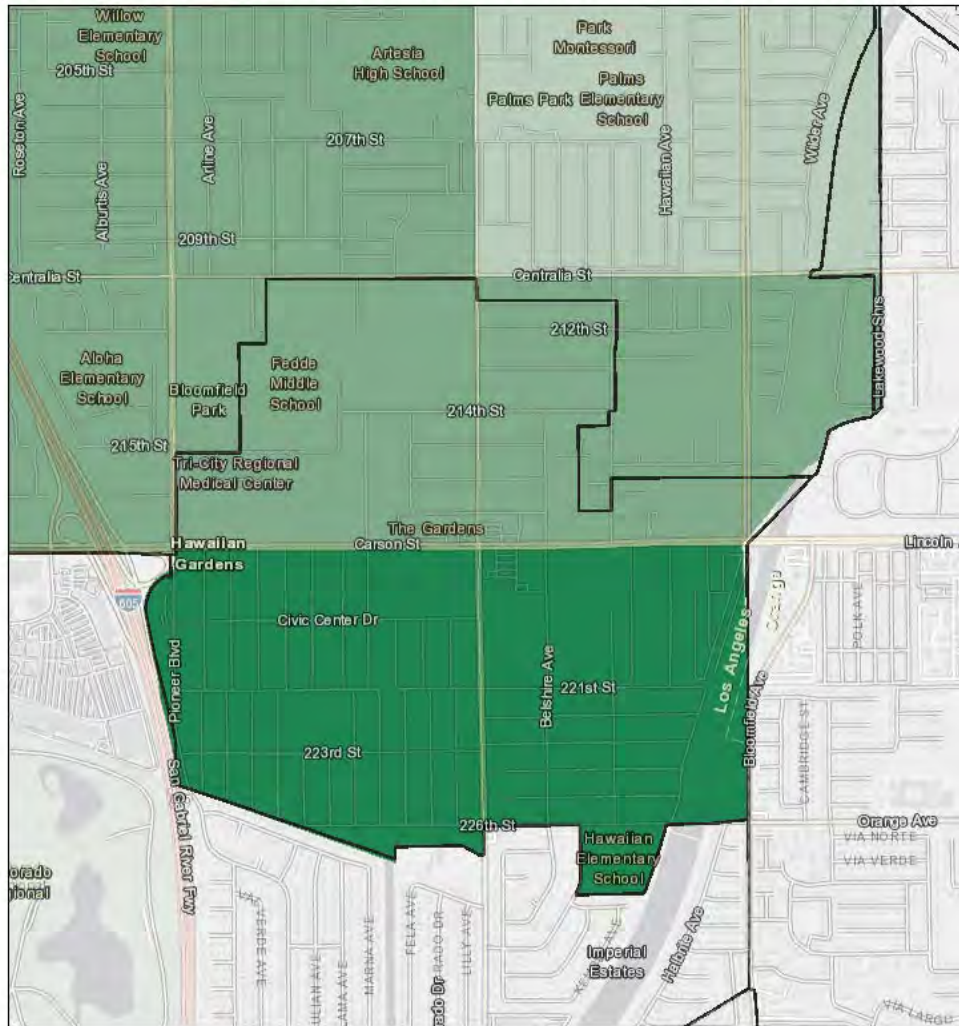
Ethnicity

Hawaiian Gardens is a majority Hispanic/Latino community with Hispanics/Latinos comprising 80.1% of the City’s residents, with the predominate population located south of Carson Street and a sizeable population located north of Carson Street (see Figure 2.2 below). Sizeable Hispanic/Latino populations also occur to the north, east, and west of the City. This percentage includes those who identified as White Hispanic. The City’s White Non-Hispanic population is 4.3%, the Asian population is 9.9%, the Black/African American population is 4.0%, and the Native Hawaiian or Pacific Islander population is 0.09%. Of 14,149 residents, 42.8% are foreign born, and 91.7% speak a language other than English at home.



Figure 2.2 Neighborhood Demographics

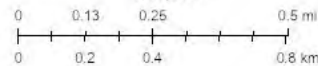
AFFH Analysis - Predominant Population, Hispanic Majority Tracts



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1:18,056

City/Town Boundaries



(R) Predominant Population - Hispanic Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

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City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 |



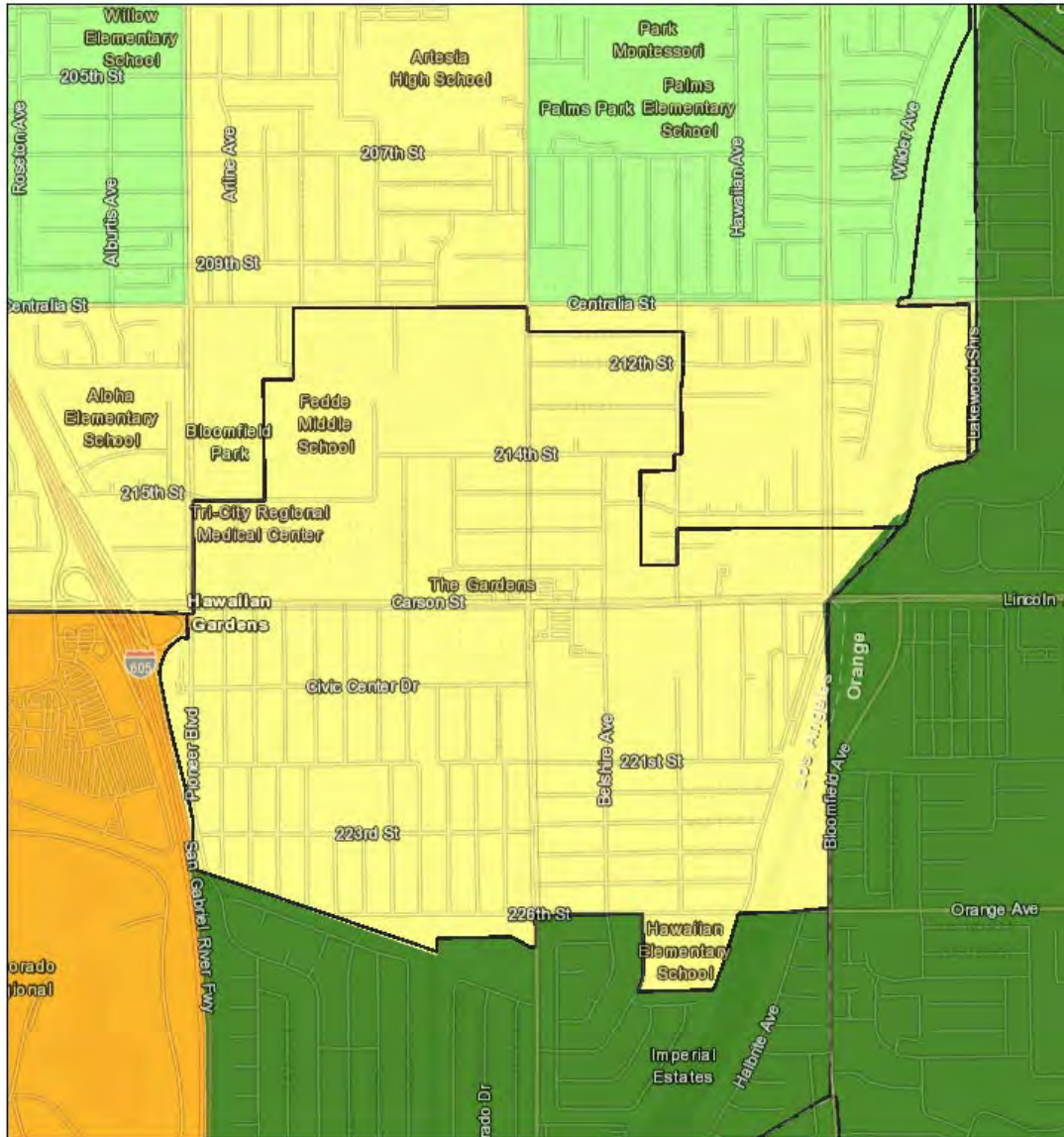
Education

According to the 2020 US Census numbers, 57.26 percent of persons residing in Hawaiian Gardens attained a high school education or higher, of which 22.7 percent graduated from high school, 7.31 percent attained a bachelor's degree and 3.14 percent attained a graduate degree. Conversely, 42.74 percent of Hawaiian Garden's residents have less than a high school education. As shown in Figure 2.3 below, the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating. As also shown in Figure 2.3, the positive education outcome rating is 0.75 to 1.0 immediately south and east of the City's boundaries in Long Beach and Cypress, respectively, while similar educational outcomes are seen immediately to the north and west of the City. To help increase the levels of educational attainment, the City is looking to increase its support in policies that favor education; especially starting with education at early stages in life for those individuals in ages 0-5. Quality early care and education provides a foundation for success in grades K-12 for Hawaiian Gardens' youngest residents. Early care and education translate to success in life because children who attend these programs are more likely to graduate from high school and attend college.



Figure 2.3 Education Opportunity

AFFH Analysis - Opportunity Map, Education Score (2022)



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City/Town Boundaries

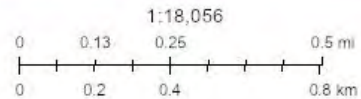
(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

< 0.25 (Less Positive Education Outcomes)

.25 – 0.5

0.5 – 0.75

.75 – 1 (More Positive Education Outcomes)



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City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | CA HCD



Household Size and Housing Stock

According to data from the Southern California Association of Governments (SCAG), there are 3,712 households in the City of Hawaiian Gardens. The average household size is 4.21 persons per household and the average family size is 4.52 persons per family. The average household and family sizes in the City has increased over the years largely due to several trends including increasing births per family, shared living space to reduce cost, increasing cost of living, and overcrowding due to lack of available, affordable housing.

Figure 2.4, Households by Age and Sex, shows that the population of Hawaiian Gardens is almost equally divided between males and females with 49.9% males and 50.1% females. The share of the population which is under 18 years of age is 27.7%, which is higher than the regional share of 23.4%. This indicates that the City is younger than the region. Seniors (age 65 and older) make up 10.5% of the population, which is lower than the regional average share of 13%.

Figure 2.4 Households by Age and Sex



American Community Survey 2014-2018 5-year estimates

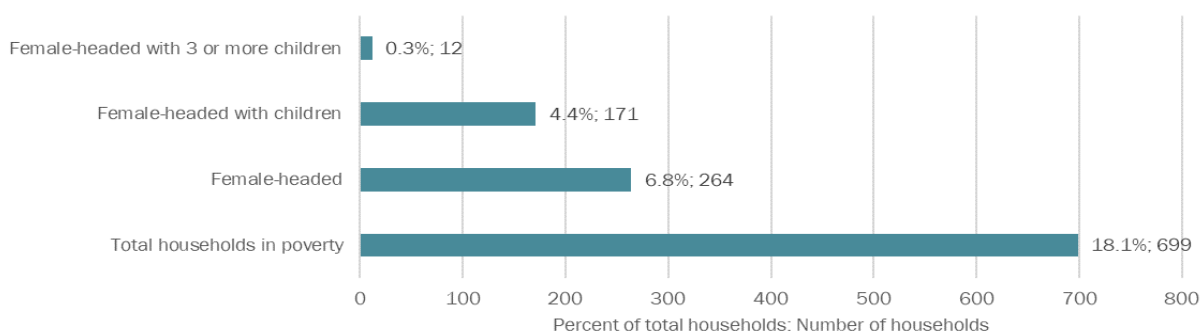


Specialized Housing Needs

California housing law requires analysis of specialized housing needs, such as female-headed households, low-income, senior housing, and shelter for the unhoused, to ensure allocation of services.

Female-headed households. Of Hawaiian Gardens' 3,712 total households, 17% are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region). This indicates that the City exceeds the region average in each of these categories and must therefore intensify its efforts to provide more services geared towards specialized housing. Figure 2.5 shows the distribution of female-headed households in the City.

Figure 2.5 Female Headed Households



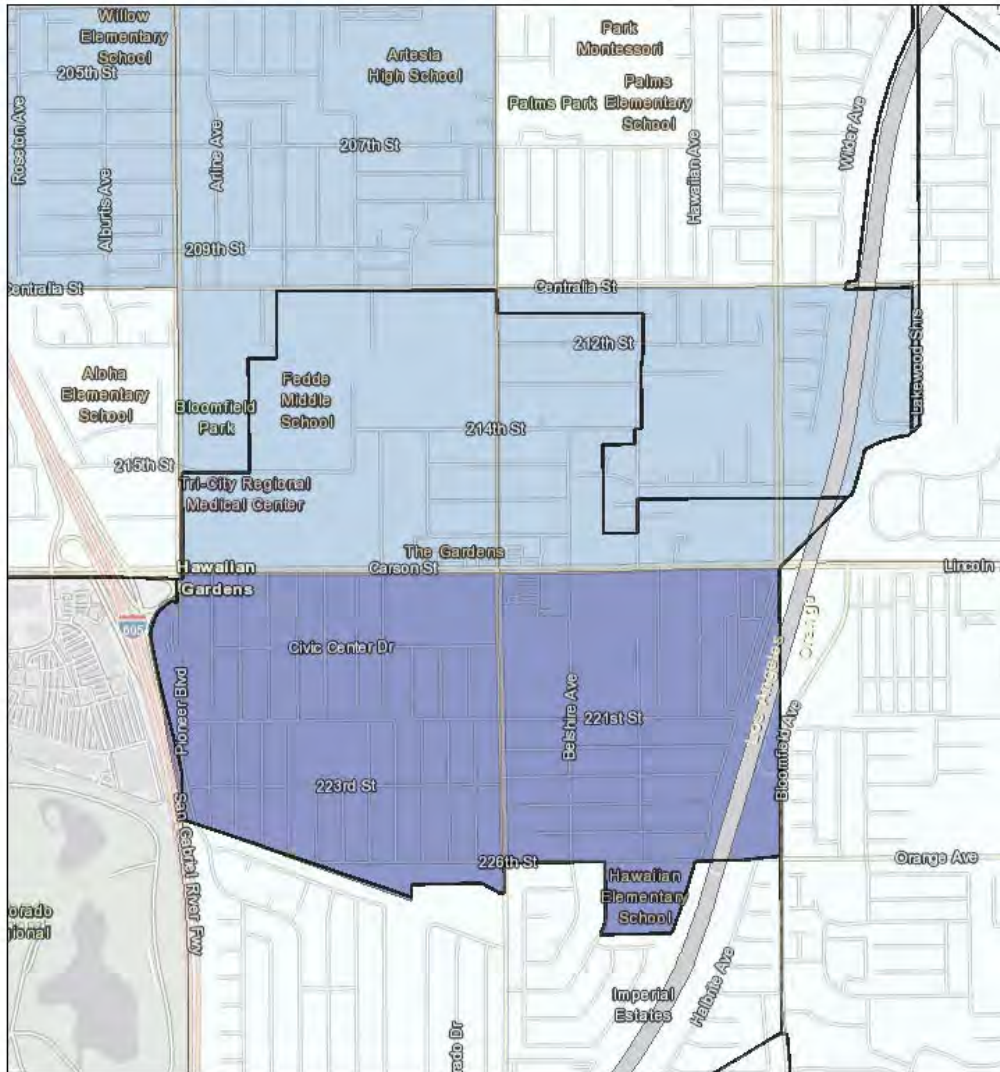
Source: American Community Survey

Low-Income Households. According to the American Community Survey, 18.1 percent of Hawaiian Gardens' households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. As shown in Figure 2.6 below, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits. However, the rate of poverty reduces sharply south and east of the City, indicating that the southern half of Hawaiian Gardens is a distinct pocket of poverty.



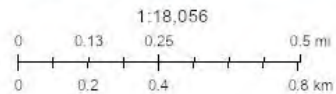
Figure 2.6 Concentrated Poverty

AFFH Analysis - Poverty Status (2015-2019)



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- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%
- 20% - 30%



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CA HCD
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Senior Low-Income Households. Federal housing data define a household type as “elderly family” if it consists of two persons with one or both age 62 years old and over. Of Hawaiian Garden’s 396 such households, 61.9% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 82.1% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Table 2.1 identifies the percentage of elderly households and incomes based on HUD Area Median Family Income (HAMFI) thresholds. Between 2012 and 2016, a majority of the of elderly households earn less than 50% of HUD Area Median Family Income. Only 7.9 percent of elderly households earn above the HAMFI.

Table 2.1 Elderly Households by Income and Tenure

Income Category, Relative to Surrounding Area:	Owner	Renter	Total	Percent of Total Elderly Households
<30 % HAMFI	155	280	435	58.2
30-50% HAMFI	100	85	185	24.7
50-80 % HAMFI	40	10	50	6.7
80-100% HAMFI	19	0	19	2.5
>100% HAMFI	19	40	59	7.9
Total	333	415	748	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

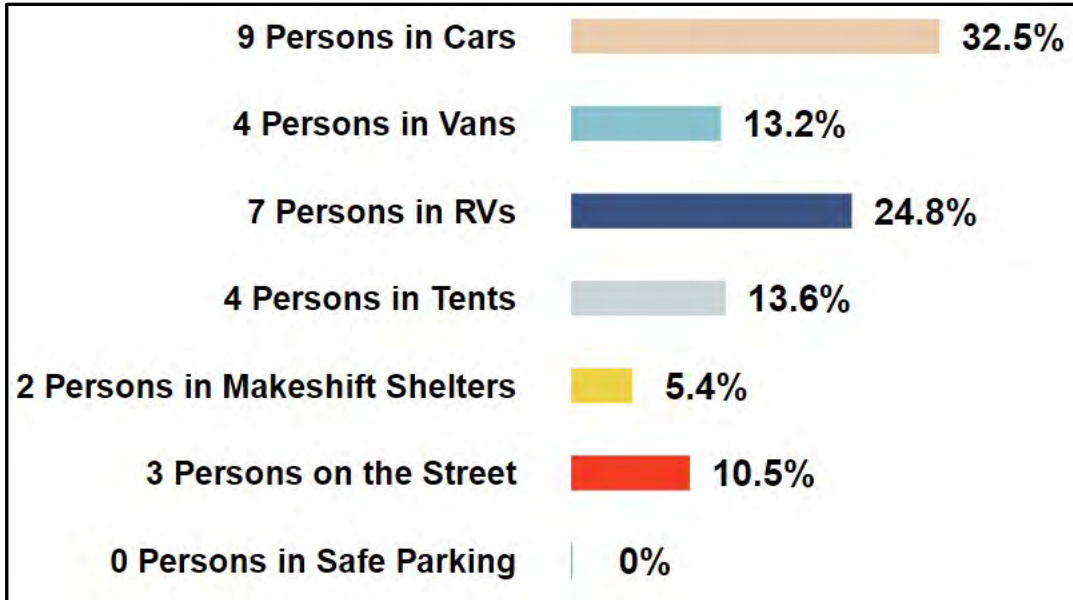
Unsheltered Households. Los Angeles County/Los Angeles Homeless Services Authority (LAHSA) conducts annual counts of unsheltered families and individuals to determine needs for temporary housing and supportive services. The February 2022 count found 29 persons experiencing homelessness in Hawaiian Gardens. Figure 2.7 shows the distribution among shelter types, which included recreational and passenger vehicles, tents, makeshift shelters, and no shelter.

However, given the City’s location between Los Angeles and Orange County and the transient nature of homelessness, it is impossible to capture an accurate estimate of the homeless population in the City. Regardless of the projected numbers of the homeless population in the City, the City understands that homelessness is a regional issue that must be addressed with regional solutions.

As part of its contribution to a regional effort, Program 32, *Permanent Supportive Housing*, requires that the City apply for Permanent Local Housing Allocation funds from the Los Angeles County Development Authority for acquisition of site suitable for Permanent Supportive Housing, and to make that site available to affordable housing developers.



Figure 2.7 Shelter Choices of Persons Experiencing Homelessness in Hawaiian Gardens (2022)



Los Angeles County homelessness point-in-time counts processed by SCAG. Source: Los Angeles Homeless Services Authority, Greater Los Angeles 2022 Homeless Count Results: Hawaiian Gardens, available at <https://www.lahsa.org/documents?id=6638-spa-7-independent-cities-hc22> (accessed December 7, 2022).

Age Characteristics

According to the 2020 Census, the median age of the City’s residents was 32.4 years compared to 33.7 years of age for the County. This shows a slightly younger population demographic than the County. The median age for male residents is 30.8 years, while the median age for female residents is 33.4 years.

The 2020 Census indicated that elderly residents accounted for 7.9% of the City's total population and 32.1% of the were less than 18 years of age. Working age adults between the ages of 18-64 accounted to 59.9% of the population. The age grouping of the City’s population according to the 2020 Census are indicated below in Table 2.2.



Table 2.2 Age Characteristics of Hawaiian Gardens’ Population

Age Group	Number of People	Percentage of Population
Under 18 years	4,576	32.1%
18 – 24 years	1,759	12.3%
25 – 44 years	4,109	28.8%
45 – 64 years	2,684	18.8%
65 years – or older	1,126	7.9%
Total Population	14,254	100.0%

Source: U.S. Census Bureau (2020)

2.2 EMPLOYMENT CHARACTERISTICS

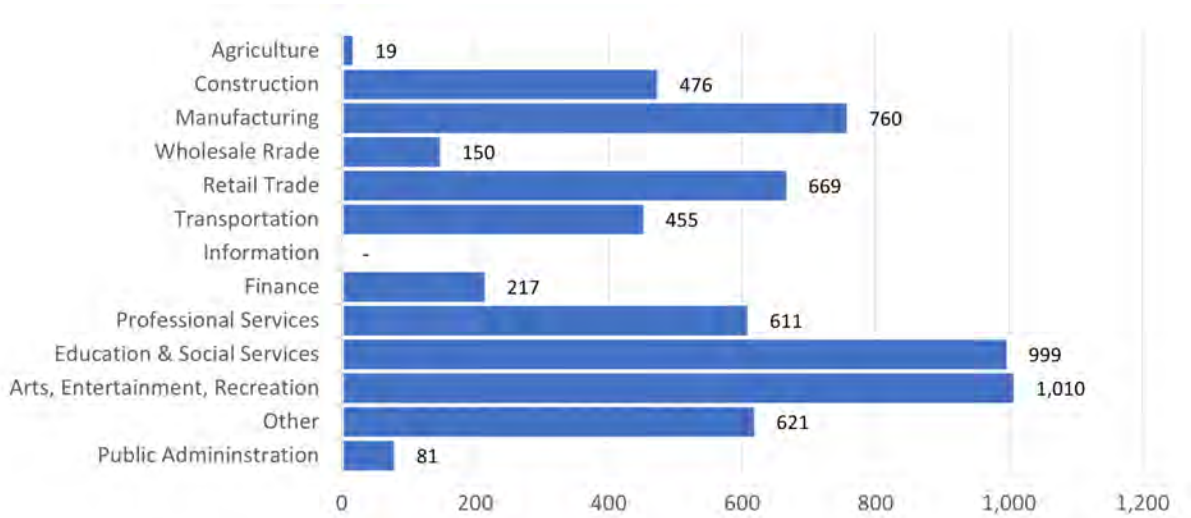
Employment types, income levels, and other factors determine the type of housing residents of the City can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond the City’s control. Employment characteristics describe those economic and market factors relevant to the maintenance of existing housing and the need to produce new housing in the City.

Employment and Unemployment

Hawaiian Gardens has 6,068 workers living within its borders who work across 13 major industry sectors. The chart below (Figure 2.8) provides detailed employment information. The most prevalent industry is Arts, Entertainment, Recreation with 1,010 employees (16.6% of total) and the second most prevalent industry is Education & Social Services with 999 employees (16.5% of total). Figure 2.9 illustrates occupational categories. The most prevalent occupational category in Hawaiian Gardens is Services, in which 1,635 (26.9% of total) employees work. The second-most prevalent type of work is in Production, which employs 1,383 (22.8% of total) individuals.

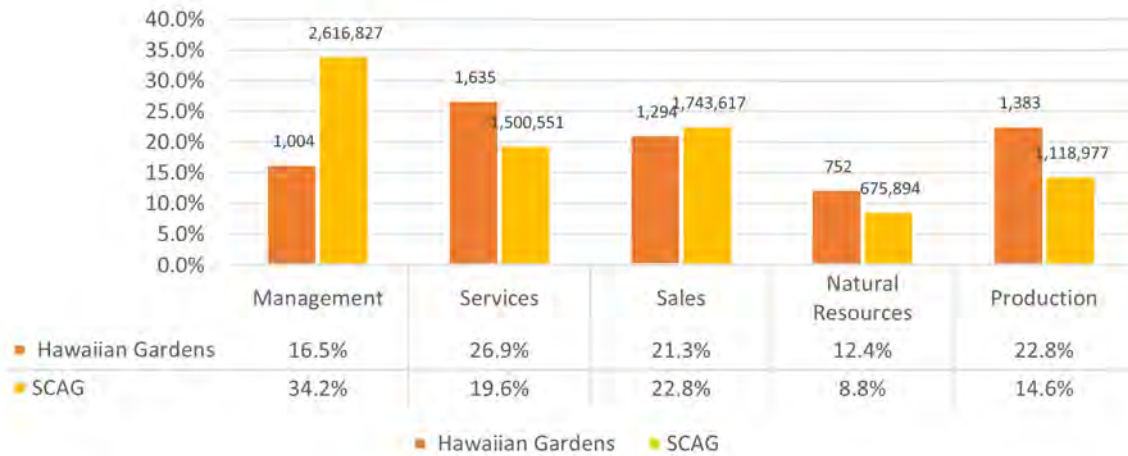


Figure 2.8 Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes

Figure 2.9 Employment by Occupation



Source: American Community Survey 2014-2018 5-year estimates using groupings of SOC codes



Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply. The 2014-2018 American Community Survey identified 19 persons residing in Hawaiian Gardens as employed in the agricultural, forestry, and fishing sectors. These persons are likely to be employed in nurseries and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low.

The Los Angeles County Department of Regional Planning published a Farmworker Housing Ordinance in September 2010. The ordinance is part of a program in the Los Angeles County Housing Element which brings the County's provisions for farmworker housing into compliance with the Employee Housing Act of the California Health and Safety Code.

The Housing Element Law requires an analysis of housing needs specific to special needs populations, including farmworkers (Government Code Section 65583 (a)(7)). In addition, the Housing Element Law requires an inventory of sites suitable for residential development, including housing for farmworkers (Government Code 65583(a)(3)). Where the sites inventory does not identify adequate sites to accommodate housing for farmworkers, the program must provide sufficient sites to meet the need with zoning that permits farmworker housing use by right (Government Code 65583(c)(1)(C)).

The Housing Element Law also states that local jurisdictions cannot disapprove a housing development project or impose conditions that render a project infeasible for low-income individuals, including farmworkers, without providing written findings based on substantial evidence on specified provisions, including that the development project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project (Government Code Section 65589.5).

In the Los Angeles County area, only the Antelope Valley and Santa Clarita Valley Areas include land with active agricultural uses, as well as the Santa Catalina Island Local Coastal Plan (LCP), which outlines policies that include the provision and expansion of supportive (employee) housing.

With low wages and very high housing costs in Los Angeles County, farmworkers are one group among many who are designated as having a special need for affordable and appropriate housing by the State of California. The variability of seasonal changes, technological advances in agriculture, along with increasing international market competition have led to fewer days of work per year for the County's agricultural employees.

Los Angeles County has seen a significant decrease in agricultural workers. State EDD data (CA Employment Development Department, Industry Employment & Labor Force data for Los Angeles-Long Beach-Glendale March 2020) shows that between 2000 and 2020, the number of farmworkers countywide decreased by 43 percent, from 7,700 to 4,400. Agricultural

2. HOUSING NEEDS ANALYSIS



practices no longer account for a significant sector of Los Angeles County’s economy, and as more agricultural land is converted for nonagricultural uses, this sector will continue to decline. Most of the Los Angeles basin is classified as “Urban and Built-Up Land,” and the California Department of Conservation Farmland Mapping and Monitoring Program maps show no farmland in the City of Hawaiian Gardens.

The County of Los Angeles Housing Element indicates that there are 225,217 acres of farmland designated by the State of California in Los Angeles County. There are 699,846 acres of land zoned for Agriculture. Of these designated areas, none are near Hawaiian Gardens.

Table 2.3 below identifies the locations and acreages of farmland in Los Angeles County. As shown in Table 2.4 below, the City has 19 persons employed in the Agricultural Industry.



Table 2.3 State Designated Farmland and Agricultural Zoning

Unincorporated Community	Farmland Designated by the State (acres)	% of Farmland Designated by the State	Zoned for Agriculture (acres)	% of Zoned Acres
Antelope Valley	165,142	73.33%	525,366	75.07%
Santa Clarita Valley	59,737	26.52%	114,051	16.30%
Malibu Coastal Zone	235	0.10%	47,899	6.84%
Santa Monica Mountains	103	0.05%	12,530	1.79%
Total	225,217	100.00%	699,846	100.00%

Source: Los Angeles County, Department of Regional Planning, GIS Section

Table 2.4 Farmworkers by Occupation

Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	57,741	Total jobs: Farming, fishing, and forestry occupations
19	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Employment in the Agricultural Industry:			
Hawaiian Gardens	Percent of total Hawaiian Gardens	SCAG Total	
19	0.31%	73,778	Total in agriculture, forestry, fishing, and hunting
19	0.46%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Farmworker Housing Needs

The City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors may be persons with “permanent” residences in the City who are seasonal farmworkers at locations outside the City’s boundaries, or are workers employed in non-traditional agricultural production. Any housed “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs rather than by providing farmworker-specific housing.



2.3 HOUSEHOLD CHARACTERISTICS

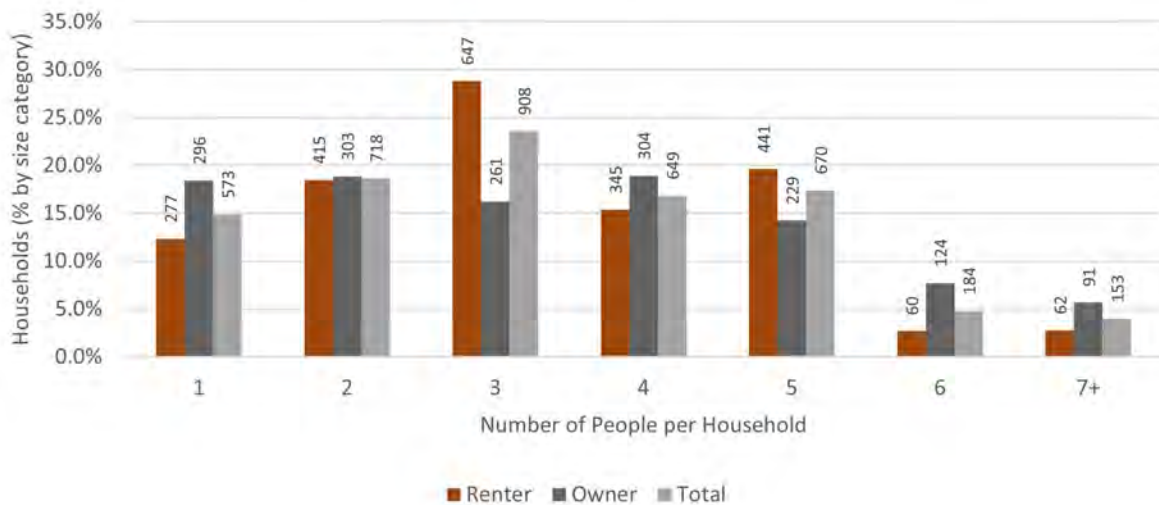
Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs. Household characteristics provide an overview of the key socioeconomic characteristics that affect housing needs and are important indicators of the housing sizes needed in a community.

Household Sizes

The U.S. Census defines a household as any group of people who occupy a housing unit, including families*, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households.

*According to the most current U.S. Census definition, family is defined as “A group of two or more people who reside together and who are related by birth, marriage, or adoption.” This Housing Element includes Program 4, *General Plan and Zoning Code Review*, which includes changing the definition of family to: *Family means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.*

Figure 2.10 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates

Figure 2.10, Households by Household Size, illustrates the range of household sizes in Hawaiian Gardens for owners, renters, and overall. The most commonly occurring household size in the City is of three people (23.6%) and the second-most commonly occurring household size is of two people (18.6%). Hawaiian Gardens has a lower share of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).



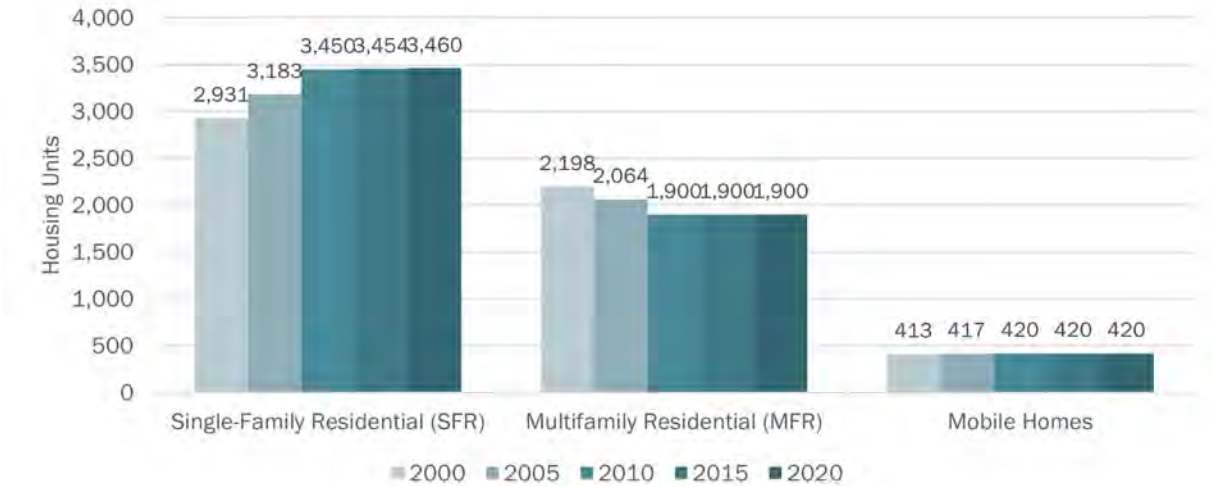
2.4 HOUSING STOCK

Housing types, age, vacancy rates, conditions and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section examines various stock characteristics that affect the living environment of Hawaiian Gardens residents. Housing characteristics focuses on trends related to residential development, housing type, and housing tenure.

Figure 2.11 provides information on housing stock trends in Hawaiian Gardens, which has a total of 3,724 housing units. The most prevalent housing type in Hawaiian Gardens is single-family-detached with 1,748 units. The share of all single-family units in Hawaiian Gardens is 61.1%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Hawaiian Gardens, there are 3,646 occupied units, which equates to a 2.1% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 4.013.

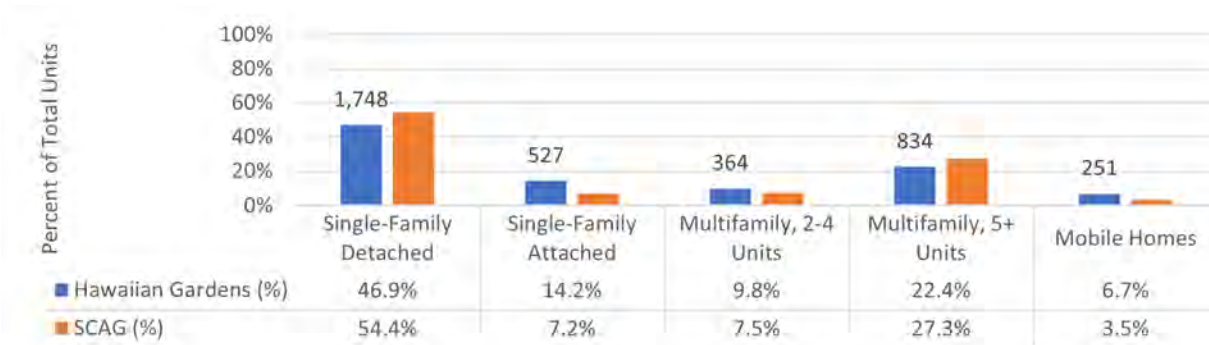


Figure 2.11 Housing Types



Source: American Community Survey 2014-2018 5-year estimates

Figure 2.12 Vacant Units by Type



Source: CA DOF E-5 Population and Housing Unit Estimate



Figure 2.13 Housing Vacancy Trends



Source: CA DOF E-5 Population and Housing Unit Estimates

Based on projected estimates by the California Department of Finance, over the past two decades (2000-2020), there has been more construction of single-family residential (SFR) units than multi-family residential (MFR) units in Hawaiian Gardens. When comparing 2000 to 2020, SFR units increased by 314, MFR units decreased by 190, and mobile homes decreased by 24. Moreover, the actual units built or permitted in the City did not meet the projected numbers. Table 2.5 below shows the number of units built, the type of units for which building permits were issued, and the number of units constructed.

Housing Age & Condition

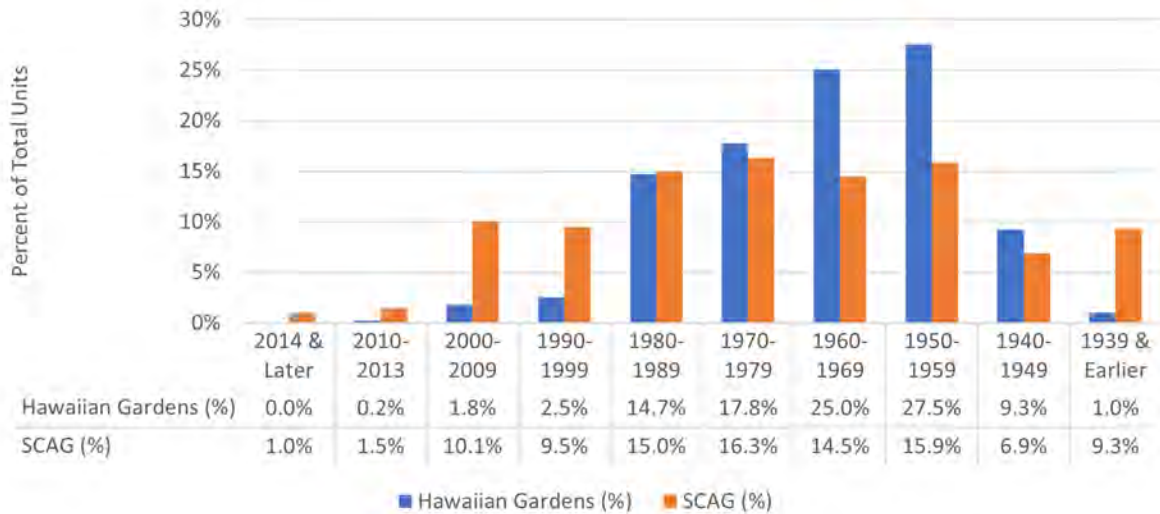
Housing age is an important indicator of the conditions of Hawaiian Gardens’ housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, housing can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and city residents’ quality of life. A city with an older housing stock and a population with lower incomes must budget more for preservation assistance, home repair costs, and energy upgrades.

Figure 2.14 shows that very few housing units were built in the City between 2010 and 2013, and even fewer units were built in 2014 and later; City Building Department records show that between 2015 and 2021, a net 28 housing units were built.

The largest proportion of Hawaiian Gardens’ housing units was built between 1950-1959, corresponding to a post-World War II housing boom. By contrast, in the SCAG region overall, more units were built during 1970-1979 than any other period. This indicates that most of the housing units in the City are older than housing units in the region and may thus require proportionately more rehabilitation and upkeep.



Figure 2.14 Housing Units by Year Structure Built



Source: American Community Survey 2014-2018 5-year estimates.

Table 2.5 below shows a breakdown of construction in the City between 2015 and 2021. Of the net units built, three were demolitions and rebuilds, two were rebuilds without demolition, 24 were new units, and six were Accessory Dwelling Units (ADU).



Table 2.5 Units Constructed Between 2015 and 2021

	Address	Demo	Rebuild	New	ADU/ JADU	Net	Permit Issued, Not Finalized
1	12240 224th Street			1		1	
2	22409 Violeta			1		1	
3	22408 Elaine	1	1			0	
4	21306 Norwalk Blvd.				1	1	X
5	21931 Violeta				1	1	X
6	12126 215th		1			0	
7	21826 Clarkdale			1		1	X
8	22222 Joliet			1		1	
9	21827 Hawaiian			2		2	
10	12302 221st	1	1			0	
11	22408 Elaine	1	1			0	
12	12323 223rd		1			0	
13	22415 Seine (vacant)			1		1	
14	12302 221st (vacant)			1		1	
15	22417 Elaine (vacant)			1		1	
16	21915 Devlin (vacant)			2		2	
17	21737 Verne			1		1	
18	22217 Arline (from duplex to single family)			1		-1	
19	21715 Juan (vacant)			1		1	
20	21717 Seine				1	1	
21	12362 211th (vacant)			1		1	
22	12017 Civic Center			1		1	
23	22330 Arline (vacant)			1		1	X
24	21926 Hawaiian Ave (1 single family + 1 ADU)			1	1	2	X
25	22406 Clarkdale (vacant)			1		1	
26	12321 221st (vacant)			1		1	
27	12135 221st (vacant)			1		1	
28	12711 Elaine (vacant)			1		1	
29	21715 Elaine			1		1	
30	22112 Ibex			1		1	X
31	12062 223rd				1	1	X
32	22013 Arline				1	1	X
	TOTAL	3	5	24	6	28	

Source: City of Hawaiian Gardens Community Development Department (2021)



The City's record corresponds with the data from ACS which indicates a drastic drop in the number of housing units built in the City in recent years. Therefore, as previously stated, most of the housing units in the City are older, and without the increased construction of new housing in the City, many of City's residents will continue to live in older units in need of more rehabilitation and upkeep.

As previously discussed, Hawaiian Gardens is the smallest City in Los Angeles County with a land area of less than 1 square mile. Carson Street and Norwalk Boulevard perpendicularly intersect at the general center of the City and separate the City into four quadrants. As shown later in Figure 4.3, each quadrant is zoned for residential uses, with the southwest quadrant having the most residentially-zoned parcels. The City conducted a preliminary windshield survey of residential neighborhoods in each quadrant to evaluate the existing housing stock and determined that there are no specific neighborhoods in the City that have a higher number of units in need of repair or replacement. The City also determined that the code violation and housing condition issues generally consisted of deteriorating materials (e.g., roofs, paint, windows), chain link fencing, trash, unmaintained landscaping, and parking in unpermitted areas. Overall, the City estimates that there are 423 units in need of rehabilitation.

Beautification Program (Housing Rehabilitation Program)

The Beautification Program is the City's Housing Rehabilitation Program and helps to maintain the City's current housing stock, a goal of the Housing Element. The City's Beautification Program (Program 11) serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code.

The Program provides housing rehabilitation assistance to the following: residential properties, single-family properties, duplex properties, condominium properties, and mobile home properties. The Program offers grants to residents that range from \$3,000 to \$25,000. The grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. Income eligible applicants must have lower incomes – that is, less than 80% of the Los Angeles County median income. For example, a family of four persons must have an annual income of less than \$95,300 to be eligible for financial assistance; a family of one must have an annual income of less than \$66,750 (see City of Hawaiian Gardens, *City Beautification Program, State Income Limits*, available at: <https://www.hgcity.org/government/departments/community-development/housing-division/city-beautification-program> (accessed January 18, 2022).

The Beautification Program offers housing rehabilitation assistance to residents in order to make improvements and repairs including roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and kitchen remodels, energy conservation improvements, and bedroom additions to relieve overcrowded conditions.



The Housing Rehabilitation staff assists interested families with the following tasks:

- Completing the application form;
- Performing an on-site inspection of the property;
- Helping the family to obtain bids from qualified contractors; and
- Monitoring the construction process.

This program has been funded by City's general fund and the Public Housing Authority. Subject to funding availability, the program will be implemented throughout the 2021-2029 planning period. Program 11 requires the City to continue researching additional funding sources to provide more grants to lower-income residents with grants by the end of 2024. Additionally, the City is required to create additional income requirements to prioritize the distribution of grants to lower-income residents that are currently on the waitlist by the end of 2024.

From 2013-2021 there were 73 rehabilitation projects that were awarded funding and completed. Most of the permit requests were for roofs (18), windows (15), fencing (11), and exterior painting. Approximately 25 mobile homes received financial grants for interior and exterior improvements. The timeframe for processing the grant applications, establishing a scope of work, obtaining bids, and completing the work is approximately three to four months.

Window Security Bar Removal Program

In 2019, the City's Housing Division initiated the Window Security Bar Removal Program. This program is continued during the 2021- 2029 planning period as part of Program 11. The program is available to residents who have security bars on the windows of their property that are visible from the street. There are no income limits for this program. The grant amount is \$4,000 per resident. The Program offers assistance to the following types of properties: residential properties, single-family homes, mobile homes, duplexes, and condominium properties. This program is voluntary and intended to improve the aesthetics of homes, increase curb appeal, and enhance the overall appearance of the City's neighborhoods. In addition to removing security bars, other improvements may include windows, security cameras, exterior paint, and landscaping. bars. The application-to-implementation process takes less than a month. To date, 1,610 of these projects have been completed.

Code Enforcement Program

This program continues an existing program that was included in the 2006 – 2014 Housing Element and the 2013 – 2021 Housing Element (Program 9). The City will continue to implement this program during the 2021 – 2029 planning period, with modifications to address the requirements of Assembly Bill 838 (2021) and ensure a more proactive program during the planning period.

Code enforcement is driven by residents' complaints. The City staff inspects the reported properties and notices are given to the property owners having code violations. In accordance with AB 838, as part of its Code Enforcement Program, the City shall inspect a property when



it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City mostly receives complaints about nuisances. Examples include: graffiti, trash, junk in yard, overgrown shrubs or trees encroaching from one yard to another, bulky items left in right-of-way, inoperable vehicles, illegal businesses without business licenses, excessive animals, roosters, adults living in garages (without appropriately-permitted garage conversions), odors, substandard housing violations, yard sales, commercial maintenance, fence placement, noise, unpermitted construction, unpermitted garage conversion, and parking in front yards. This Program also educates homeowners on the requirements and process to legally convert a garage to a dwelling unit - the City permits garage conversions but requires that a resident/owner obtain building permits for the improvements.

This program effort is funded in part by CDBG funds that the City receives as part of the Urban County program. According to the County's Annual Action Plan, the code enforcement activity provides funds for the enforcement of codes as they relate to residential properties in the low- and moderate-income census tracts of the City of Hawaiian Gardens. From 2013 through 2021 there were 3,813 code violation cases. There were 3,798 cases closed during this period, a closure rate of 99.6%. *Note that the City does not track code enforcement cases by household income status.* Table 2.6 shows the breakdown by year.

Table 2.6 Code Enforcement Cases 2013-2021

Year	Cases
2021	141
2020	99
2019	189
2018	366
2017	475
2016	485
2015	796
2014	788
2013	474

Source: City of Hawaiian Gardens Community Development Department (2021)

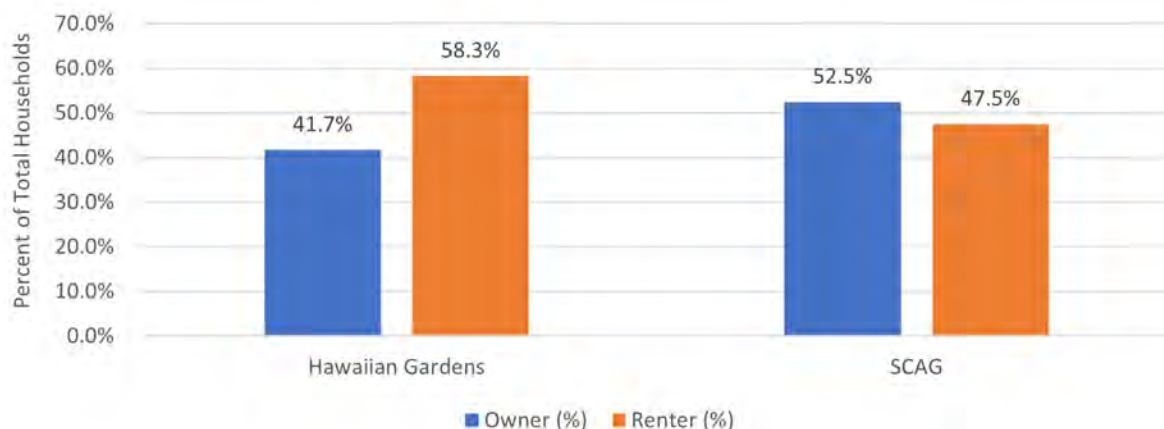


Additionally, as part of Program 9, the City will also create a code enforcement progress program by the end of 2024 and will be implemented by June 2025. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.

Housing Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. Hawaiian Gardens’ housing stock consists of 3,724 housing units, 1,608 of which are owner-occupied and 2,247 of which are renter-occupied. The proportion of renters in Hawaiian Gardens is higher than in the SCAG region overall.

Figure 2.15 Housing Tenure



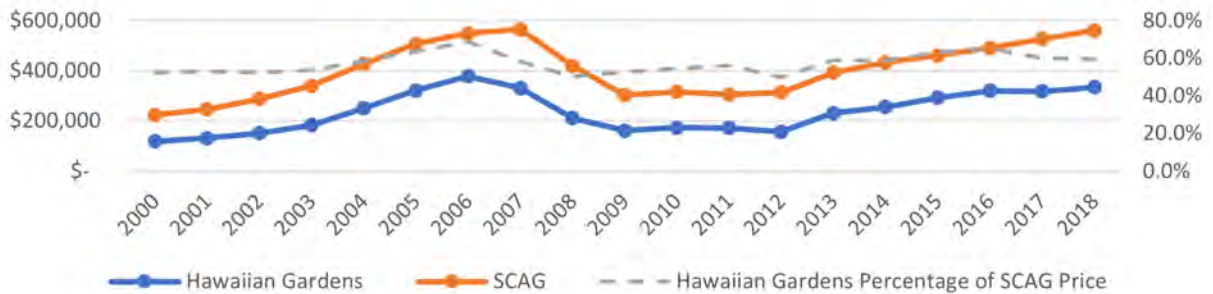
Source: American Community Survey, 2014-2018 5-year estimates

2.5 HOUSING COSTS AND AFFORDABILITY

The department of Housing and Urban Development defines “affordable housing” as housing for which the owner or tenant pays less than 30% of the household income for rent or mortgage. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of homeowners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. This section summarizes the cost and affordability of Hawaiian Gardens’ housing stock.



Figure 2.16 Median Home Prices



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. In 2018, the median home sales prices in Hawaiian Gardens was \$334,250. Prices in Hawaiian Gardens have ranged from a low of 49.8% of the SCAG region median in 2012 and a high of 68.8% in 2006.

RENTAL VS. OWNED HOUSING

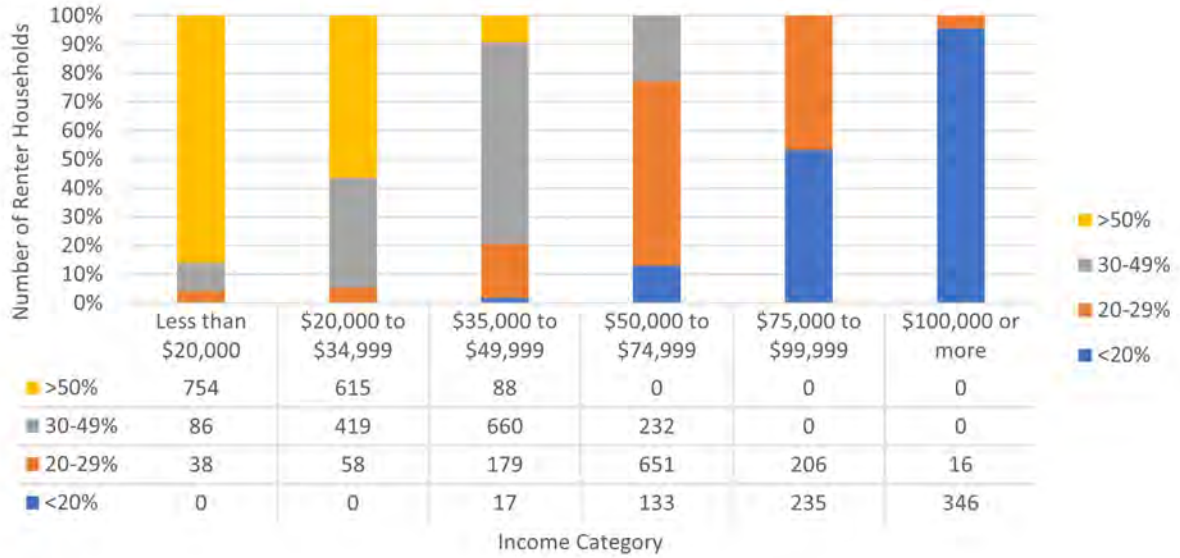
Rental Housing

Most of Hawaiian Gardens' 2,247 renter households struggle with housing affordability. 1,280 (57%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Figure 2.17 below breaks down cost burden by area-relative income. The ACS also allows for the analysis of Hawaiian Gardens' renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). The general trend is that low-income households spend a higher share of their income on housing (e.g., over 50%) while high-income households are more likely to spend less than 20% of their income on housing.

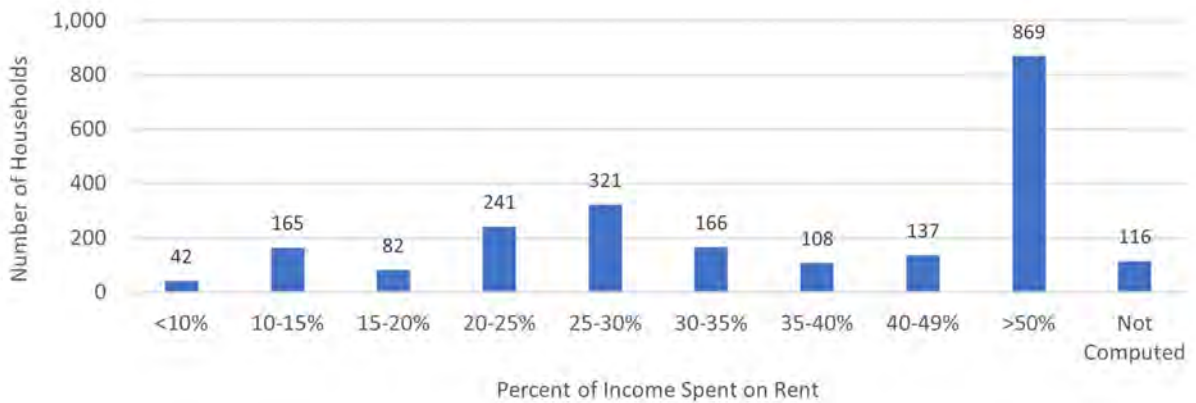


Figure 2.17 Rental Housing Cost by Income



Source: American Community Survey, 2014-2018 5-year estimates

Figure 2.18 Percent of Income Spent on Rent



Source: American Community Survey, 2014-2018 5-year estimates

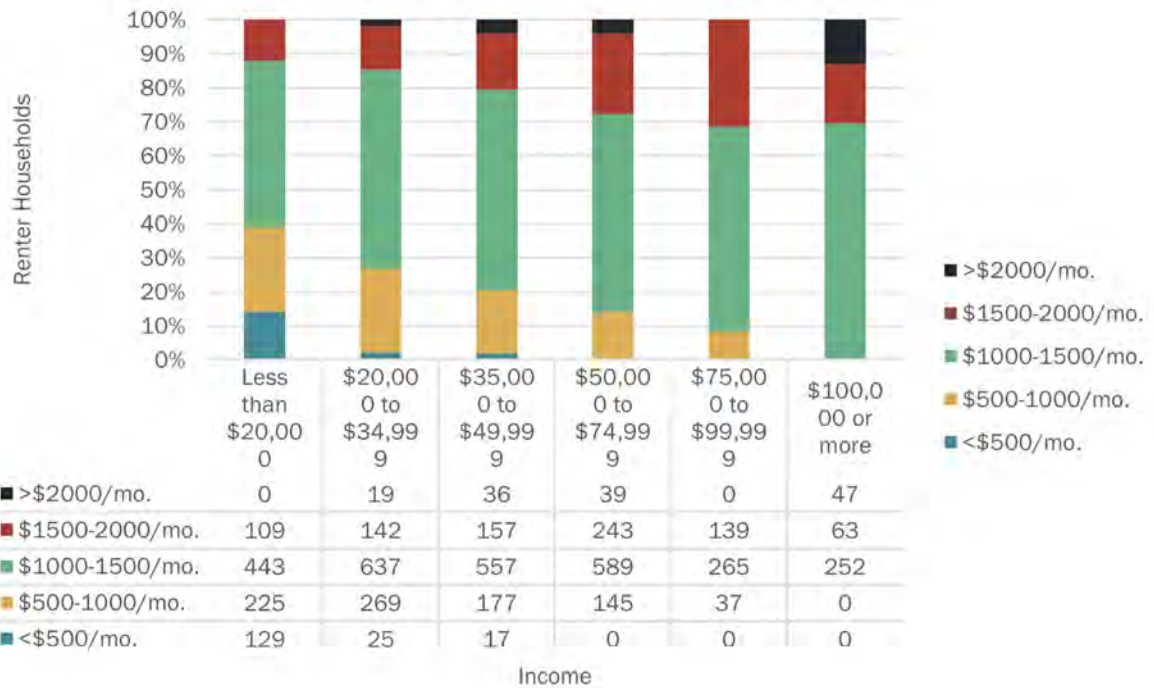


Figure 2.19 Spending on Rent by Income Category



Source: American Community Survey, 2014-2018 5-year estimates

Figure 2.20 Household Income by Cash Rent



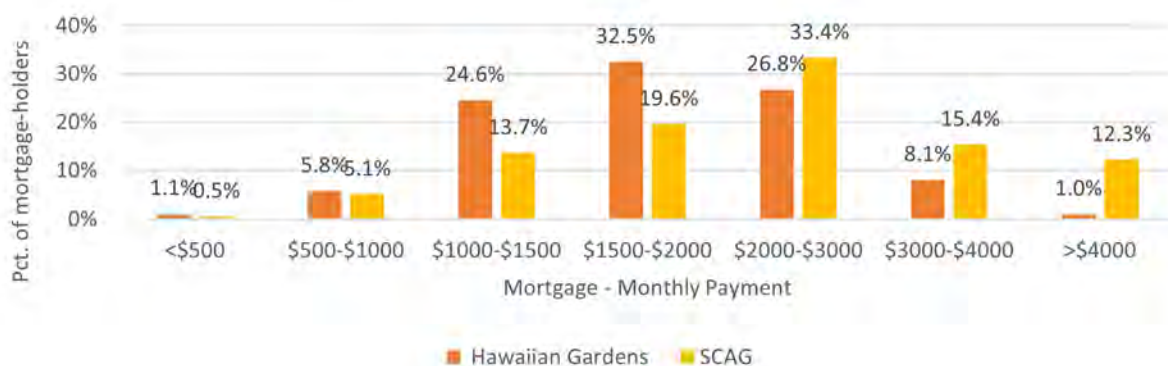
Source: American Community Survey 2014-2018 5-year estimates



Owned Housing

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 41.7% of Hawaiian Gardens' and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Hawaiian Gardens is \$1500-\$2000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/month.

Figure 2.21 Monthly Owner Costs for Mortgage Holders

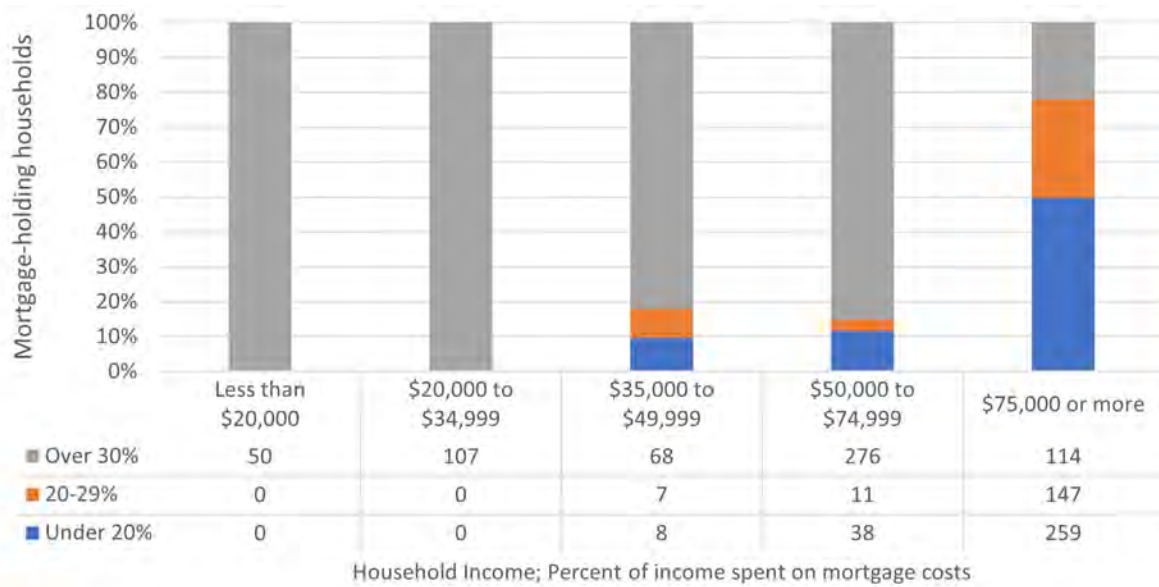


Source: American Community Survey 2014-2018 5-year estimates

Mortgage-holding households in Hawaiian Gardens can be broken down by income and the percentage of income spent on mortgage costs. The general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Hawaiian Gardens mortgage-holding households is \$75,000 or more (520 households) and the most prevalent share of income spent on mortgage costs is more than 30% (615 households). Figure 2.22 below shows the breakdown of percent of income spent on mortgage costs.



Figure 2.22 Cost for Mortgage Holders by Income

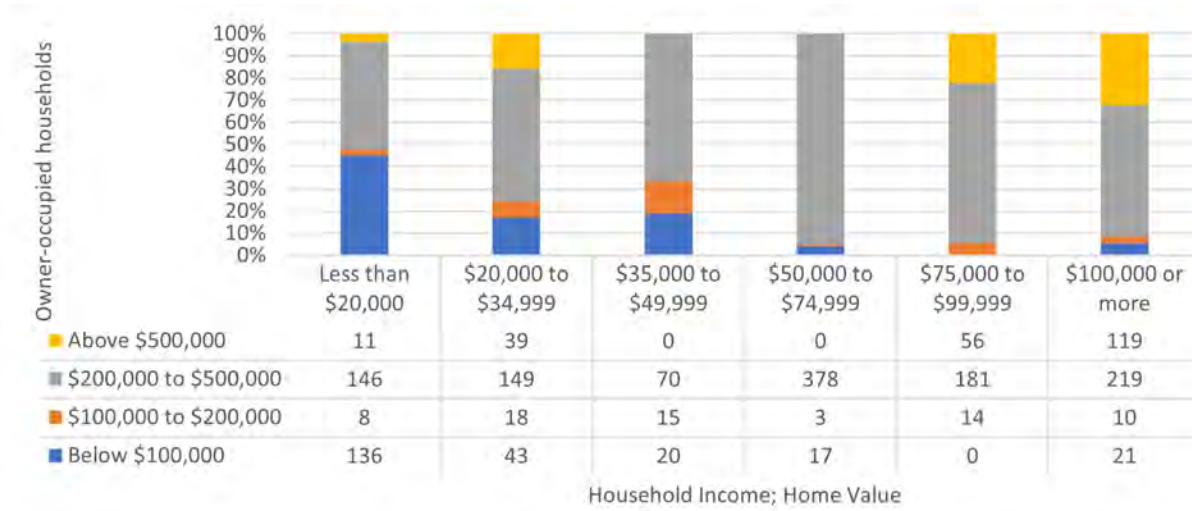


Source: American Community Survey 2014-2018 5-year estimates

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Hawaiian Gardens. The most commonly occurring income category amongst owner households in Hawaiian Gardens is \$50,000 to \$74,999 (398 households) and the most commonly-occurring home value category is \$200,000 to \$500,000 (1,143 households). Figure 2.23 below illustrates the distribution of household income to home value.



Figure 2.23 Household Income by Home Value



Source: American Community Survey 2014-2018 5-year estimates

2.6 HOUSING NEEDS ASSESSMENT

The Southern California Association of Governments (SCAG) has identified a total of 331 housing units for Hawaiian Gardens’ Regional Housing Needs Assessment (RHNA). The RHNA units are broken down as follows: 61 very low-income units, 44 low-income units, 46 moderate income units, and 180 above moderate-income units.

Table 2.7 Final 6th Cycle Regional Housing Needs Allocation

	Units
Very-Low Income (<50% of AMI)	61
Low Income (50-80% of AMI)	44
Moderate Income (80-120% of AMI)	46
Above Moderate Income (>120% of AMI)	180
TOTAL	331

SCAG, 2021. Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.



EXISTING NEEDS

Extremely Low-Income Households

An extremely low-income household is defined as a household with income less than 30% of area median income. According to the Department of Housing and Community Development (HCD), the area median household income for a family of four in Hawaiian Gardens is \$91,100. For extremely low-income households, this results in an income of \$35,750 or less. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as Social Security Disability Insurance (SSDI), are considered extremely low-income households. At the same time, a minimum wage worker could be in the extremely low-income household category with an annual income of approximately \$17,000 or less.

The race/ethnicity with the highest share of extremely low-income households in Hawaiian Gardens is Black, non-Hispanic (40% compared to 31% of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Section 8 Housing Vouchers

The Housing Authority of the City of Hawaiian Gardens participates in the Section 8 Housing Choice Voucher (HCV) program and serves the residents of Hawaiian Gardens. In 2020 the City issued 29 vouchers. In 2021 the City's Housing Authority managed 121 active Housing Choice Vouchers. The Housing Authority's voucher program has an annual turnover rate of 4%. The average voucher holder has received housing benefits for 9 years and 7 months. The average voucher household contains 2.4 persons and has a household income of \$17,012 per year. Of the total number of households, 84% were extremely low income (ELI) and 97% of households participating in the Section 8 Program were very low income (VLI). The income of the households included wages (24%), welfare (11%-TANF, General or Public Assistance), (or other sources of income (64% Social Security, Disability, or pension). As of June 21, 2021, the monthly cost per voucher is \$855.00, or \$88,505.00 per month for all of the vouchers within the City. The Ported-Out vouchers cost \$1,677.00 per voucher, or \$20,122.00 per month.

Of the total number of participants, 84% of all voucher households were headed by minorities with 57% of all heads of households being Black, less than 15% being White (Hispanic), and 12 % being other ethnicities. Of all households participating in the City's Section 8 Housing Choice Voucher Program, 21% included at least one person with a disability. Of the total, 21% of the households have a head of household 61 years or younger with a disability. Of the total, 54% of the households headed by someone 62 or older were headed by a person with a disability.

The total number of voucher holders include 22% who reside in a home with zero or 1 bedroom; 61% with 2 bedrooms; and 17% with 3 or more bedrooms. About 23% of voucher recipients are considered "over housed." These households occupy a rental unit larger than their family size requires.



Of the City’s 3,724 housing units, 834 are found in buildings consisting of five or more dwelling units. The majority of the rental multi-family housing units, 489 of 834 – are in four apartment communities, shown in Table 2.8 below.

Table 2.8 Apartment Communities in Hawaiian Gardens

Apartment Community	Year Built	Number of Housing Units
Hawaiian Terrace Apartments	1990	101
Cypress Gardens Villas	1971	102
Hawaiian Gardens	1971	264
Cypress Villas	1971	22
	Total Apartment Units	489

Source: City of Hawaiian Gardens Community Development Department

The City’s existing affordable housing stock includes 248 individually-owned mobile home units in two park locations. Mobile home parks are under the jurisdiction of the California Department of Housing and Community Development, which enforces the Mobile Home Parks Act (California Health and Safety Code, §§18200-18700). Section 18400.1(a) requires that HCD to complete an inspection of the exterior portions of all individual manufactured homes and mobile homes.

PROJECTED NEEDS

To calculate the projected housing needs, the City assumed 50% of its very low-income regional housing needs are extremely low-income (ELI) households.¹ Accordingly, from the very low-income need of **61** units, the City can project a need of **31** units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households may include individuals with mental or other disabilities and special needs.

Extremely Low-Income Household Needs

Table 2.9 below shows the distribution of extremely low-income households among demographic cohorts. At the time of the American Community Survey counts, there were 1,350 households with less than 30% of the HUD Area Median Family Income (HAMFI), including: 389 White, non-Hispanic households; 245 Black, non-Hispanic households; 643 Asian and other, non-Hispanic households; and 2,550 Hispanic households.

¹ The California Department of Housing and Community Development (HCD) indicates that an agency can calculate the projected housing need for ELI households by applying one of the following two methodologies to the regional housing needs allocation (RHNA) for very low-income households: (1) Use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as ELI households or (2) Presume that 50 percent of very low-income households qualify as ELI households. The provided number of ELI households and very low-income households must equal the jurisdiction’s RHNA for very low-income households. See HCD, Extremely Low-Income Housing Needs, available at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs> (accessed January 23, 2023)



Table 2.9 Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	389	125	32.1%
Black, non-Hispanic	245	100	40.8%
Asian and other, non-Hispanic	643	244	37.9%
Hispanic	2,550	875	34.3%
TOTAL	3,827	1,344	35.1%
Renter-occupied	2,395	1,015	42.4%
Owner-occupied	1,435	335	23.3%
TOTAL	3,830	1,350	35.2%

Source: SCAG 2021

CURRENT STRATEGIES

Accessory Dwelling Units

The City’s current Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Units (JADU) requirements are found in Zoning Code §18.90, Supplemental Regulations, Section 18.90.080. In 2019, the California Legislature approved, and the Governor signed into law a number of bills that amended Government Code Sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and junior ADUs. The City adopted Ordinance No. 585 to be in compliance with State law on December 10, 2019.

The purpose of this ordinance is to allow for the creation, through a ministerial process, of ADUs and JADUs in accordance with California Government Code §65852.2 and 65852.22. Facilitating the development of Accessory Dwelling Units will increase the housing options for family members, seniors, low wage workers, persons with disabilities, students, and others in the community. Approval or denial of any ADU/JADU under a ministerial approval must be completed within 60 days after receiving a complete application from the applicant. An ADU may be an existing residential unit, but not as a JADU, at the time a new primary dwelling is proposed for construction. A JADU may be designated as part of the construction and within a new primary dwelling.

Since the passing of Ordinance No. 585 in 2019, the City has received 27 applications for ADUs, including 11 in 2021 and 16 in 2022.



In September of 2020, the California Legislature approved, and the Governor signed into law, Assembly Bill 3182 (AB 3182). AB 3182, among other things, amended Government Code § 65852.2 to (1) expand the scenarios under which the City must allow certain ADUs and JADUs with only a building permit; and (2) clarify the timeline under which the City must act on a complete ADU application. Accordingly, the City adopted Ordinance No. 2022-607 in January 2023, which amended Zoning Code §18.90, Supplemental Regulations, Section 18.90.080, to comply with current State law (see Program 15).

To further promote the development of ADUs in the City and address the needs of very low-, low-, and moderate-income households, the City will promote the development of ADUs to be rented to people with vouchers through the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program (Program 28).

Two-Unit Projects

The City adopted Ordinance No. 2021-599 on December 14, 2021, which added new provisions to the City's Zoning Code allowing for two-unit projects to be permitted in the R-1 10,000-Single family estate zone and R-1-Single family residential zone as codified in Zoning Code §18.40, Residential Zones, Section 18.40.025. The purpose of adopting this ordinance is to allow and appropriately regulate two-unit projects in accordance with Government Code Section 65852.21. Similar to ADUs and JADUs, this ordinance will increase the housing options for community members with different incomes and needs, including family members, seniors, low wage workers, persons with disabilities, and students. The City has 30 days to inform the applicant in writing of any incompleteness after the application is submitted, and is approved or denied ministerially by the Community Development Director.

Density Bonuses – HGMC Section 18.090.070

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code §§ 65915 and 65917) and provide incentives for the development of affordable housing units for the very low income, lower income, or senior households.

In accordance with Government Code § 65915, the City is required to grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments. The density bonus is also a means of increasing the City's housing pool by encouraging developers to set aside at least 10 percent of the total units allowed by the maximum density for affordable housing and that the units be occupied by low-income households.

The requirement could also allow 5 percent of the units allowed by the maximum permitted density to be provided as affordable housing units and occupied by very-low-income household. Density bonus would also apply if the development is a senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.



This Housing Element includes Program 5, *Density Bonus Program*, to implement the State’s density bonus laws in the City and include additional density increases for projects that meet the City’s demonstrated housing needs for lower-income households.

The density bonus program can help boost the City’s housing supply especially for targeted income groups. To be eligible for the density bonus program, the development must consist of five or more units. The City’s complete density bonus provisions are included in Section 4.2.

To further address the housing needs of extremely low-income households, it is recommended that the City identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing (Program 7). This effort will:

- Build a long-term partnership in development,
- Gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- Promote a variety of housing types, including higher density, multifamily supportive, single room occupancy, and shared housing.

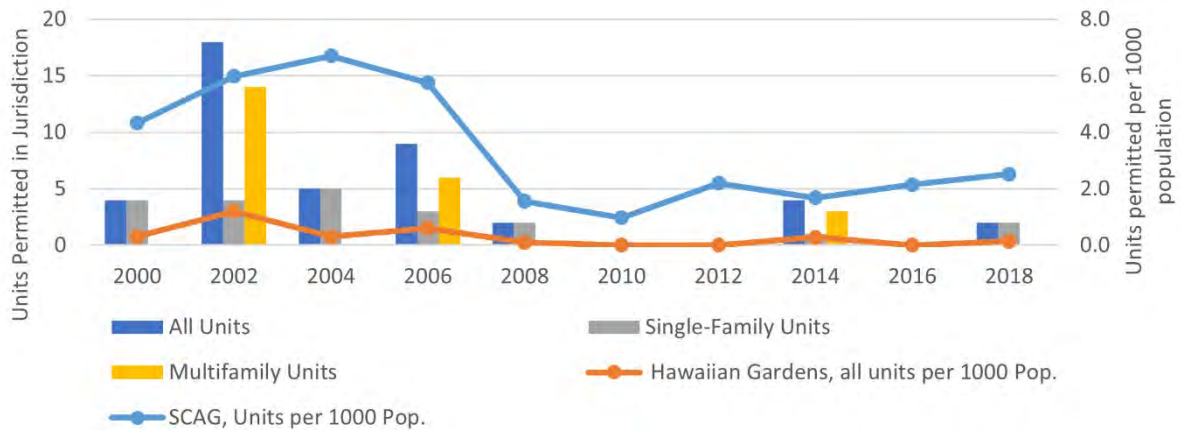
As part of Program 7, the Community Development Director will develop an action plan with the City’s nonprofit partners to develop housing for extremely low-income households by the end of 2024. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.



Housing Units Permitted

Figure 2.24 provides an overview of the most current data available for the housing units permitted in the City of Hawaiian Gardens and the SCAG area, based on units per 1,000 population. It shows the City trailing the SCAG region in all housing categories of permitted housing types from 2000 to 2018.

Figure 2.24 Housing Units Permitted (SCAG Region and City)



Source: Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

2.7 OVERCROWDING AND OVERPAYMENT

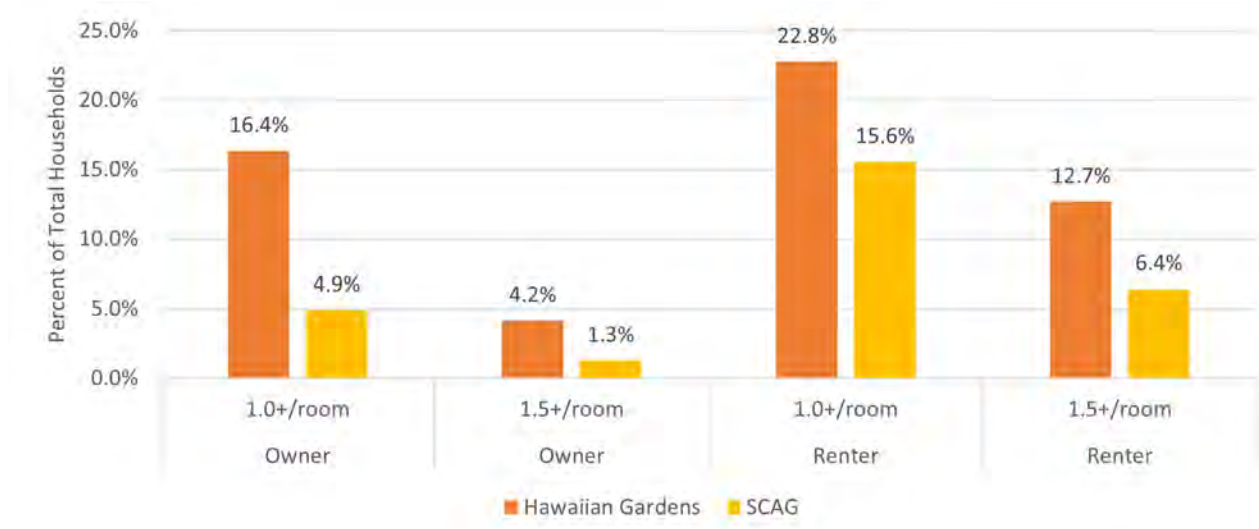
Overcrowding

Overcrowding is typically defined as more than one person residing in a room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons residing in a room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing cost relative to income forces too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

There are about 775 crowded households in Hawaiian Gardens. Of this total, about 80% are “crowded,” and 20% are “severely crowded.” Two hundred sixty-three owner-occupied and 512 renter-occupied households had more than 1.0 occupant per room, which meets the ACS definition for overcrowding. Sixty-seven owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.



Figure 2.25 Crowding by Extent and Tenure



Source: American Community Survey 2014 – 2018 5-year estimates.

Housing Cost Burden

Housing cost burden is measured as the percentage of gross income spent on housing, with 30% of income as the usual threshold for “cost burden” and 50% of income as the threshold for “severe cost burden.” However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience truer 'cost burden.' These data indicate the number of households in Hawaiian Gardens by their income relative to the surrounding area and their share of income spent on housing.

Table 2.10 Cost Burden by Income

Income	Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	345	183	754
30-50% HAMFI	275	224	310
50-80% HAMFI	490	350	75
80-100% HAMFI	180	33	0
> 100% HAMFI	504	30	0
Total Households	1,794	820	1,139

Source: HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.



Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

Across Hawaiian Gardens' 2,247 renter households, 1,280 (57%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 869 renter households in Hawaiian Gardens (38.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region. Figures 2.17 - 2.19 presented earlier in Section 2.5 illustrate the distribution of rent payments vs. income.

While Figure 2.17 breaks down cost burden by percent of income, Figure 2.18 shows renters' spending on rent by income category (dollar amounts). As stated previously, the general trend is that low-income households spend a higher share of income on housing (e.g., over 50%) while high-income households are more likely to spend under 20% of income on housing.

Hawaiian Gardens' renter households' cash rent paid can be broken down by household incomes. Lower-income households appear to spend less on rent while higher-income households spend more on rent. Rent categories range from less than \$500/month (11.4% of Hawaiian Gardens renters) to more than \$2,000/month (3.8% of Hawaiian Gardens renters). The most common rent category in Hawaiian Gardens is \$1,000-1,500/month with 45.7% of renters.

2.8 "AT-RISK" HOUSING

Conversion Risk

California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at-risk of losing that assistance (rent subsidies from federal, State or local governmental programs), mortgage prepayment, or being converted to other uses if the expiration date of their financing program is between 2021 and 2031 (i.e., 10 years from the beginning of the housing element planning period (2021)). In all, there are 241 units at risk of conversion in Hawaiian Gardens.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.



Table 2.11 Assisted Units at Risk of Conversion

Risk Level	Definition	Low-Income Units in Jurisdiction	Percent of County's Low-Income Units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At risk of converting to market rate in the next 5-10 years	0	0%
Low	At risk of converting to market rate in the next 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.	241	100%
Total		241	100%

Source: California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included

There are three general cases that can result in the conversion of publicly-assisted units:

- 1. Prepayment of HUD Mortgages (Section 221(d)(3), Section 202 and Section 236)**
 Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 helps with developing units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- 2. Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally-funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

The Hawaiian Gardens Apartments is the only rental development in the City that participates in the Section 8 Housing Program. As part of Program 6, *Section 8 Rental Assistance*, the City will work with landlords of existing apartment buildings by the end of 2024 and future apartment buildings during the initial lease-up process to promote participation in the Section 8 Housing Program.

- 3. Other** — Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature.



Federally Assisted “At Risk” Units

At-Risk Units include a study of all low-income housing units which may at some future time be lost to affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing elements.

According to the City’s Community Development Department, there are no projects in the *federal* “at risk” category; however, as shown in Table 2.11 above, there are 241 units at-risk of being converted to market-rate within the next 10 years. This Housing Element includes Program 13, *At-Risk Housing Preservation*, which identifies the specific actions the City will implement during the planning period to identify and assist at-risk housing units in the City.

Qualified Entities

“Qualified entities” are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of housing projects. The California Department of Housing and Community Development (HCD) keeps a current list of all the qualified entities across the State.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The qualified entities that HCD lists for Los Angeles County are listed below in Table 2.12.



Table 2.12 Qualified Entities

1. A Community of Friends	28. Jamboree Housing Corporation
2. Abbey Road Inc.	29. Keller & Company
3. Access Community Housing, Inc.	30. Korean Youth & Community Center, Inc. (KYCC)
4. Affordable Homes	31. Latin American Civic Assoc.
5. Affordable Housing People	32. Long Beach Affordable Housing Coalition, Inc.
6. Century Housing Corporation	33. Los Angeles Center for Affordable Tenant Housing
7. Century Pacific Equity Corporation	34. Los Angeles Community Design Center
8. City Housing Real Estate Services	35. Los Angeles Housing Department/ Policy Planning Unit
9. City of Pomona Housing Authority	36. Los Angeles Housing Partnership, Inc.
10. Coalition for Economic Survival	37. Los Angeles Low Income Housing Corp. (LALIH)
11. Community Partnership Dev. Corp	38. LTSC Community Development Corporation
12. Community Rehabilitation Services, Inc.	39. Many Mansions, Inc.
13. CSI Support & Development Services	40. Menorah Housing Foundation
14. DML & Associates Foundation	41. Nehemiah Progressive Housing Dev. Corp.
15. Doty-Burton Associates	42. Nexus for Affordable Housing
16. Eden Housing, Inc.	43. Orange Housing Development Corporation
17. FAME Housing Corporation	44. Pico Union Housing Corporation
18. Foundation for Quality Housing	45. Poker Flats LLC
19. Opportunities, Inc.	46. ROEM Development Corporation
20. Francis R. Hardy, Jr.	47. Shelter For The Homeless
21. Hart Community Homes	48. Skid Row Housing Trust
22. Hollywood Community Housing Corp.	49. Southern California Housing Development Corp
23. Home and Community	50. Southern California Presbyterian Homes
24. Hope - Net	51. The East Los Angeles Community Union (TELACU)
25. Housing Authority of the City of Los Angeles	52. The Long Beach Housing Development Co.
26. Housing Corporation of America	53. West Hollywood Community Housing Corp.
27. Irvine Housing Opportunities	54. Winnetka King, LLC

Source: <http://hcd.ca.gov/hpd/hrc/tech/presrv/>



2.9 OPPORTUNITY FOR ENERGY CONSERVATION

State law requires the Housing Element to include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583(a)(7)). Planning for energy conservation is important for several reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use in new and existing housing. Moreover, all new construction must comply with the most recent California Building Efficiency Standards within the California Building Code (Title 24), which are designed to reduce overall energy consumption. The City's Building Department ensures that project plans meet these standards.

Greenhouse Gas Emissions

Greenhouse gases (GHGs) emitted by human activity are generally understood to contribute cumulatively to global climate change, resulting in projected increases in ocean temperatures, melting of polar ice and associated sea level rise, changes to weather and precipitation patterns, and overall planetary warming. GHGs accumulate in the atmosphere allowing incoming short-wavelength visible sunlight to penetrate, while restricting outgoing terrestrial long-wavelength heat radiation from exiting the atmosphere. This phenomenon creates a greenhouse effect where Earth's heat is trapped. The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Collectively, GHGs are measured as carbon dioxide equivalents (CO₂e) of metric tonnes (MT).

Fossil-fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of global GHG emissions, and approximately 37% of California's GHG emissions (California Air Resources Board, California's 2017 Climate Change Scoping Plan, (CARB Scoping Plan) Figure 3, p. 11, available at <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan> (accessed October 31, 2022).

The Global Warming Solutions Act of 2006 (Assembly Bill 32/AB 32), the principal legislation governing GHG emissions in California, mandated reducing California's GHG emissions to 1990 levels by 2020 and tasked the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32's reduction goals. Subsequent legislation and executive orders target various GHG-emission sources and set forth strategies for local agencies, including Senate Bill (SB) 1368 (emissions performance standards for utilities), SB 375 (sustainable communities strategies), SB 535 (Greenhouse Gas Reduction Fund, identifying disadvantaged communities for investment), EO S-03-05 (GHG-reduction goal of 80% by 2050 from 1990 levels), EO S-20-06 (biofuels and biomass electricity generation targets), EO S-01-07 (low carbon fuel standard), EO S-13-08 (climate adaptation strategy/sea level rise), EO B-16-12 (zero-emission vehicle program), EO B-18-12 (state agencies directed to purchase zero-emission vehicles), and EO B-30-15 (sets GHG emissions target for 2030 at 40% below 1990 levels).



Senate Bill 375 was enacted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission-reduction targets, and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting “Sustainable Communities Strategies” that achieve CARB’s targets. In 2018, the CARB reported California was not “on track” to achieve the SB 375 GHG targets, and that more effort to reduce VMT throughout the state was required to correspondingly reduce GHGs from personal vehicles (CARB, 2018 Progress Report: *California’s Sustainable Communities and Climate Protection Act* (November 2018), pp. 21-28 available at https://ww2.arb.ca.gov/sites/default/files/2018-11/Final2018Report_SB150_112618_02_Report.pdf (accessed October 31, 2022).

EO-B-30-15 (codified in 2016 by SB 32) accelerated the GHG-emissions target for 2030 to 40 percent below 1990 levels. EO-B-30-15 also provided the CARB with additional direction for refining the Climate Change Scoping Plan, setting forth five “pillars” for accomplishing GHG reduction, including:

- a. Reducing today’s petroleum use in cars and trucks by up to 50 percent;
- b. Increasing from one-third to 50 percent of electricity derived from renewable sources;
- c. Doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner;
- d. Reducing the release of methane, black carbon, and other short-lived climate pollutants;
- e. Managing farm and rangelands, forests, and wetlands so they can store carbon; and
- f. Periodically updating the state’s climate adaptation strategy, *Safeguarding California*.

The CARB’s 2017 Climate Change Scoping Plan, cited above, in part implements EO B-30-15, and sets forth a “reference scenario” as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions generated statewide through 2030 with existing policies and programs, but without any further action to reduce GHGs. This level is estimated to be approximately 400 million metric tonnes (MMTs) of CO₂e from all sources in 2030. The CARB’s statewide 2030 target level of emissions is approximately 260 MMTs (CARB Scoping Plan, Figure 6, 2017 Scoping Plan Scenario, p. 24). The Scoping Plan estimates that the change from 1990 levels in the residential and commercial sectors must be from 44 MMTCO₂e to 38-40 MMTCO₂e by 2030, a four to eight percent reduction (id., Table 3, p. 31).

CARB’s In-Use Off-Road Diesel and Large-Spark Ignition Rules requires construction-equipment operators to retire, replace, or repower older engines by fleet size category (small, medium, and large), and to achieve specific hydrocarbon (HC) + NO_x fleet average emission level (FAEL) standards that become more stringent over time. Operators are required to label,



maintain records, and report each piece of equipment subject to FAEL (See SCAQMD, Regulations and Other Commitments, available at <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/facility-based-mobile-source-measures/regs-commitments#Construction%20Equipment%20-%20Existing%20State>, accessed November 29, 2022).

The Southern California Association of Governments (SCAG) is the local MPO that includes the City of Hawaiian Gardens, and is developing a Regional Climate Adaptation Framework, which will assist local and regional jurisdictions in managing the negative impacts of climate change. The study will look at how the Southern California region can work together to plan and prepare for the impacts of sea level rise, extreme heat, increasingly frequent and damaging wildfires, and other climate-related issues.

The SCAG also develops and implements the Regional Transportation Program/Sustainable Communities Strategy. Strategies in the RTP, such as promoting park-and-ride facilities, contribute to reducing the region's GHG emissions by reducing vehicle miles traveled.

The California Climate Adaptation Strategy, launched in early 2022, is a web-based product that links together the State's existing and planned climate adaptation efforts, showing how they fit together to achieve California's six climate resilience priorities: strengthening protections for climate-vulnerable communities; bolstering public health and safety to protect against increasing climate risks; building a climate-resistant economy; accelerating nature-based climate solutions and strengthening climate resilience of natural systems; making decisions based on the best available climate science; and partnering and collaborating to leverage resources (See State of California, *California Climate Adaptation Strategy*, available at <https://www.climate-resilience.ca.gov/overview/index.html>).

Utility Costs

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. For example, since 2009 (the earliest year data appear online), baseline domestic energy rates from Southern California Edison have increased from \$0.078 per kilowatt-hour (kWh) per meter per day to \$0.169 kWh/meter/day, a 117% increase over 13 years (Southern California Edison, *Historical Prices and Rate Schedules*, available at <https://www.sce.com/regulatory/tariff-books/historical-rates> (accessed December 19, 2022)). Although the City has no control over setting electricity rates, the City can assist residents in reducing energy consumption and thus reducing energy costs.

Energy Conservation Strategies

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of



energy-saving features, energy-saving materials and efficient systems in new as well as remodeled homes is an important consideration.

The City works to promote energy conservation in several ways. The Hawaiian Gardens General Plan provides policy direction under which City regulations, programs, and projects work to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. With respect to housing development, energy conservation is addressed when checking plans for new construction and for rehabilitation of existing structures.

This Housing Element includes an expansion of Program 11, *City Beautification*, to include funding for energy efficiency and conservation related improvements, and Program 14, *Energy Conservation*. The following are some additional steps the City can take for energy conservation:

- Consider the energy efficiency of new equipment when it purchases replacement equipment and purchase low energy replacements whenever feasible.
- Through the City's Development Review process, require new construction to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible.
- To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners.
- Provide utility company contact information, including materials about energy conservation, solar incentive programs, low-income assistance programs, etc., to all applicants for building permits.
- Streamline applications for rooftop solar installation and storage battery building permits.



2.10 AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

- a. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- b. Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- c. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to Housing Elements beginning January 1, 2019).

As described in Sections 1.6 and 1.7 above, the Housing Element was prepared with public outreach and participation, including outreach to the community at public gatherings, and to service agencies working in the City.

2.10.1 Hawaiian Gardens History

The following history provides some context and acknowledgement of past discrimination that largely occurred in the region that precluded the opportunity to become a homeowner in the City based on race and ethnicity. As discussed below, past discrimination within the region has perpetuated demographic trends and investment patterns that still exist in the City today.

Historic Demographic Trends

The City of Hawaiian Gardens and neighboring cities comprise an area in the County that has historically consisted of minority populations, specifically Hispanic/Latino populations, which are largely present in the City and region today. Currently, as discussed in Section 2.1, *Population and Demographics*, 80% of the City’s residents are Hispanic/Latino, and 91.7 % of the City’s residents speak a language other than English at home. Similar to other cities in the region with large concentrations of minority populations, the City of Hawaiian Gardens consists



of unfavorable population characteristics, including low education levels, lower incomes, lower percentage of homeownership, higher unemployment and lower paying jobs, and higher specialized housing needs when compared to the region as a whole (e.g., SCAG), which further exacerbates existing fair housing issues and disproportionate access to resources. Therefore, it is evident that historic segregation patterns perpetuated by people in power have resulted in long-lasting consequences on these minority communities.

Historic Land Development Patterns

Incorporated in April 1964, Hawaiian Gardens remains the smallest City in Los Angeles County, with a population of 14,149 persons and a land area of less than 1 square mile. Due to the relatively small lots sizes that were established prior to the City's incorporation, the City has an overall higher residential density when compared to most suburban communities.

The City's first General Plan was adopted in 1973 and has been updated approximately every 10 years with its last update adopted in January 2010. Since its incorporation, the City has strived to create an inclusive neighborhood community for all families to thrive. To achieve this, the City has included goals and policies in each revision of its General Plan that provide for a variety of housing types and prohibit housing discrimination, encourage the development of retail and industry to strengthen the local economy, and invest in the City's local infrastructure. Despite the City's efforts, the City continues to struggle with many of the same challenges the City has faced since its incorporation, including traffic issues, air pollution, poor aesthetic appearance, inadequate delivery of utility services, and deteriorating structures, which continue to discourage potential development and resulted in an overall disinvestment in the City.

Over the years, the majority of developed land in the City has been devoted to residential land uses and included a range of residential densities and housing types. In 1992, 62% of the land developed in the City was residential, with low-density single family accounting for 32%, two family residential accounting for 13%, high-density multi-family accounting for 12%, and mobile homes accounting for 4%. The residential land use designations and areas in the City intended for each residential land use category have remained relatively the same since the 1990s. The City has been predominantly developed with single family neighborhoods, with the R-2 zoning encompassing most of the residential development in these neighborhoods, which allows for the development of two residential units on one parcel.

Historic Investment Patterns

According to the City's first General Plan, the City has been subject to poor traffic conditions and air pollution due to its location and proximity to major roadways, including Interstate 605 (the San Gabriel River Freeway). Since the City's incorporation, the City has tried to prioritize the development of its roadway network to improve traffic conditions in the City. In 1973, the City conducted a Traffic Signal System Study to develop an efficient traffic signal system to reduce traffic congestion within the City. However, the lack of investment in the City's roadways and signal system over the past 50 years has resulted in continued traffic and air pollution issues in the City.



Additionally, the City has experienced a general lack of investment in its revenue generating uses, which has caused the City to sacrifice other essential uses, such as schools. In 1985, the City purchased the Bloomfield Elementary School site, located at the intersection of Carson Street and Norwalk Boulevard from the ABC Unified School District through the City's Redevelopment Agency. With Redevelopment Agency funds, the City converted the school into a shopping center in an effort to bring more retail services to City residents and generate more revenue for the City.

To address the existing fair housing issues caused by historic demographic trends, land development patterns, and investment patterns in the City and region, the City will continue to implement programs identified in Table 2.13 that affirmatively further fair housing opportunities to all persons regardless of race, income, or educational attainment.

Historic Trends and Concentrations of Poverty

The historic demographic, land development, and investment patterns discussed above have led to concentrations of poverty in Hawaiian Gardens and in other pockets throughout Southern California. Hawaiian Gardens, while it was still unincorporated Los Angeles County, was subdivided into relatively small-lot single-family homes that were affordable to purchase for lower income residents working in the job centers in and around Los Angeles. Due to the lower income of these initial residents, and the less expensive nature of the homes in what would become Hawaiian Gardens, the City has remained one of the more affordable communities to lower income residents.

However, as discussed in the Assessment of Fair Housing, below, lower income residents often do not have the available capital to invest in necessary maintenance and upkeep of their property. Given the age of many of the homes in Hawaiian Gardens, and the lack of maintenance, some homes have fallen into disrepair. However, the number of homes in need of rehabilitation has declined over the past decade due to homeowner turnover and local programs aimed at helping homeowners maintain their properties.

In addition, these past trends in land development and investment patterns provide a unique opportunity for housing mobility, different from many communities in Southern California. Due to the relatively lower cost of housing in Hawaiian Gardens, households can more easily afford to purchase a home in Hawaiian Gardens than they could elsewhere in the urbanized areas of Los Angeles County. According to the 2021 American Community Survey, 50.3% of households in Hawaiian Gardens moved into their home since 2010. This shows that there is a significant turnover in households living in the Hawaiian Gardens and using the existing housing stock as an intermediate rung on the housing ladder.

2.10.2 Assessment of Fair Housing

State Government Code § 65583(c)(1)(C)(10)(A)(ii) requires the City of Hawaiian Gardens to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. The City of Hawaiian Gardens is characteristic of a community with a poverty rate of approximately 19% dispersed throughout the City, with challenges for access to opportunity due to a



predominate non-English-speaking Hispanic population of approximately 80% and an Asian population of approximately 10% with the remaining population comprised of White Non-Hispanic, Black/African American, and Native Hawaiian or Pacific Islander. Of the total population, 40.8% are non-U.S.-born and 78% of the City's population speaks a language other than English at home.

The City's 5th Cycle Housing Element found that the age of homes in the City were the leading indicator of the condition of the building. Due to the high concentration of low-income residents, both homeowners and renters, in the City, many households have not historically had the ability to keep up on necessary maintenance of their homes. The 5th Cycle Housing Element estimated that 600 homes needed rehabilitation. As discussed in the subsection on Substandard Housing Conditions, below, it is estimated that 423 homes are in need of rehabilitation as of 2023. Based on these numbers, there has been a 30% reduction in the number of homes in need of rehabilitation throughout the City since the beginning of the last planning period.

Patterns of Integration and Segregation

During preparation of this Housing Element the City reviewed information pertaining to segregation.

According to the American Community Survey (ACS), approximately 19% of the City's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. The areas of the City south of Carson Street report 41% to 60% of its residents living below the poverty level. The 41%-60% range is moderate compared to Los Angeles County. For the portion of the City north of Carson Street, the poverty level is reported at 21% to 49%. Based on the City's poverty rate the City has updated Program 8, *Extremely Low-Income Housing*, to continue working with the Harbor Regional Center providing housing services. The City will continue Program 6, *Section 8 Rental Assistance*, and has added a new Program 19, *Food Distribution*, to ensure that low-income residents receive meals and healthy choices.

In Los Angeles County the Los Angeles County Development Authority manages public housing programs for the City of Hawaiian Gardens and other Gateway cities in the region. According to the US Department of Housing and Urban Development (HUD) Public Housing Program, there are no recognized public housing projects in the City of Hawaiian gardens. The City is enrolled in the Section 8 program offered through the State of California and Los Angeles County. Housing Choice Vouchers are issued to recipients who then can find a suitable housing unit, be it a single-family home, townhome, or apartment unit. Location of residential units with vouchers are identified by Census Tract; however, tracts with 10 or fewer voucher holders are not identified. Citywide, in 2021, there were 121 active vouchers managed by the City. There are four Census Tracts in the City of Hawaiian Gardens, and there were voucher recipients reported in all four Census Tracts. As previously discussed, households that exceed the poverty threshold are predominately located south of Carson Street. Poverty also occurs (to a lesser extent) north of Carson Street and extends further north beyond the City limits (see Figure 2.6).



As previously discussed in Section 2.1 and shown in Figure 2.2, Hawaiian Gardens is a predominately Hispanic/Latino community with Hispanic/Latinos comprising 80% of the City's residents. The next highest population group is Korean, comprising approximately 10% of the population. The White and Black populations were recorded at less than 5% for each group. Hawaiian Gardens continues to provide City services in English and Spanish, and Korean when requested; and will continue this practice through Program 24, *Public Participation*.

The 2020 Census data indicates that the current City of Hawaiian Gardens household size is 3.83 persons per household. Hawaiian Gardens' female headed households represent 17% of the City's households (compared to 14.3% in the SCAG region); 4.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed with children under 6 (compared to 1.0% in the SCAG region). With a low vacancy rate of 2.82%, families, including female-headed households, face challenges finding places to live.

The City has included the following programs to encourage construction of additional housing on existing sites, including affordable housing: Program 1, *Adequate Sites*, Program 3, *Affordable Housing Incentives*, Program 4, *General Plan and Zoning Code Review*, Program 5, *Density Bonus Program*, Program 7, *Non-Profit Housing Partnership*, Program 15, *Accessory Dwelling Units*, Program 18, *Emergency, Transitional, and Supportive Housing*, Program 26, *Single Room Occupancy*, Program 27, *Zone District Densities Update*, Program 28, *Join the Gateway Cities Affordable Housing Trust*, Program 29, *Cottage/Carriage Dwelling Units*, Program 30, *Permit Streamlining*, Program 32, *Permanent Supportive Housing*, Program 33, *Mixed-Use Zones*, Program 34, *Inclusionary Ordinance*, Program 35, *Religious Institution Housing Zone*, and Program 36, *City-Owned Parcel Affordability Requirements*.

Access to Opportunity

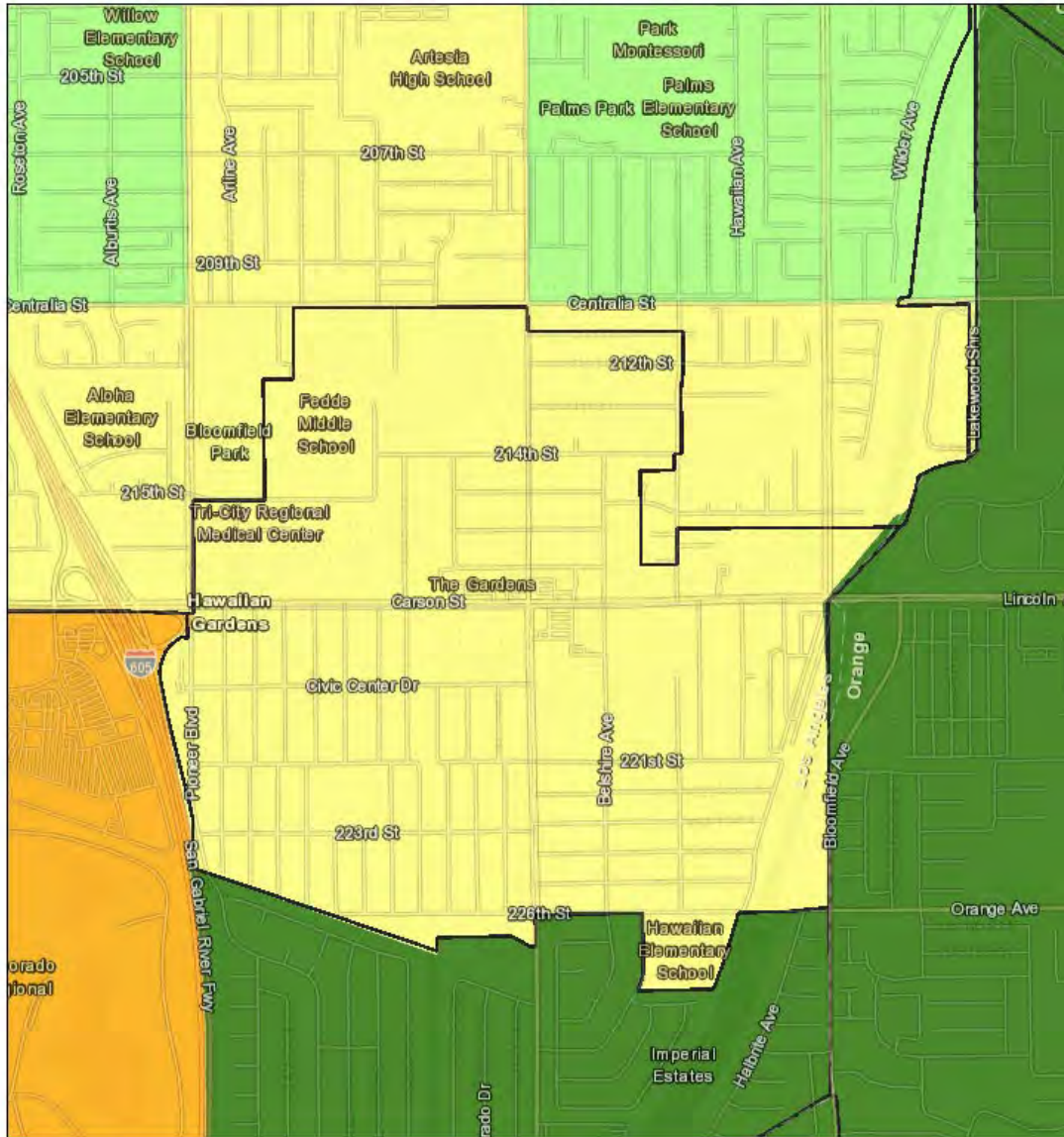
Education Resources

According to the US Census 62.1% of persons aged 25 years and greater have graduated from high school, and 12.8% have a bachelor's degree or higher. Both the City of Hawaiian Gardens and the ABC Unified School District provide services in English and Spanish. The School District also offers immersion programs for the City's students. The ABC Unified School District provides bus transportation for students residing in the City of Hawaiian Gardens. As previously discussed in Section 2.1, *Population and Demographics*, and as shown in Figure 2.3, *Education Opportunity*, (and shown again below for reference) the entire City is designated as having an education outcome rating of 0.25 to 0.50, with 0 being the lowest and 1 being the highest rating. There were no education related comments received from the community during the public outreach process.



Figure 2.3 – Education Opportunity

AFFH Analysis - Opportunity Map, Education Score (2022)



3/17/2023, 3:35:19 PM

City/Town Boundaries

(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

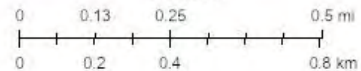
< 0.25 (Less Positive Education Outcomes)

.25 – 0.5

0.5 – 0.75

.75 – 1 (More Positive Education Outcomes)

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Transportation Resources

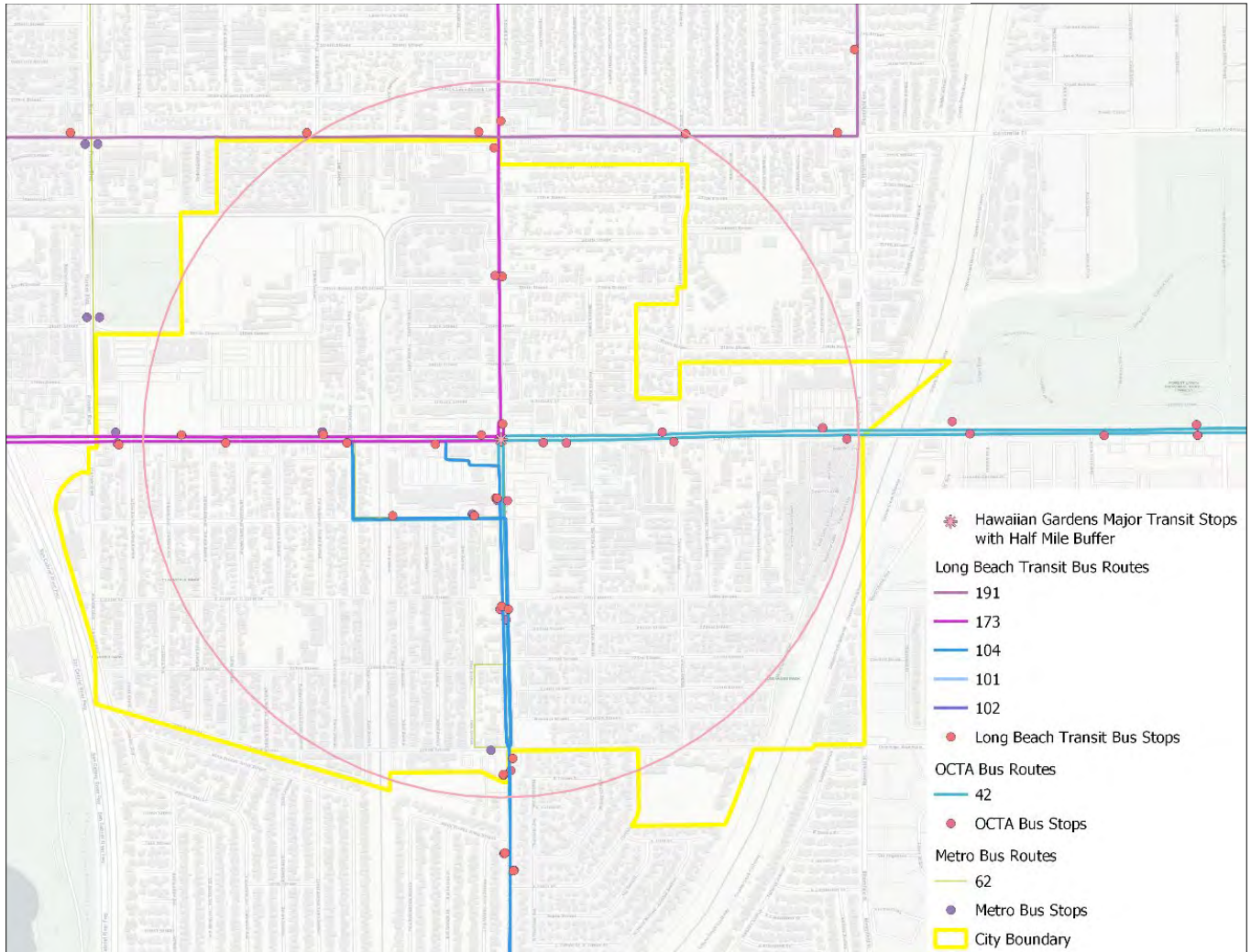
The transportation system in Hawaiian Gardens consists of a roadway network dominated by Carson Street running in an east/west direction, and Pioneer and Norwalk Boulevards running north/south. The San Gabriel Valley Freeway (State Route-605) is located just west of Hawaiian Gardens. Also, the City's central location in Los Angeles County provides Hawaiian Gardens with easy access to most parts of the Southern California region. Local circulation within the City generally follows a grid pattern.

Regional access to the city is provided by the San Gabriel Valley Freeway (I-605) that extends along the city's southwesterly border. Access to this freeway is provided by Pioneer Boulevard and Carson Street. The transportation system framework within Hawaiian Gardens is largely defined by Norwalk Boulevard and Pioneer Boulevard which are major north/south arterials that extends through the city. Carson Street is a primary east/west roadway.

Transit. The City of Hawaiian Gardens is reasonably well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), operate routes that extend into or through the City of Hawaiian Gardens (as shown below in Figure 2.26). Specifically, the intersection of Carson St. and Norwalk Blvd. is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C (Green) Line in Norwalk and the Metro A (Blue) Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. Peak headways are typically 15 minutes.



Figure 2.26 Major Transit Stops





Bicycle Facilities. The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on Civic Center Drive within the City of Hawaiian Gardens. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing conditions, bicycle facilities could also be required as part of the street improvements. The City is hiring a consultant to complete a Master Plan for bike lanes.

This Housing Element includes Program 31, *Place-Based Mobility and Strategies*, to implement bike mobility infrastructure City-wide and specifically in areas with higher poverty rates. There were no public transportation related comments received from the community during the public outreach process.

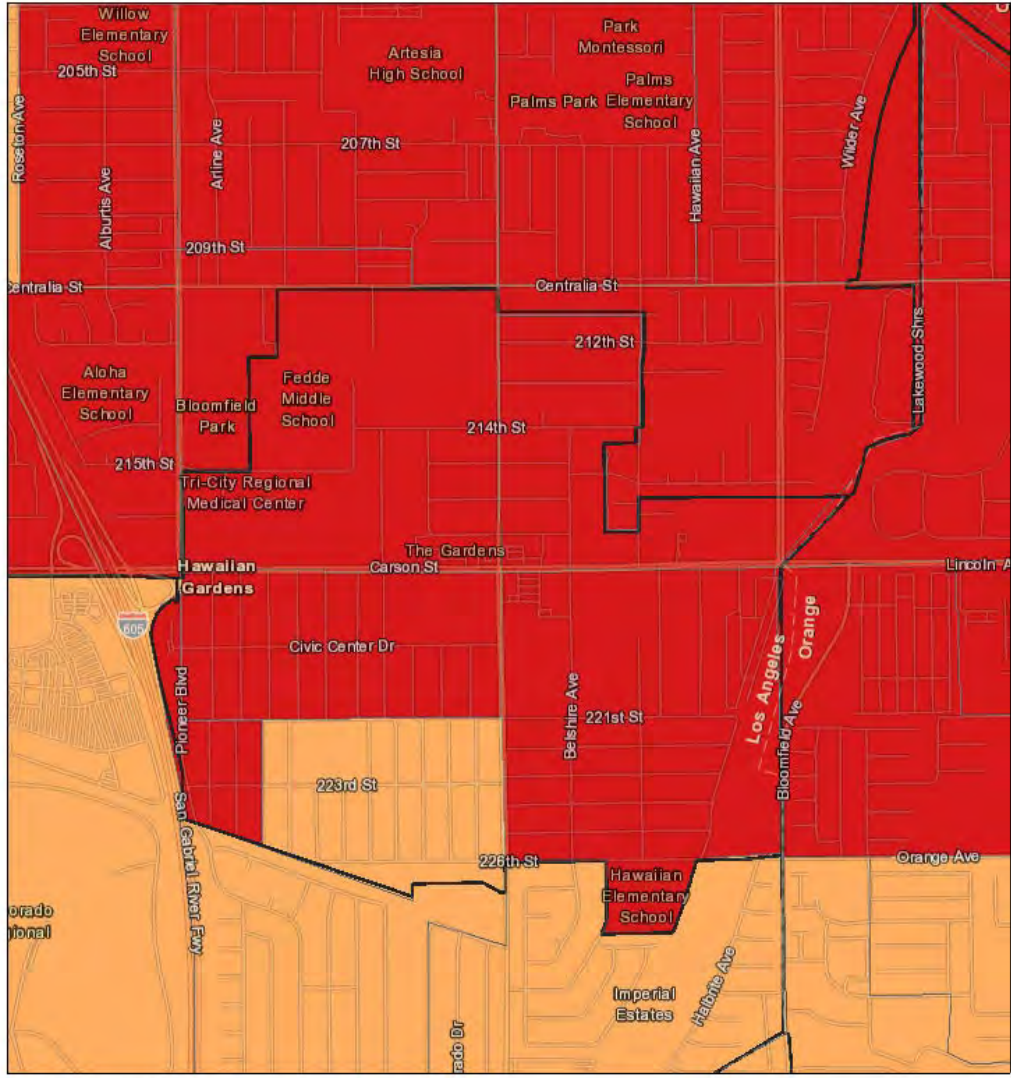
Employment Proximity

The 2020 Census notes that nearly 18% of Hawaiian Gardens workers 16 years of age and older have a travel time of 30-34 minutes to work and 23% travel 35 minutes and greater to work (see Figure 2.27 below). In a City of 0.9 square mile, nearly built out, this data indicates that many of Hawaiian Gardens' workers commute outside the City's boundaries. The dominant mode of transportation for workers is a car.



Figure 2.27 Jobs Proximity

AFFH Analysis - Jobs Proximity Index (2014-2017)

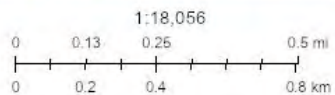


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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40



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Environmental Health

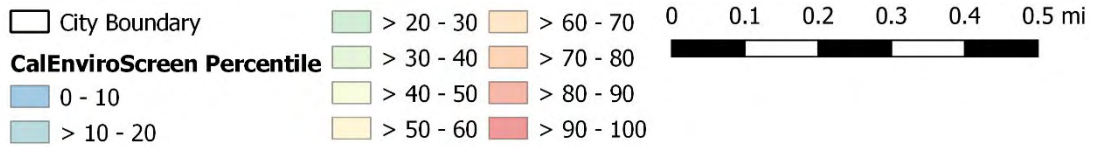
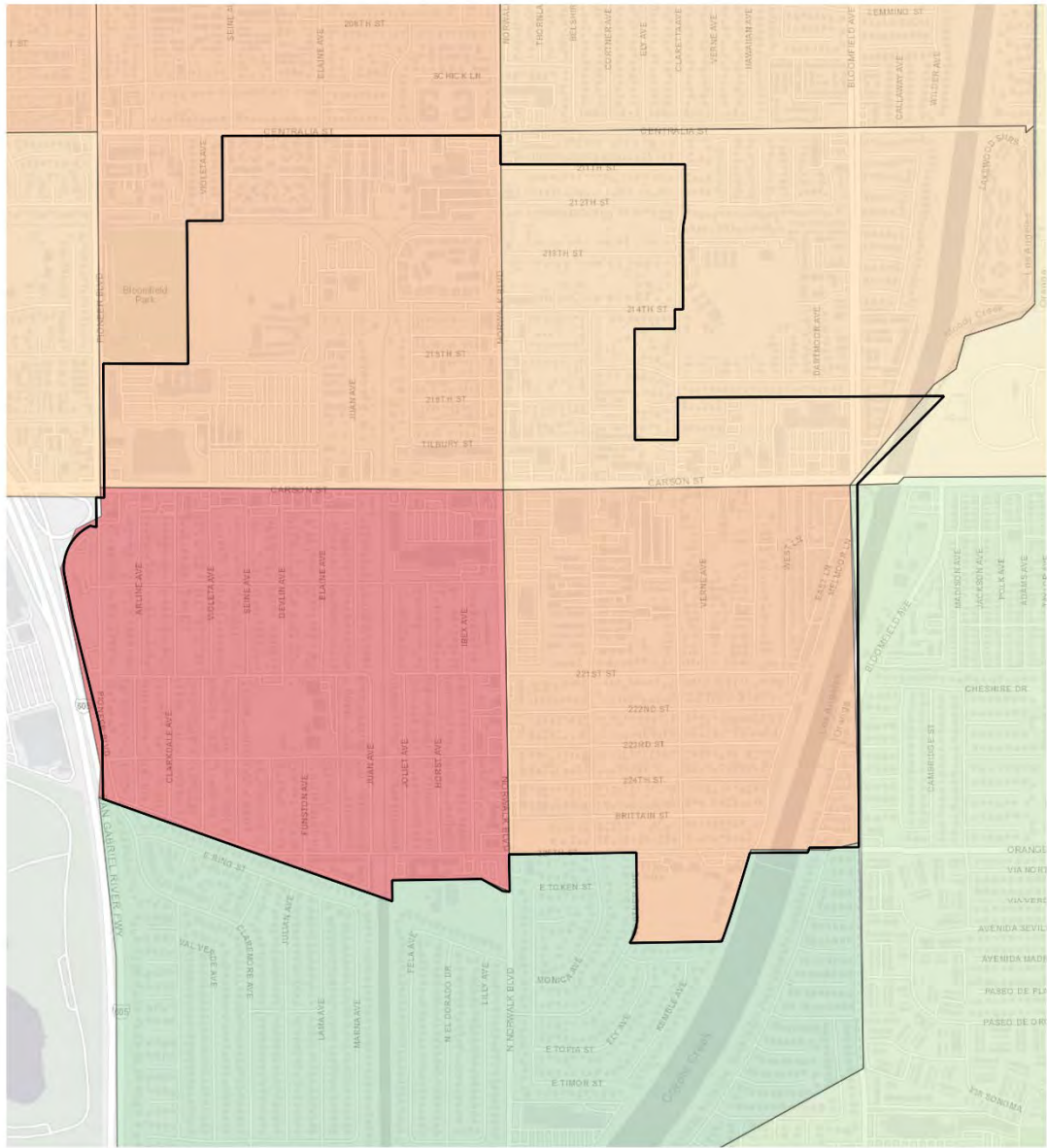
In 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of Cal EnviroScreen, a tool that uses environmental health, and socioeconomic indicators to map and compare a community's environmental scores. As shown in Figure 2.28, *CalEnviroScreen 4.0 Score*, in the four census tracts in the City, the percentages were: 60%-70% northeast quadrant, 70%-80% in the northwest and southeast quadrants, and 90% in the southwest quadrant. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. Hawaiian Gardens is in an area where the ambient noise levels are relatively high. This is mainly due to the proximity to Los Angeles basin transportation corridors. The San Gabriel freeway (I-605) runs along the western boundary of the City and carries appreciable volumes of both truck and commuter traffic. Other primary arterials, including Carson Street, Norwalk Boulevard, and Pioneer Boulevard also experience high average daily traffic levels. Although there is not much the City can do regarding proximity to the San Gabriel freeway, and local arterials serving surrounding communities, the City's implementation of the California Environmental Quality Act (CEQA) guidelines regarding construction and new development, can begin to mitigate some of the environmental impacts of pollution within the City.

Additionally, as indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), the residents also face issues associated with noise and trash, which continue to contribute to the City's negative environmental health indicators. To ensure residents throughout the City have access to positive environmental conditions, the City will continue to require code compliance through Program 10, *Pre-Sale Inspection*, and its improved code enforcement program (see Program 9, *Code Enforcement*). The City will also continue to provide home improvement assistance for existing households through Program 11, *City Beautification* (which can include financing for new windows, new roofs, and insulation).



Figure 2.28 CalEnviroScreen 4.0 Score

CalEnviroScreen 4.0 Percentile





Disproportionate Housing Need and Displacement Risk

Overcrowding

Overcrowding in the City of Hawaiian Gardens is a significant issue. There are three distinct areas of overcrowding in the City based on household information and census tract data. In the northeast quadrant of the City (east of Norwalk Boulevard and north of Carson Street), the percentage of overcrowded households is within the 0%-20% range. In the northwest quadrant (bordered by Norwalk Boulevard to the east and Carson Street to the south) the percentage of overcrowded households is in the 15%-20% range. The areas of the City south of Carson Street are within the 20%-100% range of overcrowded households. Based on this information the percentage of overcrowded households varies throughout the City and is not concentrated in one specific place.

In Hawaiian Gardens, 263 owner-occupied and 512 renter-occupied households had more than 1.01-1.5 persons per room, which meets the definition for overcrowding. Sixty-seven (67) owner-occupied households and 285 renter-occupied households had more than 1.5 occupants per room, which meets the definition for severe overcrowding. The rate of overcrowding in Hawaiian Gardens is higher than neighborhoods in the surrounding cities of Long Beach, Lakewood, and Cypress.

To improve overcrowding conditions, the City has amended Program 15, *Accessory Dwelling Units*, and added Program 26, *Single Room Occupancy Units* and Program 29, *Cottage/Carriage Dwelling Units*, to encourage construction of a variety of housing types to increase availability of housing at a range of sizes and to reduce displacement risk due to unit size for all residents. Additionally, the City has added Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, which will provide an additional source of financing for more affordable housing in the City, Program 32, *Permanent Supportive Housing*, to provide funding for permanent supportive housing development in the City, and Program 35, *Religious Institution Housing Zone*, to allow affordable housing development on church properties. Collectively, these programs will address overcrowding issues by providing more affordable housing, including permanent supportive housing, in the City (see Section 7.2 for program descriptions and quantified goals).

Additionally, as indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), City residents are also concerned with overcrowding conditions, specifically in rental properties. For instance, one community member stated that "There are too many renters as it is. Promote home ownership. For home owners who are renting their house, impose a limit of how many people can live in a single family house. 1 bedroom=3 people 2 bedroom=4 people 3 bedroom = 6 people. Require garages for cars. Parking permits for residents only." Another resident stated "There are too many renters. Non-resident homeowners who let obscene amount of people rent their single-family homes." Primarily, residents are concerns with the impacts of renting smaller units to larger families, such as parking in yards or on sidewalks. To address these concerns, the City has revised Program 9, *Code Enforcement*, to implement a more active code enforcement program to



ensure complaints are addressed in a timely manner and landlords are held accountable for violations on their properties.

Overpaying

As shown in the Tables in Chapter 2, renters and homeowners are overpaying for housing throughout the City. According to the SCAG Pre-certified data, 57% of the City's households (2,247 households) are severely overpaying for housing and spend 30% or more of gross income on housing. Additionally, 39% of renter households (869) spend 50% or more of gross income on housing costs. Additionally, as indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), City residents are very concerned with housing affordability, specifically for younger persons who may not be able to afford housing in the community they grew up in, and therefore, are forced to move out of the City.

The City has included several programs in this Housing Element to provide more affordable housing options during the planning period. Program 2, *Lot Consolidation*, and Program 3, *Affordable Housing Incentives*, are included to target investment in developing a variety of housing choices. Program 6, *Section 8 Rental Assistance*, provides financial assistance with housing payments, and Program 15, *Accessory Dwelling Units* and Program 29, *Cottage/Carriage Dwelling Units*, to provide housing mobility opportunities on existing non-vacant residential parcels. Additionally, Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, provides the City with a mechanism to fund affordable housing projects in the City, and Program 32, *Permanent Supportive Housing*, provides funding for permanent supportive housing development in the City. Finally, Program 35, *Religious Institution Housing Zone*, allows affordable housing development on church properties. Collectively, these programs will address overpaying issues by providing more affordable housing, including permanent supportive housing, in the City (see Section 7.2 for program descriptions and quantified goals).

Substandard Housing Conditions

In addition to the issues of overcrowding and overpaying, housing condition can present a safety concern for residents living in substandard housing in need of repairs. Over half of the City's housing stock was built prior to 1970. Three of the four apartment communities were constructed in the early 1970's and the fourth apartment community was constructed in 1990. The Lakewood Mobile Estates was developed in 1962 and the Bloomfield Mobile Home Park was developed in 1970. Because of the age of the homes, apartments, and the two mobile home parks, it can be assumed that at least some low-income households in the City are living in substandard conditions. Specifically, according to the City's Code Enforcement Department, there are approximately 423 units in need of rehabilitation. As previously discussed in Section 2.4, the City conducted a preliminary windshield survey of residential neighborhoods in each quadrant to evaluate the existing housing stock and determined that there are no specific neighborhoods in the City that have a higher number of units in need of repair or replacement. The City also determined that the code violation and housing condition issues generally consisted of deteriorating materials (e.g., roofs, paint, windows), chain link fencing, trash, unmaintained landscaping, and parking in unpermitted areas.



The City has a number of programs to ensure continued preservation and maintenance of housing units in the City and provision of safe housing for City residents. The City's active code enforcement division responds to complaints, including maintenance and safety concerns. Through these code enforcement efforts, the City will continue to follow up with landlords to ensure repairs are made so the unit can be occupied. The City has a Beautification Program (Program 11) which provides loans for exterior and interior improvements. Specifically, Program 11 requires the City to assist all income households, with priority given to lower-income households to address building code and zoning violations, remove security bars from windows, improve energy efficiency and conservation, and bring properties into compliance with the Municipal Code by dispersing grants to residents that range from \$3,000 to \$25,000.

The City also has an active Pre-Inspection program whereby the City inspects a home prior to sale of the home, for any code violations, and provides resources to assure completion of improvements and code compliance (Program 10). Furthering the City's commitment to preservation, maintenance, and safety in the provision of housing for all residents, the City has amended Program 14, *Energy Conservation*, and added Program 20, *Housing Conditions Survey*.

Additionally, as indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), City residents are heavily concerned with increasing code violations, specifically related to trash, noise, and parking. As specified in Program 9, *Code Enforcement*, the City shall comply with AB 838 to ensure that code complaints are properly addressed in a timely manner. Additionally, Program 9 requires the City to implement a code enforcement progress program to target the neighborhoods that receive the most code violation complaints and ensure that code enforcement officers take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The revised Program 9 will maintain an adequate records of code violations and current housing conditions, ensure that property owners are accountable for keeping their properties up to code, and substantially reduce the number of code violations in the City during the planning period (see Section 7.2 for program descriptions and quantified goals).

Unhoused Population

As indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), City residents are concerned about the homelessness population in the City. For instance, one resident commented "Housing for low income multi families and assistance for the homeless or those living in an RV/campers. It's become a problem having homelessness and instead of trying to chase them away maybe provide them with a clean space to sleep or a small homeless community we'll be able to help them."

As discussed previously, the City is less than 1 square mile and is reported to have 29 unsheltered persons (see Section 2.1). Unhoused persons generally reside in commercial areas along Carson Street and Norwalk Boulevard, which extend throughout the entire City.



As discussed previously, the City is well served by public transit systems, specifically along Carson Street and Norwalk Boulevard. The intersection of Carson Street and Norwalk Boulevard is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro Green Line in Norwalk and the Metro Blue Line in Long Beach. As part of Housing Element Program 18, the City will continue to work with the Los Angeles Homeless Services Authority (LAHSA) during the planning period to ensure that unhoused persons are provided with the services they need, such as offering temporary sheltering at a nearby regional shelter. Additionally, as part of Programs 18 and 32, the City is committed to providing local housing for people experiencing homelessness and reduce its homeless population during the planning period. As such, unhoused persons in the City have adequate access to transportation and supportive services during the planning period.

However, given the City's location between Los Angeles and Orange County and the transient nature of homelessness, it is impossible to capture an accurate estimate of the homeless population in the City. Regardless of the projected numbers of the homeless population in the City, the City also understands that homelessness is a regional issue that should also be addressed with regional solutions.

To address the needs of people experiencing homelessness in the City and region, the City added Program 18, *Emergency, Transitional, and Supportive Housing*, which requires the City to work collaboratively with neighboring cities to provide short-term (e.g., shelters) and long-term (e.g., permanent supportive housing) solutions to effectively reduce the homeless population in the City and region. Program 18 also incentivizes homeowners to rent ADUs to households with vouchers.

Additionally, this 6th Cycle Housing Element includes new Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, and new Program 32, *Permanent Supportive Housing*, to provide additional funding mechanisms for affordable housing, including permanent supportive housing, in the City. Specifically, Program 32 requires the City to apply for Permanent Local Housing Allocation funds from the Los Angeles County Development Authority for acquisition of sites suitable for Permanent Supportive Housing, and to make that site available to affordable housing developers (see Section 7.2 for program descriptions and quantified goals).

Displacement Risk

Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increase that are less than home price increases. According to SCAG, between 2000 and 2018 median home sales prices in Hawaiian Gardens increased 186% while prices in the SCAG region increased 151%. The rising cost of housing in Hawaiian Gardens is reflective of trends in the SCAG region and



throughout California, and increases the risk of displacement for residents, particularly lower-income households. While housing costs have risen in recent years, wages have not kept pace. These trends indicate growing unaffordability of housing in Hawaiian Gardens that may prevent low-income households from remaining in their homes over time.

Additionally, as indicated in the Community Survey and Housing Needs Assessment Survey responses (see Appendices A and B), City residents are concerned with the rising housing costs in the City, which is a common issue in Southern California. For instance, one resident commented “Affordable single family homes so youth that want to stay in the City can afford to stay and contribute to their city to make it better rather than pushing them away.”

To address affordability challenges and reduce displacement risk, the City includes Program 15, *Accessory Dwelling Units*, Program 6, *Section 8 Housing Assistance*, Program 26, *Single Room Occupancy Units*, Program 28, *Join the Gateway Cities Affordable Housing Trust (GCAHT)*, Program 32, *Permanent Supportive Housing*, Program 33, *Mixed-Use Zones*, and Program 35, *Religious Institution Housing Zone*. These programs are in addition to Program 4, *General Plan and Zoning Code Review*, which requires the City to amend parking requirements and development standards to achieve maximum densities specified in Program 27 and reduce government constraints on affordable housing production (see Section 7.2 for program descriptions and quantified goals).

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies. The City will continue to review the Zoning Code (Program 4, *General Plan and Zoning Code Review*) to ensure compliance with fair housing law, and continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more. The City has modified Program 9, *Code Enforcement*, to address the requirements of AB 838, which ensures that landlords are responsible for correcting code violations on their properties.

As discussed in Section 1.7, *Service Provider Outreach*, the City met with Housing Rights Center (HRC) to identify fair housing issues in the City and discuss potential solutions. According to the HRC, fair housing issues in the City and region include rent increases, evictions, relocation, substandard housing conditions, and discrimination. As part of Program 12, *Fair Housing*, the City will continue to work with the HRC to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority’s Section 8 program. Specifically, the City will increase its outreach efforts to educate residents on fair housing issues and services. For example, as required by Program 24, *Public Participation*, the City is



required to participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. At this event, the City is required to set up an informational table with fair housing representatives to distribute educational materials about fair housing services available to residents who are experiencing fair housing issues, with the first event occurring in 2024. Additionally, this outreach event will provide educational materials about the City's Code Enforcement process so that tenants and landlords can better address substandard housing conditions.

The City will also meet with other cities in the region who have implemented policies to address fair housing issues (e.g., eviction, discrimination, rent increases) by the end of 2024. The City will use information obtained during this outreach process to create feasible policies to implement in the City by the end of 2025.

As discussed in Section 1.7, Service Provider Outreach, the City met with PATH LA to identify the needs of people experiencing homelessness in the portion of the County that includes Hawaiian Gardens. According to PATH LA, the primary need for the homeless population in the City is more long-term housing solutions (e.g., rental housing). As part of Program 18, *Emergency, Transitional, and Supportive Housing*, the City will create a program to provide incentives to property owners who waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.

Additionally, PATH LA recommends that short-term housing (e.g., shelters) and long-term housing (e.g., rental housing) incorporate creative design solutions (e.g., tiny homes, fly away homes) that blend into the existing visual character of the community and can be constructed faster than larger shelters and rental housing developments. As part of Program 18, the City will meet with neighboring cities that have experienced success with investing in creative design solutions to provide short-term and long-term housing to assess the City's ability to incorporate creative design solutions in Hawaiian Gardens.

Additionally, as specified in Program 18, the City will work with the Los Angeles Homeless Service Authority to reach out to the homeless to offer temporary sheltering at a regional shelter which serves Hawaiian Gardens homeless. Program 18 also requires the City to meet with neighboring cities, such as Lakewood, Cypress, and Long Beach, to discuss collaborative solutions to provide more short-term and long-term housing to effectively reduce the homeless population in the City and surrounding communities. Additionally, Program 18 requires the City to work with the Los Angeles Homeless Service Authority, PATH LA, and neighboring cities to provide people in shelters with supportive services and programs (e.g., medical, addiction, senior, veteran, mental health). Finally, to ensure that the City addresses the needs of unhoused individuals during the planning period, Program 18 incentivizes homeowners to rent their ADUs to households with vouchers.

Ultimately, through the implementation of Program 18, the City and region will provide more short-term and long-term housing for the homeless population in the City and surrounding cities. As previously discussed in Section 1.7, Service Provider Outreach, when homeless people are relocated outside of their familiar communities, which often occurs with the



scattered site model, they are more likely to return to the streets of their desired community. Therefore, the City can more effectively reduce homelessness in the City by providing more short-term and long-term housing for the homeless population in the City.

Sites Inventory

Residential land uses account for nearly 60% of the total land area in the City, and the second largest land use, commercial, makes up 23% of the land area. The residential land area is predominately zoned for medium density residential (R-2), with the majority of housing in this zone district located south of Carson Street. There some pockets of single-family zone districts located north of Carson Street and the four apartment communities are located in the northwest, northeast, and southeast. The two mobile home parks are located in the southeast quadrant adjacent to Coyote Creek.

Opportunities for new development on vacant sites is limited due to the scarcity of vacant sites in the City. The predominance of single-family homes in the medium density zone district has resulted in a lack of variety for housing opportunities.

As summarized in Table 2.13 below, the City's primary fair housing issues is displacement risk due to economic pressures, disproportionate access to services, environmental hazards, and a lack of a variety in housing types to meet a range of needs and incomes. As required by AB 686, this Housing Element includes programs to remedy fair housing issues during the planning period to affirmatively further fair housing (AFFH) (see Table 2.13 for programs to address fair housing issues). Additionally, as required by AB 686, the City is required to identify locations for affordable housing in a way that affirmatively furthers fair housing. To address this requirement, the City must evaluate the impact of where it plans to locate lower-income units and assess whether or not there is any isolation of the RHNA and if the location of units exacerbates or improves existing fair housing issues.

The City's lower-income RHNA for this 6th Cycle Housing Element is 105 units, with 61 combined units for the very low- and extremely low-income categories and 44 units for the low-income category (see Table 2.7). As later discussed in Chapter 5, the City anticipates the development of affordable housing, mixed-income housing, and the construction of ADUs to achieve its lower-income RHNA during the planning period. Specifically, to meet its lower-income RHNA, the City anticipates the development of 78 ADUs and 102 combined units within its Site Inventory properties (see Table 5.2).

. The City can be divided into 4 quadrants of the City, with Quadrant 1 located north of Carson Street and west of Norwalk Boulevard, Quadrant 2 located north of Carson Street and east of Norwalk Boulevard, Quadrant 3 located south of Carson Street and west of Norwalk Boulevard, and Quadrant 4 located south of Carson Street and east of Norwalk Boulevard. Due to the small size and built out nature of the City, the City was limited in its ability to identify sites that would likely be redeveloped with multi-family housing during the planning period. The City's four quadrants are predominately developed with residential uses, causing the City to focus on its commercial corridors located along Carson Street and Norwalk Boulevard to find housing opportunities to accommodate its RHNA. Quadrant 2 contains 4 out of the 6 sites



identified for housing to accommodate the City's RHNA, Quadrants 1 and 3 each contain 1 site, and Quadrant 4 contains 0 sites.

As shown on Figure 2.29, Quadrant 2 contains the most lower-income units (83 units or 80 percent), Quadrant 1 contains 16 units or 16 percent of the lower-income units, Quadrant 3 contains 4 units or 4 percent of the lower-income units, and Quadrant 4 contains 0 lower-income units. Similar to the distribution of lower-income units, Quadrant 2 also contains the more moderate and above-moderate units than the other quadrants. The higher number of lower-income and moderate-income units in Quadrant 2 is due to this quadrant containing the most sites identified for housing to accommodate the City's RHNA.

As shown in Figure 2.29 below, affordable housing sites and mixed-income sites are located near transit corridors Carson Street and Norwalk Boulevard. Additionally, potential ADU sites encompass the City's residentially-zoned parcels located primarily south of Carson Street, which are primarily built out with single-family neighborhoods, providing housing mobility opportunities for lower-income residents. Although there is a higher concentration of lower-income units in the City's Quadrant 2, this area has adequate access to transit. As previously discussed, the City is reasonably well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTA), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), operate routes that extend into or through the City. Specifically, the intersection of Carson St. and Norwalk Blvd., which is the closest intersection to the sites located in Quadrant 2, is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. LACMTA buses provide a connection to Metrolink service in Fullerton (see Figure 2.26). LBT buses provide connections to the Metro C (Green) Line in Norwalk and the Metro A (Blue) Line in Long Beach. All buses are ADA accessible, and many have bicycle racks. Peak headways are typically 15 minutes. Additionally, due to the small size of the City (less than 1 square mile), the households that will inhabit the lower-income units in the City's Quadrant 2 have a similar level of access to opportunity as residents City-wide.

The existing housing stock in each quadrant in the City is more than 50 percent affordable to lower-income residents according to 2022 American Community Survey data. As such, the increase in lower-income units during the planning period in this area of the City will not result in a substantial concentration of poverty.

Overall, the City will affirmatively further fair housing by providing affordable housing along transit corridors and permitting ADU development within the City's single-family neighborhoods.



Figure 2.29 Sites Inventory and AFFH





Contributing Factors

Through the outreach program and discussions with community members and service providers, several factors were identified that contribute to fair housing issues in Hawaiian Gardens. Table 2.13 identifies contributing factors and level of priority.

Table 2.13 Contributing Factors and Meaningful Actions

AFH Identified Fair Housing Issues	Contributing Factors and Priority Level	Meaningful Actions
<p>Displacement risk for residents due to economic pressures.</p>	<p>Limited affordable ownership and rental options. High Priority.</p>	<p>Encourage the development of Affordable Housing units in the City:</p> <ul style="list-style-type: none"> • Program 2, Promote Lot Consolidation • Program 3, Affordable Housing Incentives • Program 4, General Plan and Zoning Code Review • Program 5, Density Bonus Program • Program 15: Accessory Dwelling Units • Program 26: Single Room Occupancy • Program 27, Zone Districts Density Update • Program 28: Join the Gateway Cities Affordable Housing Trust (GCAHT) • Program 29, Cottage/Carriage Dwelling Units • Program 30, Permit Streamlining • Program 32, Permanent Supportive Housing • Program 33, Mixed-Use Zones • Program 34, Inclusionary Ordinance • Program 35, Religious Institution Housing Zone • Program 36, City-Owned Parcel Affordability Requirements
<p>Disproportionate access to services.</p>	<p>Historic patterns of segregation resulting in predominate non-English speaking population, causing language barriers, which can present challenges to accessing resources and racial discrimination in lending practices. High Priority.</p> <p>Historic patterns of disinvestment in public infrastructure (roadways, schools, utility delivery) resulting in poor traffic conditions, educational resources, and housing conditions. Medium Priority.</p> <p>Overall lack of regional cooperation. Medium Priority.</p>	<p>Continue bilingual programs for all City services and communications:</p> <ul style="list-style-type: none"> • Program 24, Public Participation <p>Continue working with the local schools to support bilingual programs:</p> <ul style="list-style-type: none"> • Program 24, Public Participation <p>Distribute progress surveys at communitywide events to monitor effectiveness of Programs to affirmatively further fair housing</p> <ul style="list-style-type: none"> • Program 24, Public Participation <p>Continue the City’s Fair Housing Services Program to educate residents on and ensure compliance with fair housing policies.</p> <ul style="list-style-type: none"> • Program 12, Fair Housing <p>Implement place-based strategies to improve public infrastructure.</p> <ul style="list-style-type: none"> • Program 31, Place-Based Mobility and Strategies Program

2. HOUSING NEEDS ANALYSIS



AFH Identified Fair Housing Issues	Contributing Factors and Priority Level	Meaningful Actions
		<p>Ensure that utility providers have capacity to serve new residential development:</p> <ul style="list-style-type: none"> • Program 21, Infrastructure Availability <p>Reduce absentee landlords to ensure rental properties comply with applicable code requirements:</p> <ul style="list-style-type: none"> • Program 9, Code Enforcement <p>Promote regional cooperation to increase equitable access to services:</p> <ul style="list-style-type: none"> • Program 18, Emergency, Transitional, and Supportive Housing • Program 28, Join the Gateway Cities Affordable Housing Trust (GCAHT) <p>Ensure access to housing opportunities for extremely low-income households, including unhoused persons:</p> <ul style="list-style-type: none"> • Program 6, Section 8 Rental Assistance • Program 7, Non-Profit Housing Partnership • Program 8, Extremely Low-Income Housing • Program 18, Emergency, Transitional, and Supportive Housing • Program 22, Low Barrier Navigation Centers • Program 32, Permanent Supportive Housing • Program 35, Religious Institution Housing Zone • Program 36, City-Owned Parcel Affordability Requirements
<p>Environmental Hazards</p>	<p>Historic patterns of disinvestment in public infrastructure (roadways) resulting in traffic issues and air pollution issues. Medium Priority.</p>	<p>Implement place-based strategies to improve public infrastructure.</p> <ul style="list-style-type: none"> • Program 31, Place-Based Mobility and Strategies Program <p>Promote safe housing conditions related to environmental hazards.</p> <ul style="list-style-type: none"> • Program 9, Code Enforcement • Program 10, Pre-Sale Inspection • Program 11, City Beautification • Program 20, Housing Conditions Survey
<p>Lack of a variety in housing types to meet a range of needs and incomes.</p>	<p>Dominance of single-family development and lack of available land for additional residential development. High Priority.</p>	<p>Promote multi-family development and mixed-use development:</p> <ul style="list-style-type: none"> • Program 4, General Plan and Zoning Code Review • Program 27, Zone Districts Densities Update • Program 33, Mixed-Use Zones • Program 35, Religious Institution Housing Zone <p>Encourage construction of ADUs (including garage conversions):</p>

2. HOUSING NEEDS ANALYSIS



AFH Identified Fair Housing Issues	Contributing Factors and Priority Level	Meaningful Actions
		<ul style="list-style-type: none"> • Program 15, Accessory Dwelling Units • Program 18, Emergency, Transitional, and Supportive Housing. <p>Encourage construction of Single Room Occupancy units</p> <ul style="list-style-type: none"> • Program 26, Single Room Occupancy <p>Encourage the development of Permanent Supportive Housing</p> <ul style="list-style-type: none"> • Program 32, Permanent Supportive Housing <p>Encourage construction of Cottage/Carriage Dwellings</p> <ul style="list-style-type: none"> • Program 29, Cottage/Carriage Dwelling Units



3 REGIONAL HOUSING NEEDS ASSESSMENT AND SPECIAL NEEDS

3.1 REGIONAL HOUSING NEEDS ALLOCATION (RHNA), 2021 - 2029

California housing element law (Calif. Govt. Code §§ 65580-65589.11) requires every city and county in the State to provide for their “fair share” of the projected future housing needs in the region in which they are located, as determined by the regional Council of Governments or directly by the California Department of Housing and Community Development (HCD). Hawaiian Gardens lies under the jurisdiction of the Southern California Association of Governments (SCAG), which allocates the regional housing needs for southern California jurisdictions, based upon an overall regional housing need number established by HCD. Housing needs are based upon a combination of factors, including regional population growth, existing employment, employment growth, affordability, transit proximity, and demographic characteristics. The corresponding Regional Housing Needs Allocation (RHNA) is a minimum projection of the number of new housing units needed for all income levels during the forthcoming eight-year planning period to support that growth.

SCAG has determined that Hawaiian Gardens’ RHNA is 331 units for the 2021-2029 planning period.

RHNA Methodology

SCAG allocates units according to a mathematical equation that incorporates weighted factors to balance housing needs to projected local population/household and employment growth. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, household growth is assigned a higher weight than transit. Alternatively, these factors can be equally weighted, depending on a jurisdiction’s characteristics.

The factors and weights assigned to Hawaiian Gardens are:

- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)



The equation may be generally expressed as:

$$\begin{aligned}
 \text{RHNA} = & \quad (\text{Household Growth} \times 0.45) \\
 & + (\text{Employment Growth} \times 0.225) \\
 & + (\text{Existing Employment} \times 0.225) \\
 & + (\text{Household Growth near Transit} \times 0.05) \\
 & + (\text{Employment Growth near Transit} \times 0.05)
 \end{aligned}$$

Household growth, existing employment, employment growth, and household growth near existing transit are estimated in SCAG’s regional household and employment forecasts. A jurisdiction’s share of the regional housing need is assigned accordingly to its percentage share of these factors.

After determining the housing need, SCAG establishes a number of rules to determine the allocation of units by income. The broad concept is that local jurisdictions must plan for income-based housing relative to the regional average. The income-allocation scenarios give each jurisdiction 175% of the difference between their 2020 household income distribution and the 2020 regional household income distribution. An “adjustment factor” is then applied to determine housing unit allocation in each income category.

The housing needs are categorized according to the following income groups:

- *Extremely Low-Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area;
- *Very Low-Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- *Low-Income* households earn from 51% to 80% of the median;
- *Moderate-Income* households earn from 81% to 120% of the median; and,
- *Above Moderate* households earn more than 120% of the median income.

Hawaiian Gardens’ ‘Fair Share’ of Regional Housing Needs

As stated above, SCAG has allocated **331 units** to Hawaiian Gardens for the eight-year, 6th Cycle Planning Period. Table 3.1 below illustrates the distribution of units for the 6th Cycle.



Table 3.1 RHNA 6th Cycle – October 2021-October 2029

Income Category	Minimum New Units Needed	Percentages
Very Low-Income Households	61	18.4%
Low-Income Households	44	13.29%
Moderate Income Households	46	13.89%
Above Moderate-Income Households	180	54.38%
Total Needed-Future Housing for 6th Cycle	331	100%

Source: Southern California Association of Governments

Pending and Approved Projects

The City will receive credit towards the current RHNA only for the *new* housing that is entitled, under construction, or built beginning in 2021. The City approved several new housing developments that are currently in the development process, which are summarized in Table 3.2 below.

Table 3.2 Pending and Approved Projects

Address	Units	Type	Income Group	Status	Completion Date
21821 Hawaiian Avenue	18	For-sale condos	Above Moderate	Approved	2025
12329 214 th Street	5	Apartments	Above Moderate	Construction	2024
22001 Claretta Street	6	Single Family	Above Moderate	Construction	2024
12146 214 th Street	1	Single Family	Above Moderate	Approved	2025
22022 Pioneer Blvd.	3	Single Family	Above Moderate	Approved	2025
22002 Hawaiian Avenue	8	Apartments	Above Moderate	Approved	2025
Total Units	41				

Source: Hawaiian Gardens Community Development Department

With the above projects, the City is able to receive credit for 41 units towards the current RHNA for above moderate-income households. At this time, there are no other residential projects that are undergoing the City’s review process for construction during the planning period.

What the RHNA Numbers Mean

The RHNA numbers function as targets for jurisdictions to achieve during the eight-year planning period. Because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, and housing construction is driven by market demands, sometimes it is not possible for a jurisdiction to meet housing its RHNA targets. HCD does not penalize jurisdictions for not meeting RHNA targets, *if* they have allocated enough land by General Plan and zoning designations for constructing units, and have made a good-faith effort implementing housing policies and programs.



3.2 SPECIAL HOUSING NEEDS

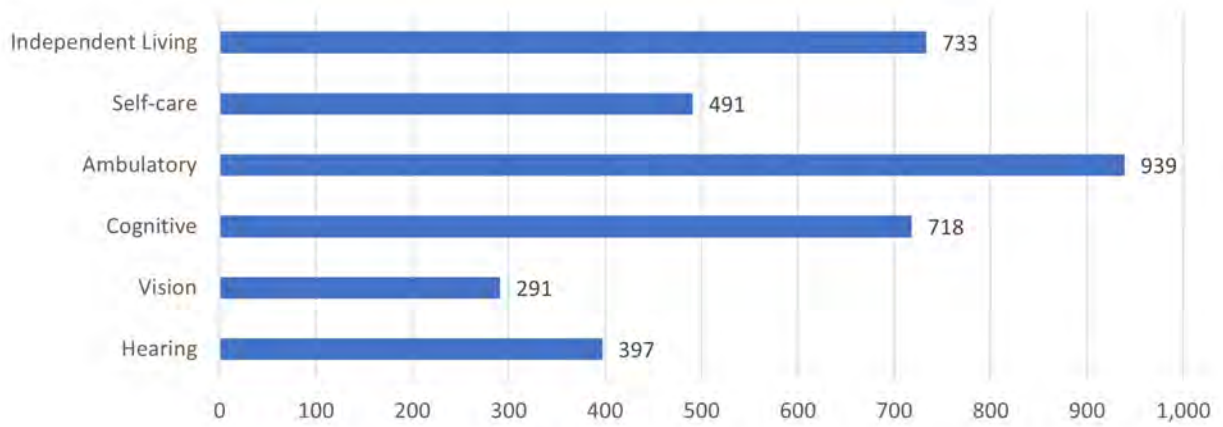
In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code §65583(a)(6) requires that several populations with special needs be addressed: persons with disabilities; people who are homeless; female-headed households; large households; seniors; overcrowded households; and farmworker households. To meet the needs of these groups, the City of Hawaiian Gardens must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

Persons with Disabilities in Hawaiian Gardens

The most recent American Community Survey (ACS) 5-year survey (2021), indicates that Hawaiian Gardens has a total of 1,188 residents with a disability who are not institutionalized (or 8.4 percent of the City's population). Additionally, the ACS survey indicates that most of the residents with disabilities (742 residents) are 65 years or older. Figure 3.1, *Residents with Disabilities* indicates the number of residents in Hawaiian Gardens that comprise each disability category, with ambulatory being the disability category that comprises the most residents (939 residents or 6.6 percent of the City's population). Figure 3.2, *Disability by Type*, indicates that the largest disability type represented among seniors with disabilities in the City is also ambulatory. *Ambulatory* disability means that the resident can walk, is not bedridden, but may have trouble with walking and needs assistance such as a cane, walker, or wheelchair. The smallest class of disability type identified among residents is vision.



Figure 3.1 Residents with Disabilities



Source: American Community Survey 2014-2018 5-year estimates.



Developmental Disabilities

The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as:

- (1) *cerebral palsy* (a disability resulting from damage to the brain before, during, or shortly after birth and outwardly manifested by muscular incoordination and speech disturbances);
- (2) *epilepsy* (any of various disorders marked by abnormal electrical discharges in the brain and typically manifested by sudden brief episodes of altered or diminished consciousness, involuntary movements, or convulsions); or
- (3) *autism* (a developmental disorder that typically appears by age three and that is variable in expression but is recognized and diagnosed by impairment of the ability to form normal social relationships, by impairment of the ability to communicate with others, and by stereotyped behavior patterns especially as exhibited by a preoccupation with repetitive activities of restricted focus rather than with flexible and imaginative ones that begins before individuals reach adulthood.

<http://www.nlm.nih.gov/medlineplus/mplusdictionary.html>

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the zip-code level and were joined to the jurisdiction-level by SCAG. Counts below 11 individuals are unavailable and some entries were not matched to a zip code necessitating approximation.

In the City of Hawaiian Gardens, 146 persons with developmental disabilities were identified as residing in the home of parents, family, or guardians; 5 resided in independent or supportive living; and 5 in foster or family homes. In the City, 156 persons with developmental disabilities were identified as 0 – 17 years of age, and 90 persons were 18 years or older. Therefore, the data indicates that most persons with developmental disabilities are children who live with a family member or guardian. However, during the planning period, some of these children will become adult-aged and will need access to housing and services serving the City's adult-aged disabled population.

Housing Constraints on Persons with Disabilities

Persons with disabilities in Hawaiian Gardens face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members.



To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Additionally, a person with disabilities may live on a fixed- income that may be significantly lower than a non-disabled person. Many disabled individuals live on a small, fixed income which severely limits their ability to pay for housing.

The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States live in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. Additionally, disabled persons often represent a large percentage of unhoused persons who are in need of emergency shelters and transitional housing. For most, their only source of income is a small, fixed pension afforded by Social Security Disability Insurance (SSDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. As shown below in Table 3.3, of the City's disabled population (ages 18-64), 41% is employed, 5% is unemployed, and 53% is not in the labor force. Compared to the non-disabled population (ages 18-64), 73% is employed, 4% is unemployed, and 23% is not in the labor force. Therefore, of the two populations, significantly less disabled persons are in the labor force compared to non-disabled persons, although the percentage of unemployed disabled population is roughly equal to the unemployed non-disabled population. As such, affordability is a major constraint on housing for disabled persons in the City.

Table 3.3 Persons with a Disability in the Workforce

Status	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	157	41%	6,038	73%
Unemployed	21	5%	343	4%
Not in Labor Force	204	53%	1,900	23%
Total	382		8,281	

Source: ACS 2021, Employment Status by Disability Status (Table C18120)

Additionally, disabled persons have special needs when it comes to housing design, especially for elderly persons with disabilities. Door frames in the housing units occupied by disabled



persons must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units.

Senior housing (both owner and rental) generally has many of the features outlined above. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit.

Overall, as described above, the main constraints on housing for persons with disabilities are affordability and specialized housing design. Additionally, government constraints including (1) zoning and land use, (2) permits and processing procedures, and (3) building codes may potentially limit housing for disabled persons, as discussed below.



Zoning and Land Use: Hawaiian Gardens Zoning Code §18.40.070, Uses Permitted in Residential Zones, allows several residential uses that are suitable for persons with special needs:

- Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU)
- Affordable Housing
- Licensed Group Homes
- Single-room Occupancy (subject to minimum number of units per development)
- Supportive Housing
- Transitional Housing
- Small Group Homes

However, some uses that provide special-needs housing, such as residential care homes for the elderly, nursing homes, congregate care facilities, boarding houses, and residential community care facilities are subject to discretionary review, requiring either Minor Use Permits (MUPs) or Conditional Use Permits (CUPs). Specifically, the zoning ordinance allows residential care facilities with six or fewer persons in the R-1 through R-4 zones with approval of a minor use permit (MUP), and allows residential care facilities with six or more residents in the R-2 through R-4 zones with approval of a conditional use permit (CUP). As discussed later in Section 4.2, Resources and Constraints on Housing Production, CUPs can be a constraint to housing production because of requirements for public hearings and conditions that can be imposed by the Planning Commission. Subjecting group homes for seven or more persons to a CUP and excluding them from lower density residential zones can be a constraint to housing for persons with disabilities. To address this constraint, Program 4 amends the Zoning Code to remove the MUP requirements to allow for residential care facilities with six or fewer persons by-right as a single family use, and remove the CUP requirement to allow for residential care facilities with seven or more persons by-right in all zones that allow residential uses similar to the residential uses of the same type in the same zone.

Emergency shelters are allowed without discretionary review (by-right) in the General Commercial (C-4) and Public Facilities (PF) zones (see Emergency Shelter & Transitional Housing section below for more detail on land use and zoning constraints related to emergency shelters).

Permits and Processing Procedures: There are no special designs or permitting standards that have been established for residential care facilities or housing for disabled persons. The City has no occupancy standards that specifically apply to unrelated adults.

Requests to retrofit homes for disabled accessibility or for reasonable accommodation are handled as any other building permit or variance application. The City of Hawaiian Gardens Zoning Code Section 18.100.190 describes the City's Reasonable Accommodations procedures. The City provides a procedure to request reasonable accommodation for persons



with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. The application shall be filed with the Community Development Director free of charge, unless a project requires another discretionary permit.

Once filed, the Community Development Director shall make a written decision within 45 days and either approve, approve with conditions and/or modifications, or deny a request for reasonable accommodation in compliance with the factors/findings below. If the request is affiliated with a larger project, other entitlements, then the request is bundled with the entitlements and proceeds to the appropriate decision-making body (Planning Commission or City Council). This expedites the request process, rather than making someone wait until the other entitlements are granted, and then waiting for the accommodation request to process. The written decision to approve or deny a request for reasonable accommodation shall be consistent with the Acts and shall be based on consideration of all of the following factors/findings:

1. Whether the housing subject of the request will be used by an individual defined as disabled under the Acts;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. The availability of alternative reasonable accommodations that may provide an equivalent level of benefit.

After reviewing the approval findings, the City determined that approval finding number 5 above should be removed from the approval findings. Program 4, *General Plan and Zoning Code Review*, will ensure this finding is removed from the Zoning Code.

Building Code: Hawaiian Gardens has adopted the most recent Los Angeles County Code which includes provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be handicap accessible or adaptable for handicap use. There are no building code restrictions that would limit installing ramps, wider doorways, or other features that would be desirable in special-needs housing.



Program Responses

The City is required to comply with all State and Federal laws that regulate special housing needs, as identified and discussed below.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing more than five units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Act Amendments (FHAA); in part with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the FHAA. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Although Federal and State laws do address special housing needs for disabled populations to some extent, given the current constraints analysis provided above, this Housing Element includes several programs to provide affordable and adequate housing for persons with mental or physical disabilities, including those who represent a percentage of the City's unhoused and elderly populations. Table 3.4 below identifies each constraint, recommended action to address each constraint, and implementing program.



Table 3.4 Constraints and Response Summary

Constraint	Recommended Action	Implementing Program
Affordability	Construct affordable units that promote independent living or dependent living to address disabled persons that are able to live on their own and disabled persons that are not able to live on their own.	Program 15, Accessory Dwelling Units Program 26, Single Room Occupancy Program 29, Cottage/Carriage Dwellings Program 35, Mixed-Use Zone Program 35, Religious Institution Housing Zone
Specialized Design Features	Prioritize funding for rehabilitation projects, which can be used to install specialized design features, for disabled households.	Program 11, City Beautification
Zoning and Land Use	Remove CUP requirement for residential care facilities with seven or more persons. Update Zoning Code to permit emergency shelters in residential zones that allow multi-family uses (R-2 through R-4) and zones that allow mixed-use development (C-2 and C-4) pursuant to objective design standards.	Program 4, General Plan and Zoning Code Review
Permits and Processing Procedures	Provide regulatory incentives (such as expedited permit processing and fee waivers and deferrals, for housing projects for disabled households. Track and monitor reasonable accommodation applications to ensure that procedure and findings do not put a constraint on persons with disabilities. Revise approval finding number 5) to narrow the definition of “impact” to relate to the health and safety of other individuals or substantial physical damage to the property of others.	Program 23, Persons with Special Needs Provide 17, Disability Access Program 4, General Plan and Zoning Code Review



Building Code	Incorporate State disability access standards and the most current Los Angeles County Building Code requirements into new residential development projects.	Program 17, Disability Access
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Emergency Shelter & Transitional Housing

The Los Angeles Homeless Service Authority (LAHSA) is the primary agency that deals with the issue of homelessness in the City. Members of the Department of Mental Health visit Hawaiian Gardens every Thursday to reach out to individuals experiencing homelessness, to offer temporary sheltering at a regional shelter which services Hawaiian Gardens homeless. However, most decline and they cannot be forced to enter a shelter. Public safety personnel, both sworn and non-sworn assist the Department of Mental Health with the outreach efforts. The City has used Los Angeles County, CDBG, General funds, and low-to moderate-income housing funds for Code Enforcement, the Beautification Program, the Small Business grant program, the Senior Activities Programs, the Window Security Bar Removal Program, neighborhood clean ups, and the Food Distribution Program (diapers and feminine supplies are also distributed on separate days). The City also initiated an Emergency Rental Assistance Program to assist those struggling to pay rent during COVID-19. During COVID-19, the City provided vouchers for unsheltered individuals to stay in local hotels. These programs have met with much success and have proven instrumental in assisting those who lost work or suffered during the Covid-19 pandemic. Programs are ongoing and provide assistance to unsheltered individuals, low income, seniors, and those in need.

In 2020, the City adopted the Public Housing Authority’s (PHA) Five Year and Annual Plan. The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the PHA’s Section 8 Program. The PHA also made available the guide “California Tenants – a Guide to Residential Tenants’ and Landlords Rights and Responsibilities” to all its residents.

Emergency Shelters

Currently, emergency shelters are allowed without discretionary review (by-right) in the General Commercial (C-4), and Public Facilities (PF) zones. They are prohibited in the Downtown Commercial (C-2) and Light Industrial (M-1) zones.

Legislation enacted in 2022 *requires* cities in California to allow emergency shelters in residential and mixed-use areas by-right, without requiring discretionary permits such as minor use permits or conditional use permits (AB 2339 (Bloom), codified in Gov. Code. Section 65583(a)(4)). The legislation is intended to ensure that shelters are provided near health care, transportation, retail, employment, and social services, and are not placed in industrial settings where no such services exist. In the City, health care, transportation, retail, employment, and social services are primarily located along Norwalk Boulevard and Carson Street, which are the City’s main north/south and east/west corridors. As shown later in Figure 4.3, *Zoning Map*,



these parcels are mostly zoned as General Commercial (C-4). However, the parcels north of Carson Street along Norwalk Boulevard are primarily zoned Downtown Commercial (C-2), which currently do not allow for the development of emergency shelters. To remove this potential constraint on housing for unhoused persons, Program 4 requires the City to amend its Zoning Code to permit (by-right) emergency shelters in the Downtown Commercial zone pursuant to objective design standards codified in Section 18.70.110 of the City's Zoning Code. Additionally, to comply with Gov. Code Section 65583(a)(4), the City will update its Zoning Code to permit emergency shelters in residential zones that allow multi-family uses (R-2 through R-4) and zones that allow mixed-use development (C-2 and C-4) pursuant to objective design standards.

Section 18.70.110 of the Municipal Code specifies the following objective regulations/standards for emergency shelters:

- **Occupancy.** A maximum of 40 beds or persons may be served nightly, with associated support service not available to nonresidents of the emergency shelter/the public.
- **Hours of Operation.** Limited to the hours between 6:00 pm and 8:00 a.m.
- **Length of Stay.** The maximum length of stay is 14 days.
- **Management and Operation Plan.** Each emergency shelter shall always provide on-site supervision.
- **Parking.** In accordance with the requirements of AB 2339, if the shelter is located within 0.5-mile of a major transit station, parking is not required pursuant to AB 2097.
- **Waiting and Intake Area.** A client waiting and intake area shall be provided and contain a minimum of 10 square feet per bed provided at the facility. The client waiting and intake area shall be physical separated from the public right-of-way.
- **Sleeping Area.** Each emergency shelter shall provide at least 35 square feet of sleeping area per bed.
- **Minimum Separation Distance.** An emergency shelter shall be located at least 300 feet away from another emergency shelter.

Currently, under existing zoning regulations, the City has sufficient capacity to accommodate at least one emergency shelter pursuant to the development standards specified in Section 18.70.110 of the Municipal Code. The City has identified vacant parcel (APN 7066-017-127) located at the southwest corner of Tilbury Street and Claretta Avenue as a potential site for an emergency shelter. The site is located within the C-4 zone, which allows emergency shelters by-right. This site is a rectangular shaped, approximately 0.55-acre parcel (or 23,958 square-foot parcel) with residential uses to the north (across Tilbury Street) and northeast (across Claretta Avenue), commercial uses immediately west and south, and commercial uses to the east (across Claretta Avenue). Pursuant to the City's development standards for emergency shelters, the maximum number of beds permitted is 40 beds with each bed providing approximately 35 square feet of space. To accommodate the maximum number of beds



permitted, the site would have to be large enough to accommodate a total of 1,400 square feet of bed space. Given that the site is 23,958 square feet, the site is large enough to accommodate the total bed space and other areas within the shelter, including but not limited to the waiting and intake area, administrative office space, and bathrooms.

The site is located 0.27 mile from the intersection of Carson Street and Norwalk Boulevard, which is considered a major transit station pursuant to AB 2097. As such, parking would not be required on the site. The site is located approximately 0.04 mile north of an OCTA bus stop on Carson Street, which provides transit within the City and extends to other cities in the region.

Given that the City currently has 29 unhoused persons, the above analysis demonstrates that the City has sufficient capacity to accommodate homeless residents in the City. As part of Program 18, the City will work with regional partners during the planning period to provide short-term housing (e.g., shelters) in the City and/or neighboring cities to address homelessness in the City.

Supplemental Services. Supplemental services may be offered on the inside of the premises to serve persons only staying at the shelter. Program 18, *Emergency, Transitional, and Supportive Housing*, also requires the City to continue its partnership with LAHSA and work with neighboring cities to continue to provide supplemental services to the homeless.

Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Transitional and supportive housing facilities meeting the Government Code Section 65582 definition are considered a residential use and allowed by right in all zones that allow residential uses of the same type, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

This Housing Element includes several programs to address transitional and supportive housing needs in the City during the planning period. Program 18, *Emergency, Transitional, and Supportive Housing*, requires the City to continue its partnership with LAHSA, utilize the Gateway Cities Affordable Housing Trust's (GCAHT) forthcoming ADU loan program, collaborate with neighboring cities to provide more transitional and supportive housing in the City and/or neighboring cities to address homelessness on a regional level, meet with cities that have had success with using creative design solutions to provide more housing for the homeless. Additionally, Program 32, *Permanent Supportive Housing*, requires the City to apply for Permanent Local Housing Allocation Program (PLHA) funds from the Los Angeles County Development Authority to acquire a suitable site to provide Permanent Supportive Housing within the City. Once acquired, the site will be made available to affordable housing developers for the development of affordable housing, with a permanent supportive housing component that will provide the necessary units to house the City's unhoused population in accordance with the most recent Point in Time Count at the time the site is offered to developers for development. With implementation of Programs 18, 32 and 36, the City will be able to adequately accommodate its unhoused population (currently 29 persons) with transitional and



supportive housing during the planning period (see Section 7.2 for program descriptions and quantified goals).

Homelessness

Due to the transient nature of the homeless, the precise number of homeless individuals in Hawaiian Gardens is difficult to determine. Few homeless persons have been observed within the City and are generally located along Norwalk Boulevard and Carson Street. The 2020 Greater Los Angeles Homeless Count was conducted by several agencies and led by the Los Angeles Homeless Services Authority (LAHSA).

The Los Angeles Homeless Services Authority released the results of the 2020 Greater Los Angeles Homeless Count, which showed 66,436 people in Los Angeles County experiencing homelessness. This represents a 12.7% rise from last year's point-in-time count.

Three years into the 10-year investment from Measure H, LA County's homeless services system has doubled the number of annual housing placements. Improvements in coordination across agencies through the LAHSA based Housing Central Command have increased the speed of placements. Efforts to protect the most vulnerable people from COVID-19 led to the rapid sheltering of 6,010 people since the March Safer at Home order (4,056 through Project Roomkey, 1,708 in Recreation and Parks shelters, and 246 in trailers)—and a goal to move 15,000 of the most vulnerable people experiencing homelessness into housing.

Most of the people experiencing homelessness that the homeless system helps stay housed. Eighty-eight percent of the people placed in permanent housing through the system in 2018 have not returned to homelessness. In 2019, the rehousing system helped 22,769 people move into permanent housing. And many more people occupy interim housing this year: 18,395 people experiencing homelessness in L.A. County were sheltered, up from 14,722 the previous year, a 25% increase.

The Los Angeles Homeless Services Authority February 2022 Point-In-Time Homeless Count identified 29 people identified as experiencing homelessness. Of the 29 unsheltered people, 32.5% (9) were identified as persons in cars, 13.22% (4) as persons in vans, 24.77% (7) as persons in campers, 5% (2) as persons in makeshift shelters, 13.64% (4) as persons in tents, and 10.47% (3) as persons on the street (Los Angeles Homeless Services Authority, *Homeless Count by City/Community/Hawaiian Gardens*, available at <https://www.lahsa.org/data?id=54-homeless-count-by-city-community> (accessed February 2, 2023).

As discussed above, this Housing Element includes Programs 4, 18, 32 and 36 to address homelessness in the City through the development of emergency shelters, transitional, and supportive housing during the planning period (see Section 7.2 for program descriptions and quantified goals).

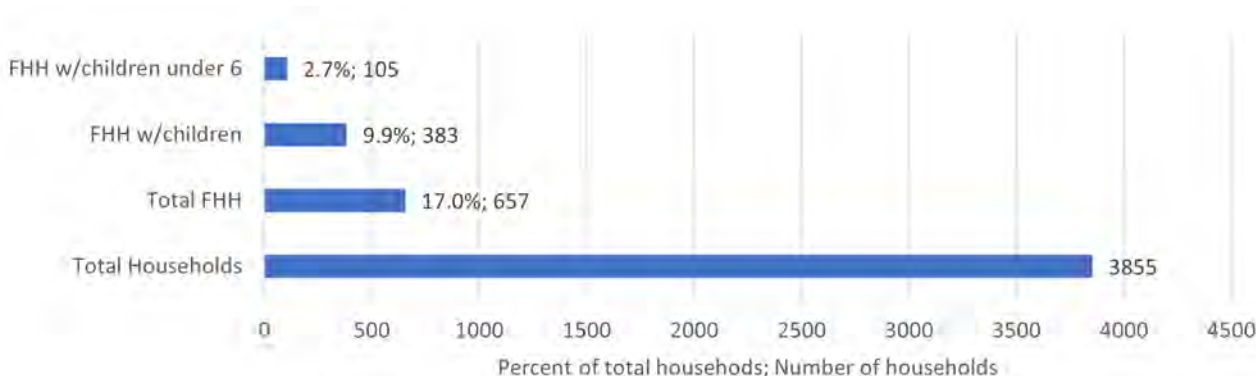


Female-Headed Households

The California Housing Element Law requires analysis of specialized housing needs, including female-headed households to ensure adequate childcare or job training services. As shown in Figure 3.2 below, of Hawaiian Gardens' 3,712 total households, 17% or 657 households are female-headed (compared to 14.3% in the SCAG region), 9.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 2.7% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Female headed households generally refers to those households with a female that is a single parent. Female-headed households tend to have low-incomes, thus limiting housing availability for this group.

Figure 3.2 Female-Headed Households



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for female-headed households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including female-headed households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2024 to inform families within the City of housing and services available for persons with special needs.

Large-Family Households

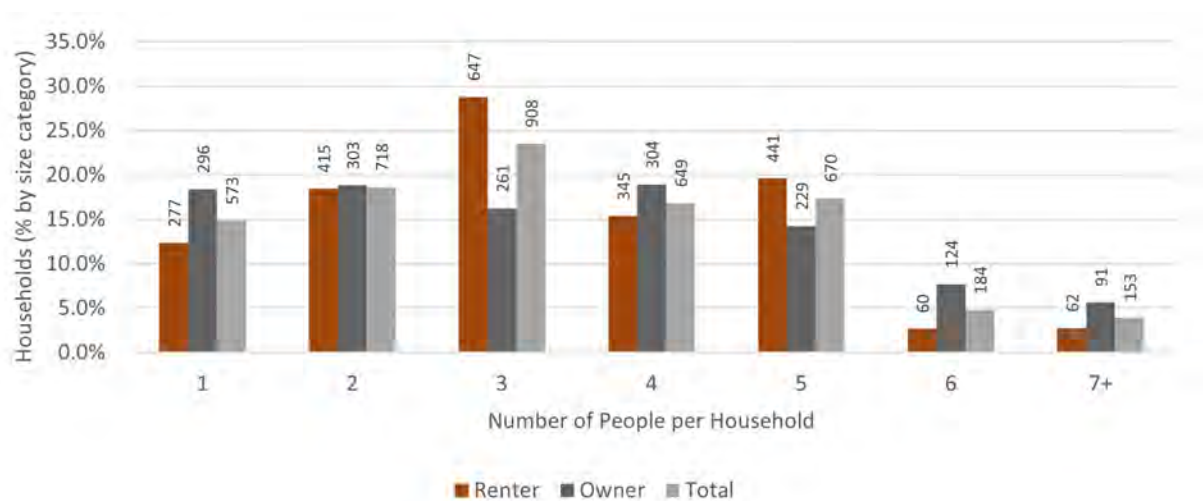
According to the HCD's definition, the term "large family" refers to a family containing five or more persons. Large family households, containing five or more persons, frequently experience a greater incidence of overcrowding, especially in older units and rental housing. Most rental units in the city contain one or two bedrooms. In addition, landlords may be reluctant to rent smaller units to larger families. Finally, many owner-occupied units are



overcrowded (see Section 2.3) due to extended families sharing housing to reduce mortgage or rental costs.

Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. In the City of Hawaiian Gardens, the most commonly occurring household size is of three people (23.6%) and the second-most commonly occurring household is of two people (18.6%). Hawaiian Gardens has a lower share of single-person households than the SCAG region overall (14.9% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%).

Figure 3.3 Households by Household Size



Source: American Community Survey 2014-2018 5-year estimates.

To promote the development of housing for large-family households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including large-family households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2024 to inform families within the City of housing and services available for persons with special needs. Additionally, large-family households can also include households with one or more relatives living in the same unit (e.g., an older parent, aunt or uncle, or grandparent). The Housing Element includes several programs that promote the development of smaller, affordable units that can address the needs of older relatives and reduce the number of large-family households in the City. These programs include Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units)



Elderly Households

The Housing and Urban Development Section 202 requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Hawaiian Gardens' 748 such households, 58.2% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 82.9% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly who usually have fixed incomes. The housing needs of the elderly can be addressed through the provision of smaller units, congregate housing, and rental and rehabilitation assistance programs. The special needs of many elderly households often are a result of lower (and fixed) incomes, physical disabilities, and dependence needs.

There are several programs in the Housing Element that promote the development of smaller, affordable units that can address the needs of elderly households, including Program 15 (Accessory Dwelling Units), Program 26 (Single Room Occupancy), and Program 29 (Cottage/Carriage Dwelling Units). Additionally, Program 11, *City Beautification*, provides funding for rehabilitation projects, which could be used to address specialized needs of elderly households within existing units (e.g., installing ADA accessible features). To help ensure that new construction addresses specialized needs related to accessibility, Program 17 (Disability Access) requires the City to enforce State disability access standards and the most current Los Angeles County Building Code.

Additionally, to promote the development of housing for elderly households, Program 23, *Persons with Special Needs*, requires the City to create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including elderly households by the end of 2024. Additionally, Program 23 requires the City to work with the Harbor Regional Center to create and implement an outreach program by the end of 2024 to inform families within the City of housing and services available for persons with special needs.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. As previously indicated in Table 2.4, that there are 19 farmworkers identified in the City of Hawaiian Gardens which represents 0.31% of the City's population. In the SCAG region, there are 57,741 total jobs in the farming, fishing, and forestry occupations.

As previously discussed in Section 2.1, *Population and Demographics*, the City has no land devoted to the production of field crops and/or ornamental plants or trees. Likewise, there is no land used for animal production. As a result, there are no farmworker jobs located in Hawaiian Gardens. The 19 people identified as employed in the agricultural, forestry, and fishing sectors



may be persons with “permanent” residences in the City who are seasonal farmworkers at locations outside the City’s boundaries, or are workers employed in non-traditional agricultural production.

Additionally, according to the United States Department of Agriculture’s most recent Census of Agriculture, the County has 1,793 persons employed in the Agricultural Industry (farmworkers). Although there are 1,793 farmworkers in the County, the County is very large (4,751 square miles), and farmworkers are not evenly distributed within the County. As such, the number of farmworkers in the County is not useful for the City to address farmworker housing.

Therefore, any housed “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the existing housing needs and estimates of existing and project housing needs produced by HCD and SCAG. Specifically, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing and their housing needs can be met through general affordable housing programs and development of a range of housing types (e.g., smaller units such as ADUs) rather than by providing farmworker-specific housing.



4 RESOURCES AND CONSTRAINTS

The availability of financing resources from federal, State, and local sources, as well as private lenders and non-profit organizations, is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as housing market situation and environmental constraints). These factors will be discussed in this chapter.

Housing Constraints indicates those environmental factors, governmental factors, and market factors that could impede the development of new housing.

4.1 FINANCING AND SUBSIDY SOURCES

Federal, State, and local agencies provide a wide range of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Hawaiian Gardens. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financially feasible.

Federal Resources

The federal government offers a wide variety of resource-related housing assistance. The mortgage interest deduction and the real estate tax deduction are just two of the most common choices for homeowners provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers. Moreover, the deductions are used widely and expansively across the nation. Among the states, California has the highest amount of mortgage interest and real estate tax deducted every year.

Aside from tax of mortgage deductions, the federal government provided housing assistance to California jurisdictions through several programs. Like State programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at <http://www.hud.gov>.

Community Development Block Grants (CDBG). The Community Development Block Grant (CDBG), a longstanding program of HUD funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations over 50,000 receive CDBG funds directly from HUD while smaller cities apply directly to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be used for a variety of housing efforts

4. RESOURCES AND CONSTRAINTS



including activities aimed at reducing costs for private development (helping fund site acquisition, improvements, and other soft cost); housing acquisition and rehabilitation through short and long-term loans, grants, or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide predevelopment funding to initiate housing development.

The program is ongoing under the Community Development Department and is financed by the General Fund.

4.2 RESOURCES AND CONSTRAINTS ON HOUSING PRODUCTION

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide affordable housing. Such constraints must be overcome in order to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions are able to easily overcome problem situations. Other types of constraints can be significant enough to discourage development altogether. Constraints fall into two general categories: Governmental constraints and Non-Governmental Constraints.

GOVERNMENTAL RESOURCES AND CONSTRAINTS

Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include building permits, code enforcement, land use and development controls, site improvement fees, and development permits which affect the supply, distribution, and cost of housing. These controls are necessary to protect the community's health, safety, and welfare.

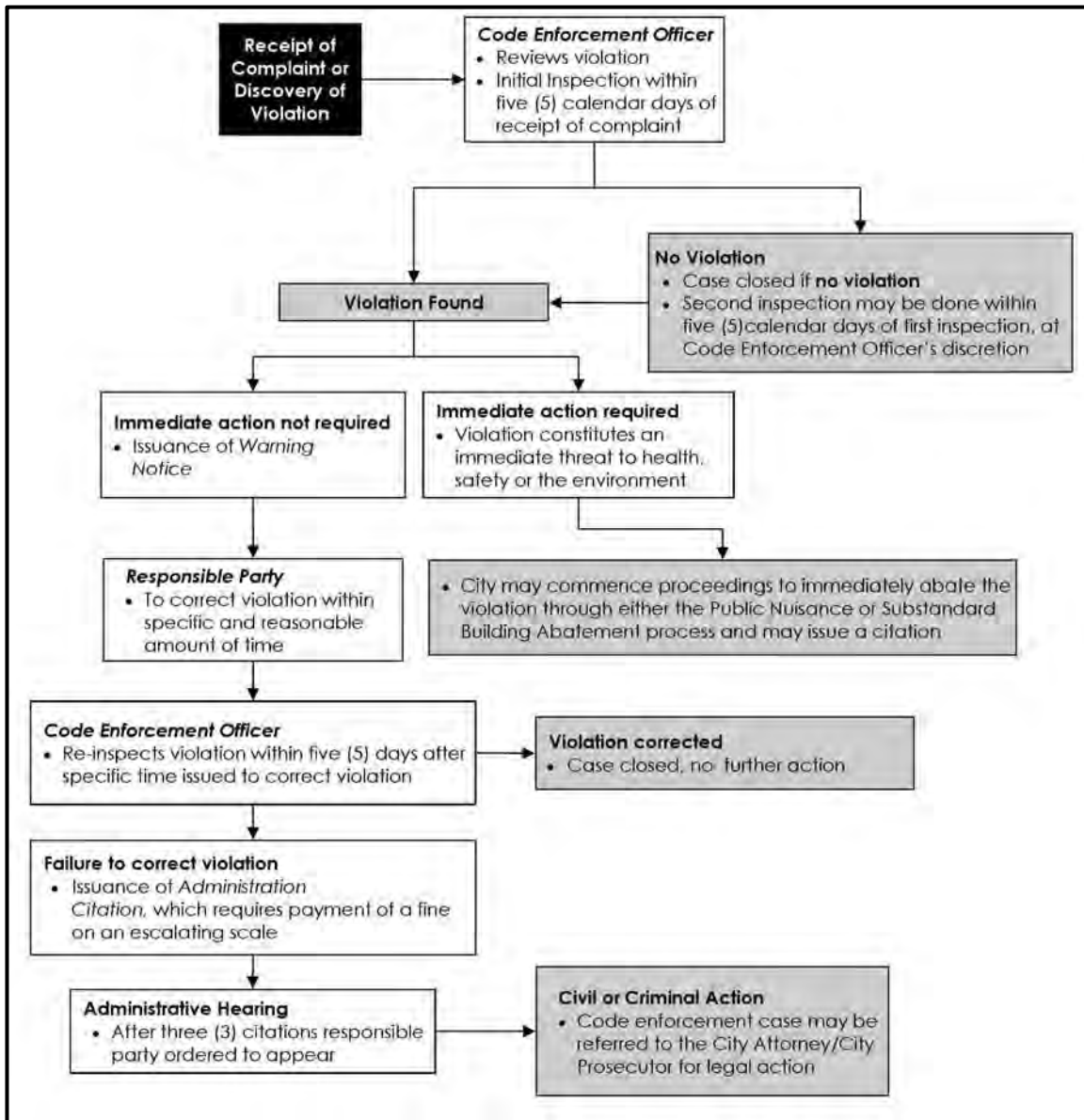
The City has adopted the Los Angeles County 2022 Building Code that establishes minimum construction standards. The City's existing development requirements included in the Zoning Ordinance and Building Code do not include any architectural standards that would add to the cost of new housing development. In addition, there are no unique open space, parking, or Mello-Roos fee requirements that are applicable to new developments outside of what is standard throughout the region.

Although Code Enforcement is included in this Governmental Constraints Section of the Housing Element, the City's implementation of the program has resulted in maintaining the housing stock for all income households. The City's active Code Enforcement Program continues to assure the health, safety, and welfare of the community. It is the City's policy to encourage voluntary Municipal Code compliance by providing residents, business operators, property owners, and tenants the opportunity, with sufficient notice and information, to comply with the Hawaiian Gardens Municipal Code and other applicable laws and requirements. The



City believes that voluntary compliance is the preferred method in initiating compliance. With cooperation of residents, business operators, property owners and tenants, this endeavor results in a respectful and satisfactory relationship between the City and the community. The diagram below illustrates the City’s code enforcement process.

Figure 4.1 Code Enforcement Process



4. RESOURCES AND CONSTRAINTS



The City's Code Enforcement staff provide resources, assist with permit processing, and refers the responsible party to the City's Beautification Program for financing opportunities.

The City Beautification Program is the City's housing rehabilitation program and serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens' neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance for the cost of exterior and interior improvements. A separate program called the security bar removal program pay for security bars on windows to be removed and replaced as well as the addition of security cameras or other security enhancements.

In this Housing Element these programs have been combined into one program, Program 11, *City Beautification*. This program has been expanded to include contracting services for California General Contractors in good standing with the California State Contractor License Board to perform construction work as identified by the City, to acquire all applicable City building permits, zoning clearances, and to comply with other health and safety regulations. The program shall be expanded to provide additional information for the following: energy efficiency and conservation and illegal accessory dwelling unit permitting and code compliance.

All the residential areas where the residential zoning is applicable are well served by streets and other infrastructure. No street dedications or new infrastructure is required for the typical infill development.

The California Energy Resources Conservation and Development Conservation have developed guidelines used by building code enforcement officials to implement energy conservation regulations established by the California Energy Commission. While serving as a mitigation tool to help reduce electricity and natural gas consumption, they do add to the cost of housing. State law also authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction.

The City of Hawaiian Gardens has fully implemented the provisions of AB 884. The plan check review for new construction averages two to four weeks, which is considerably less than most surrounding cities. During a development's design and planning, the City staff is available to conduct pertinent reviews and issue permits related to engineering, drainage, grading, public works, electrical, and other aspects of new developments. Even with those infill projects that require some form of discretionary review, the City has taken advantage of recent legislation that calls for smaller infill projects to be categorically exempt through the referral of a Class 32 California Environmental Quality Act (CEQA) Categorical Exemption.

Residential infill projects are handled through the City's streamlined review and entitlement process. The entire development process from land clearance through construction typically takes between six months to one year to complete, depending on the number of units. This includes the time required for plan check and construction.



Land Use Controls

General Plan Land Use Policy

The City of Hawaiian Gardens has a General Plan and an effective Zoning Ordinance that contains standards pertaining to development and the density of residentially zoned property. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are understood as being a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment. Table 4.1 below lists the General Plan residential land use categories and their respective densities and Figure 4.2 below shows the City’s General Plan land use map.

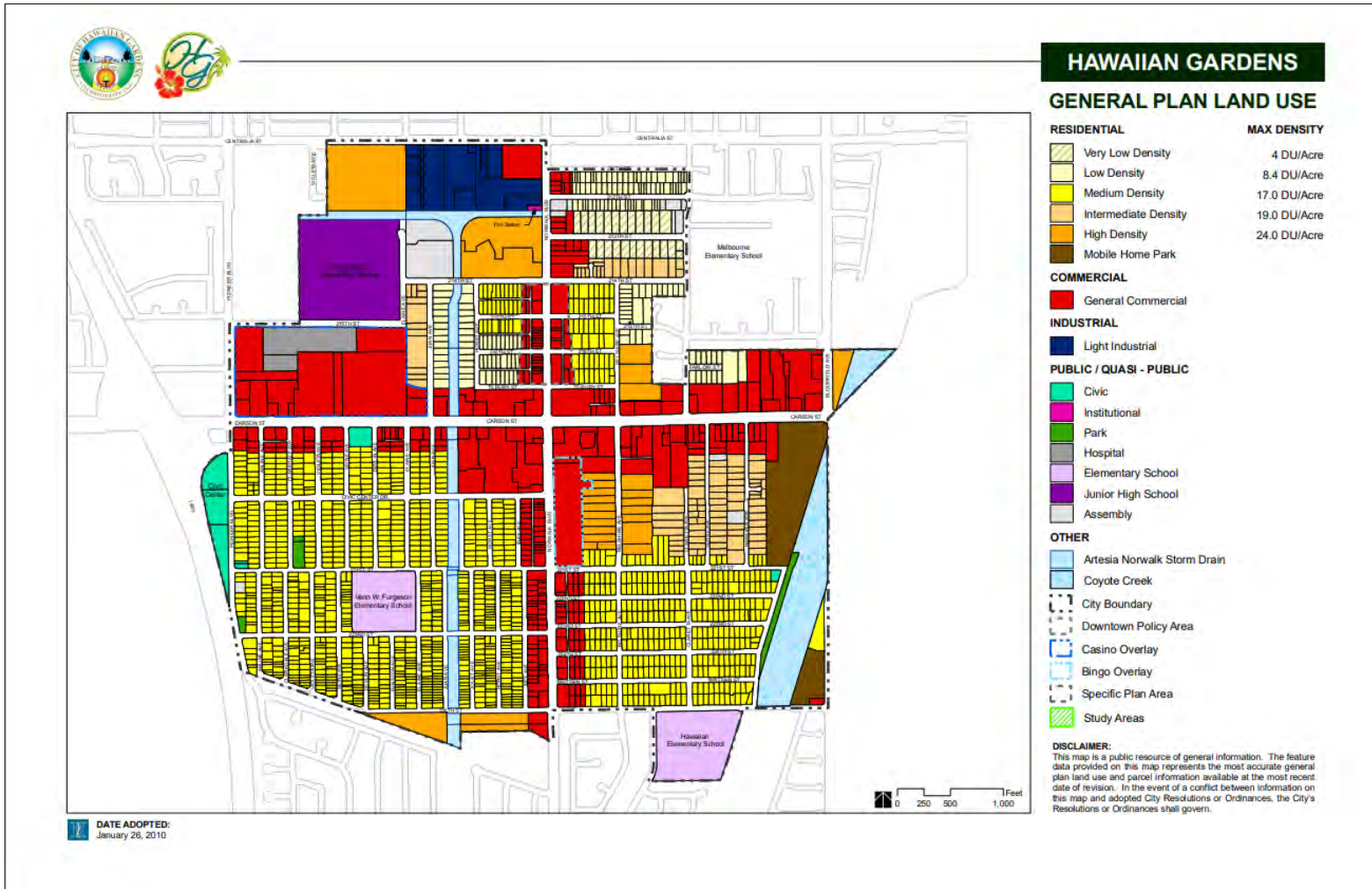
Table 4.1 General Plan Residential Densities

General Plan Designation	Maximum Residential Density¹
Very Low Density	4.0 du/ac
Low Density Residential	8.4 du/ac
Medium-Density Residential	17.0 du/ac
Intermediate Density Residential	19.0 du/ac
High Density residential	24.0 du/ac
Mobile Home Park	Residential density not specified

¹ Zoning standards for R-1 zones (very low density and low density residential) allow 1 du per lot or 2 as a Two-unit project (Zoning Code Section 18.40.025).



Figure 4.2 Hawaiian Gardens Land Use Map



4. RESOURCES AND CONSTRAINTS



The City's General Plan Land Use Element indicates residential land use patterns that exist today are a result of development pressures caused by rapid population growth in the mid-1900s. Currently, residential land uses make up nearly 60 percent of the City's total land area. The City is less than one square mile, with Carson Street and Norwalk Boulevard extending perpendicular through the City and its intersection dividing the City into four quadrants. Each quadrant of the City contains residentially zoned properties that are almost entirely built out with housing. Specially, the southwest quadrant contains duplexes and single-family homes; the southeast quadrants contains duplexes, apartments, town homes, condominiums, and two mobile home parks; the northwest quadrant contains residential uses at various densities (from low density to high density), including two large high-density multi-family complexes; and the northeast quadrant contains very low density residential development (10,000 square foot lots). Given that the City is almost entirely built out, the current land use distribution will continue to reflect historical land use patterns.

The current housing market and availability will continue to drive housing prices up within the City. Although new housing development may meet some of the demand for affordable housing created by low-income households in the area, as a function of economic and market forces, the current density maximums allowed within the City cannot be presumed to accommodate the needed density to allow for homes affordable to lower income residents. While increasing allowable density by a maximum of 20% through the density bonus will encourage the redevelopment of existing properties at a higher density, which would result in additional housing stock affordable to lower income households, the City cannot rely upon developer's use of the density bonus to achieve these higher densities.

While the City's land use designations provide for a range of densities and housing types (see Table 4.1 above), the limited amount of vacant land and small lot sizes may constrain the development of new multi-family housing at the densities needed to accommodate lower-income households and achieve the City's RHNA.

To address this constraint, this Housing Element includes Programs to rezone commercial properties to Mixed-Use (MU)-1 and MU-2 and an R-1 property with an existing church building to the Religious Institution Housing (RIH) Zone to facilitate the development of more affordable units in the City (Programs 33 and 35). Additionally, Program 27, *Zone District Densities Update*, is included to establish a minimum and maximum density range of 20 to 30 units per acre for mixed-use projects in the City's commercial zones. Finally, Program 4, *General Plan and Zoning Code Review*, requires the City to remove the 1-acre minimum lot size requirement for mixed-use projects from its General Plan.

As later discussed in Section 5.3, the City also anticipates that 78 ADUs will be constructed on lots that are already developed with single-family residential uses, which include parcels designated as very low, low, medium, and intermediate density residential.



Zoning Districts

The City of Hawaiian Gardens Zoning Code includes development standards and requirements for existing and potential development within the residential zone districts. Residential uses account for 382.65 acres (or approximately 60 percent) of the City's total land area, which is almost entirely built out with single-family homes, duplexes, town homes, condominiums, apartments, and mobile homes. The City has six residential zoning districts including, R-1:10,000 (single-family estate); R-1 (single-family residential); R-2 (medium density residential); R-3 (intermediate density residential); R-4 (high density residential); and MHP (mobile home park). While the City's Zoning Code does not specify the allowable density for each zone, the six residential land use designations and densities described above correspond with the six residential zoning districts. For instance, the Medium Density Residential land use designation has a maximum density of 17 du/acre and therefore is the maximum density in the R-2 zoning district.

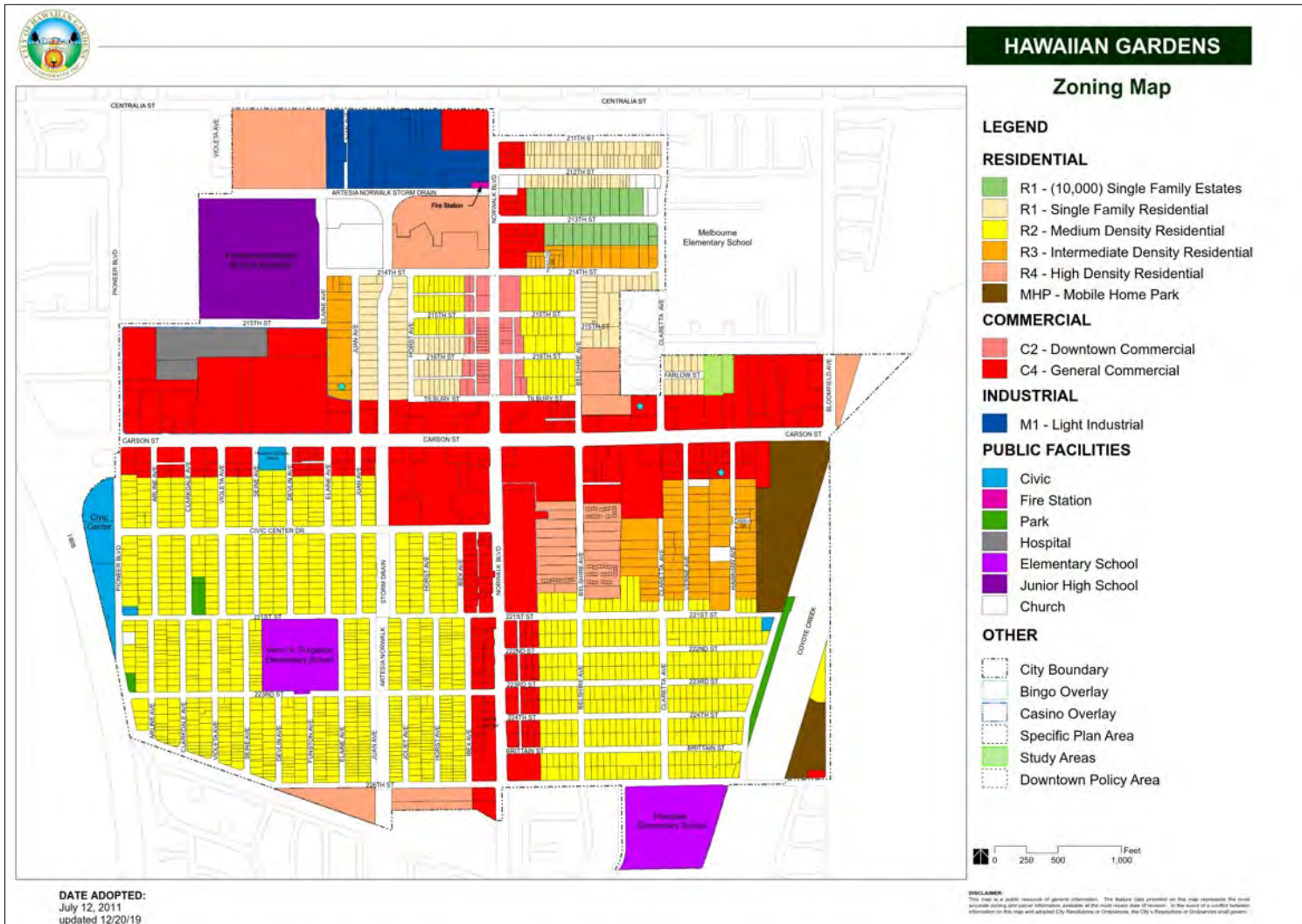
The R-1 (estate) and R-1 (single family) zones allow for one single-family dwelling unit per lot plus an ADU or up to 2 units per lot in accordance with the City's provisions for two-unit projects. These two zones combined encompass 48.64 acres (or approximately 12.7 percent) of the City's residentially zoned land. Parcels in these zones are almost completely built out with single-family homes. As such, opportunities for new housing in these areas are generally limited to construction of ADUs or an additional primary unit in accordance with the City's provisions for two-unit projects.

There is one vacant parcel (APN 7066-013-913) in the R-1 (single family) zone that was previously designated for redevelopment by the City's Redevelopment Agency prior to dissolution of redevelopment agencies in California. This parcel is large enough to accommodate lower-income units (0.58 acre) and is included in the Sites Inventory as part of Site 3 (see Table 5.2).

City of Hawaiian Gardens 2021- 2029 Housing Element
4. RESOURCES AND CONSTRAINTS



Figure 4.3 Zoning Map



4. RESOURCES AND CONSTRAINTS



The R-2 (medium density), R-3 (intermediate density), and R-4 (high density) zones allow for single-family and multi-family uses. These three zones combined encompass 309.48 acres (or approximately 80.8 percent) of the City's residentially zoned land, with the R-2 zone accounting for the majority of this land (210.81 acres). Parcels in these zones are relatively small (less than 0.5 acre) and are nearly built out with housing. Specifically, single-family homes dominate the R-2 properties and the R-3 and R-4 zones are primarily developed with multi-family housing. Therefore, without redevelopment, opportunities for new housing in these areas are limited to the construction of ADUs.

While the City has experienced an increase in multi-family development in the recent years, given the City's small lot sizes and limited number of vacant parcels, the City's development standards for multi-family uses may constrain development at the higher densities needed to provide more affordable housing units.

The City also has an MPH (mobile home park) zone that allows for the development of mobile homes and comprises two properties that total approximately 17 acres along Coyote Creek. Both of these properties are fully built out and do not have land available for new housing.

Commercially-zoned land in the City accounts for 25% of the City's total land area and is primarily located along Carson Street and Norwalk Boulevard. The City allows mixed use development (residential and commercial) within the C-2 and C-4 zones subject to a Minor Use Permit. The City's development standards for mixed-use projects do not include minimum or maximum densities and include the same development standards prescribed for the C-2 and C-4 zone. Additionally, mixed-use developments are required to be on lots more than 1 acre in size, which may constrain development of affordable rental apartments. Several parcels along Carson Street and Norwalk Boulevard have underutilized parking lots and vacant buildings, which make this area conducive for mixed-use development.

Zoning Code Development Standards: Residential Zones

R-1: Single Family Estates and Single Family Residential

The City has two R-1 zones, R-1-10,000 for single-family estates, and R-1 for single-family residences. The R-1 zones account for less than 20 percent of the City's residentially-zoned land and are located in the northern portion of the City (north of Carson Street). Parcels in these zones are relatively small (less than 0.5 acre) and occupied by single-family homes. The City's residential development standards for single-family homes in the R-1 zones are similar to other jurisdictions with small lot sizes and ensure the development of healthy and compatible residential neighborhoods (see Tables 4.2 and 4.3).



Table 4.2 R-1-10,000 Single-Family Estate Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	10,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum floor area	1,700 square feet per dwelling unit
Minimum distance between buildings	8 feet

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



Table 4.3 R-1 Single-Family Residential Development Standards

Maximum number of units per lot	1 dwelling unit per lot ¹
Minimum lot size	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area	1,500 square feet per dwelling unit

¹Two dwelling units may be permitted on one lot in accordance with Municipal Code Chapter 18.40.025 (Two-unit projects).



R-2: Medium Density Residential

The R-2 zone accounts for the majority (55%) of the City's residentially-zoned land and parcels in this zone are relatively small (less than 0.5 acre) and occupied by single-family homes. Redevelopment of these properties would be subject to the City's development standards for the R-2 zone. The R-2 zone allows a maximum density of 17 units/acre.

There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that a maximum density of 17 units/acre is achievable on a site zoned for R-2, the City applied the development standards prescribed in Section 18.40.030 of the City's Zoning Code (see Table 4.4 below) to a 0.177-acre site. The 0.177-acre parcel size was used in this analysis because that is the parcel size of highest constraint at a maximum density of 17 units per acre. Based on the maximum density of 17 units/acre on a 0.177-acre lot, a developer could build up to 3 units on the site. While this is not the smallest allowable lot size in this zone, lots smaller than 0.177 acre will be able to accommodate only 2 units, with some additional area that is insufficient to accommodate an entire additional unit. Therefore, lots smaller than 0.177 acre are less constrained than a 0.177 acre lot that can accommodate exactly 3 units.



Table 4.4 R-2: Medium Density Residential Development Standards

Minimum lot area per unit	2,500 square feet
Minimum lot area	3,750 square feet
Minimum lot width	37.5 feet
Minimum lot depth	100 feet
Maximum lot coverage	50%
Setbacks	
Front	20 feet
Standard side	10% of lot width, min. of 5 feet and max. of 7 feet Exception: 3 feet on 25-foot-wide lots allowed
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	10 feet
Through lot (street)	20 feet
Through lot (alley)	10 feet
Maximum height	2 stories or 30 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	Single room occupancy - 275—450 square feet
	Single family - 1,500 square feet
	Bachelor apartment - 450 square feet
	1-Bedroom unit - 750 square feet
	2+-Bedroom unit - 950 square feet
Open space for parcels with 2 units or a duplex	130 square feet per unit, consisting of:
Common useable open space	50 square feet per unit
Private useable open space	80 square feet per unit adjacent to unit, minimum dimension of 6 feet
Open space for parcels with 3 units or more, multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet

4. RESOURCES AND CONSTRAINTS

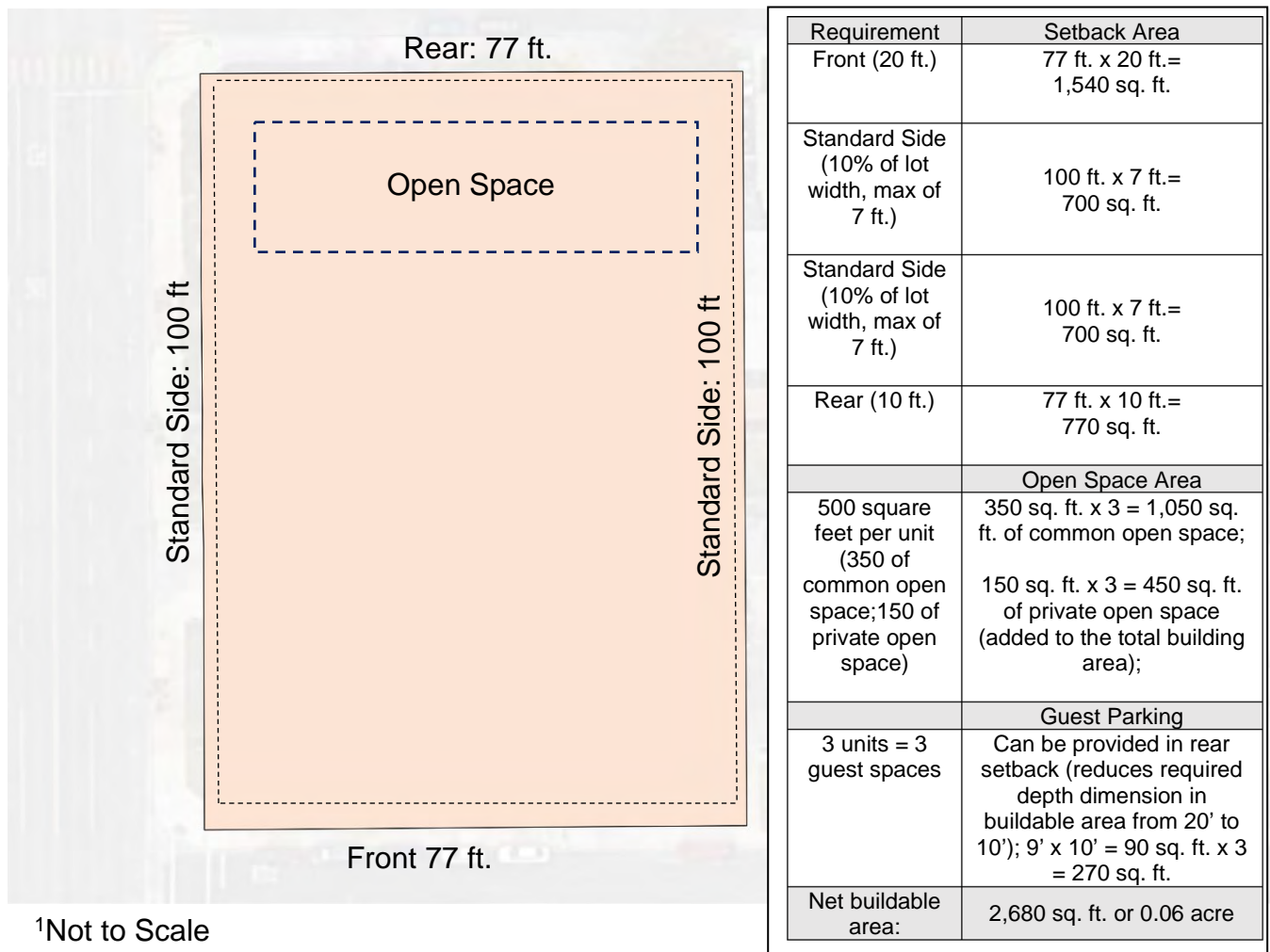


The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this conservative analysis, the City made the following assumptions:

- The project contains 3 units, each consisting of 2-bedrooms.
- Each 2-bedroom unit is 1,000 square feet.
- The required parking would be 6 resident spaces and 3 guest spaces (see Table 4.14).
- The resident spaces are required to be in an enclosed garage, with 2 spaces in each enclosed garage that is at least 360 square feet.

Using the development standards and assumptions provided above, the buildable area on the site would be reduced from 0.177 acre to 0.06 acre (see Figure 4.4 below).

Figure 4.4 Buildable Area on R-2 Site¹



4. RESOURCES AND CONSTRAINTS



Using the assumptions provided above, the building would be 3,000 square feet with a total garage space of 1,080 sq. ft. and a total private open space of 450 sq. ft., totaling 4,530 sq. ft. As previously noted, a developer would have to be able to fit 3 units within 0.06 acre or 2,680 square feet to achieve the maximum density in this development scenario. In this case, the development standards constrain a developer's ability to fit three, 2 bedroom units requiring a total of 4,530 sq. ft. on 2,680 square feet without exceeding the height requirement of 2 stories or 30 feet. The City defines the height of structures as the measurement between the top of finished grade and the top of the roof-line, with flagpoles, chimneys, and smokestacks to not extend more than 10 feet above the height limit.

Specifically, the front setback, open space, and parking requirements are relatively higher compared to medium to high density residential development standards in other jurisdictions. For instance, front setbacks are typically 5 to 15 feet, with smaller setbacks required for higher density development. Given that the R-2 zone is a medium density residential zone, the City will revise the front setback requirement in the R-2 zone from 20 feet to 15 feet. Additionally, to further reduce constraints, the City will revise its common open space requirement per unit from 350 sq. ft. to 250 sq. ft., and the private open space requirement per unit from 150 sq. ft. to 100 sq. ft. The City will significantly revise its parking requirements to be determined by unit size (1 space for 1 bedroom; 1.5 spaces for 2 bedrooms; and 2 spaces for 3 bedrooms), with carports permitted in lieu of garages in zones that allow multi-family uses, and guest parking requirements to be reduced to 1 space for every 3 units. The City will permit resident and guest parking to be available in the rear setback area and side setback areas so long as the side setback area is not along a street frontage. Finally, the minimum lot area per unit requirement is another way the City can establish the permitted density. The City will remove the minimum lot area per unit requirement because it is more restrictive than the density range established for the R-2 zone. All development standard revisions are included as part of Program 4, *General Plan and Zoning Code Review*.

With the parking requirement revisions, the total building area would be reduced from 4,530 sq. ft. to 3,450 sq. ft. With the private open space revisions, the total building area would be further reduced to 3,300 sq. ft. With the front setback revision and common open space requirement revision, the net buildable area would be increased from 0.06 acre to 0.07 acre (see Table 4.5 below).



Table 4.5 R-2 Revised Development Standards

Requirement	Setback Area
Front (15 ft.)	77 ft. x 15 ft. = 1,155 sq. ft.
Standard Side (10% of lot width, 7 ft. max)	100 ft. x 7 ft. = 700 sq. ft.
Standard Side (10% of lot width, 7 ft. max)	100 ft. x 7 ft. = 700 sq. ft.
Rear (10 ft.)	77 ft. x 10 ft. = 770 sq. ft.
	Open Space Area
350 sq. ft. per unit (250 sq. ft. of common open space and 100 sq. ft. of private open space)	250 sq. ft. x 3 units = 750 sq. ft. of common open space (300 sq. ft. of private open space requirement added to total building area)
	Parking
1.5 resident spaces for 2 bedroom (can be a carport); can be provided in rear setback	5 resident spaces; Can be provided in rear setback (reduces required depth dimension in buildable area from 20' to 10'); 9' x 10' = 90 sq. ft. x 5 = 450 sq. ft.
1 guest space for every 3 units; can be provided in rear setback	1 guest space; Can be provided in rear setback (reduces required depth dimension in buildable area from 20' to 10'); 9' x 10' = 90 sq. ft. x 1 = 90 sq. ft.
Net Buildable Area	3,095 sq. ft. or 0.07 acre

Using the revised development standards and project assumptions, a developer would have to be able to fit 3 units requiring a total building area of 3,300 sq. ft. within 0.07 acre or 3,095 square feet to achieve the maximum density in this development scenario. In a site planning scenario where there is one building, and assuming that each floor is 1,650 square feet, a developer could realistically fit 3 units requiring a total of 3,300 sq. ft. within a two-story building without exceeding the height requirement (2 stories or 30 feet).

R-3: Intermediate Density Residential

The R-3 zone contains a range of parcel sizes, including many parcels that are 0.5 acre and are occupied with single-family homes and apartment buildings. Redevelopment of these properties would be subject to the City's development standards for the R-3 zone. The R-3 zone allows a maximum density of 19 units/acre.

There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that a maximum density of 19 units/acre is achievable on a site zoned for R-3, the City applied the development standards prescribed in Section 18.40.040 of the City's Zoning Code (see Table 4.6 below) to a 0.21-acre site. The 0.21-acre parcel size was used in this analysis because that is the parcel size of highest constraint at a maximum density of 19 units per acre. Based on the maximum density of 19 units/acre on a 0.21-acre lot, a developer could build up to 4 units on the site.



Table 4.6 R-3: Intermediate Density Residential Development

Minimum lot area per unit	2,300 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot area, min. of 5 feet and a max. of 7 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	275—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet

4. RESOURCES AND CONSTRAINTS

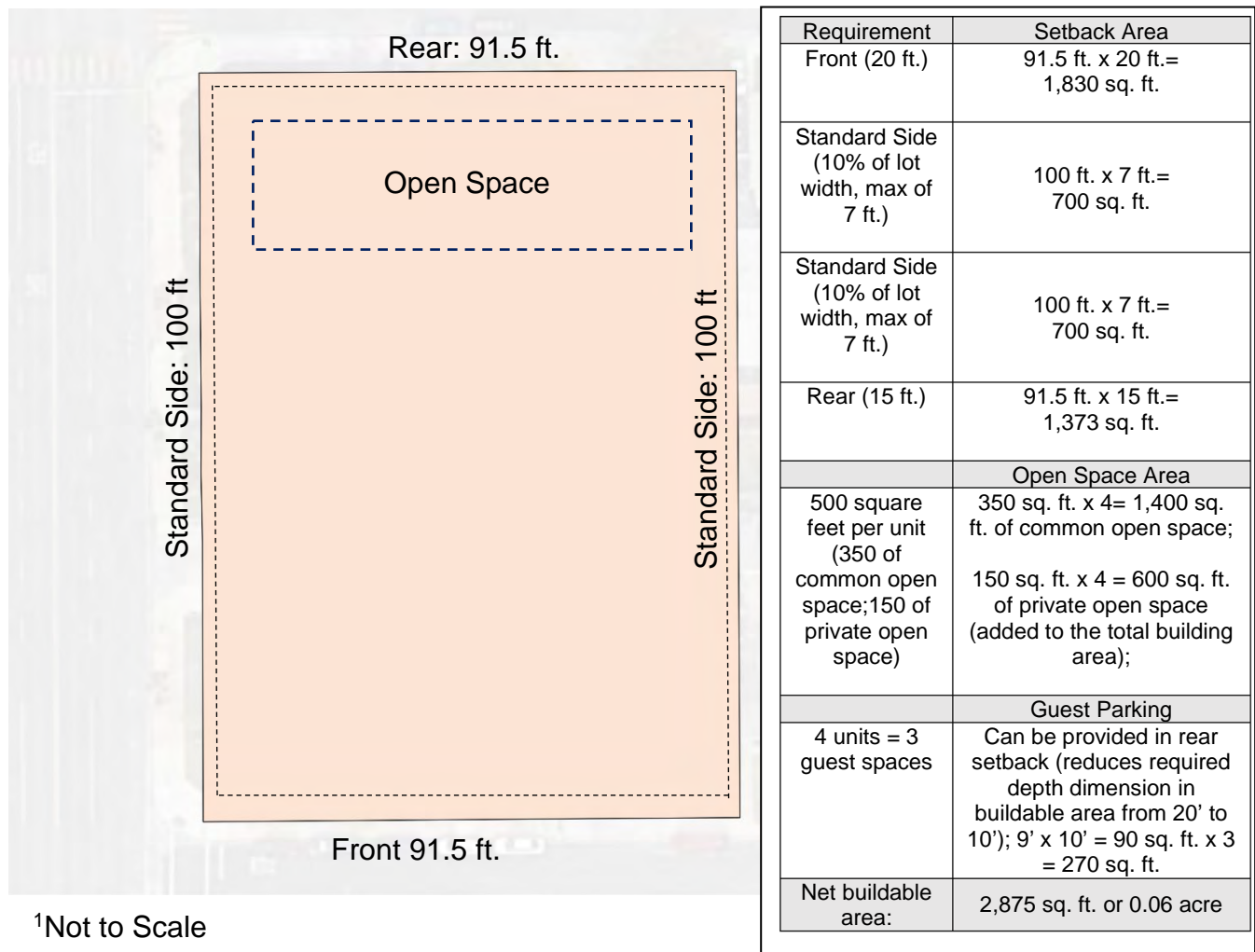


The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this conservative analysis, the City made the following assumptions:

- The project contains 4 units, each consisting of 2-bedrooms.
- Each 2-bedroom unit is 1,000 square feet.
- The required parking would be 8 resident spaces and 3 guest spaces (see Table 4.14).
- The resident spaces are required to be in an enclosed garage, with 2 spaces in each enclosed garage that is at least 360 square feet.

Using the development standards and assumptions provided above, the buildable area on the site would be reduced from 0.21 acre to 0.06 acre (see Figure 4.5 below).

Figure 4.5 Buildable Area on R-3 Site¹





Using the assumptions provided above, the building would be 4,000 square feet with a total garage space of 1,440 sq. ft. and a total private open space of 600 sq. ft., totaling 6,040 sq. ft. As previously noted, a developer would have to be able to fit 4 units within 0.06 acre or 2,875 square feet to achieve the maximum density in this development scenario. In this case, a developer could realistically fit 4 units requiring a total building area of 6,040 sq. ft. within one, 3 story building that has a ground floor footprint of 2,200 square feet. without exceeding the height requirement of 3 stories or 35 feet.

While maximum densities are feasible within the R-3 zone under current development standards, as previously discussed with regards to the R-2 zone, the front setback, open space, and parking requirements are relatively higher in the City compared to medium to high density residential development standards in other jurisdictions. For instance, front setbacks are typically 5 to 15 feet, with smaller setbacks required for higher density development. Given that the R-3 zone is an intermediate density residential zone, the City will revise the front setback requirement in the R-3 zone from 20 feet to 10 feet. The City will also revise the rear setback requirement in the R-3 zone from 15 feet to 10 feet.

Additionally, the City will revise its common and private open space requirements per unit to be consistent with the changes made for open space requirements in the R-2 zone for multi-family housing. The City will significantly revise its parking requirements to be determined by unit size (1 space for 1 bedroom; 1.5 spaces for 2 bedrooms; and 2 spaces for 3 bedrooms), with carports permitted in lieu of garages in zones that allow multi-family uses, and guest parking requirements to be reduced to 1 space for every 3 units. The City will permit resident and guest parking to be available in the rear setback area and side setback areas so long as the side setback area is not along a street frontage. Additionally, the City will remove the minimum lot area per unit requirement it is more restrictive than the density range established for the R-3 zone. All development standard revisions are included as part of Program 4, *General Plan and Zoning Code Review*. These revisions will decrease the building area required as part of the residential buildings (e.g., permitting carports in lieu of garages, reducing the private open space requirement), and increase the net buildable area on the lot (e.g., reducing setback requirements and common open space requirements), both of which will result in more flexibility for a developer during the site design process and encourage developers to achieve the maximum density in the R-3 zone.

R-4: High Density Residential

The R-4 zone contains a range of parcel sizes, including many parcels that are at least 0.5 acre and are mostly occupied with apartment and condo buildings. Redevelopment of these properties would be subject to the City's development standards for the R-4 zone. The R-4 zone allows a maximum density of 24 units/acre.

There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that a maximum density of 24 units/acre is achievable on a site zoned for R-4, the City applied the development standards prescribed in Section 18.40.040 of the City's Zoning

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Code (see Table 4.7 below) to a 0.21-acre site. The 0.21-acre parcel size was used in this analysis because that is the parcel size of highest constraint at a maximum density of 24 units per acre. Based on the maximum density of 24 units/acre on a 0.21-acre lot, a developer could build up to 5 units on the site.

Table 4.7 R-4: High Density Residential Development Standards

Minimum lot area per unit	1,850 square feet
Minimum lot size	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage	65%
Setbacks	
Front	20 feet
Standard side	10% of lot width, minimum of 5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear	15 feet
Through lot	20 feet
Maximum height	3 stories or 35 feet, whichever is less
Minimum distance between buildings	8 feet
Minimum floor area per dwelling unit	
Single room occupancy	220—450 square feet
Single family	1,500 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet
Open space for multi-family projects, apartments, condominiums, and condominium conversions	500 square feet per unit, consisting of:
Common useable open space (tot lots, recreation areas and facilities, etc.)	350 square feet per unit
Private useable open space (patios, balconies, terraces, etc.)	150 square feet per unit adjacent to unit, with a minimum dimension of 6 feet

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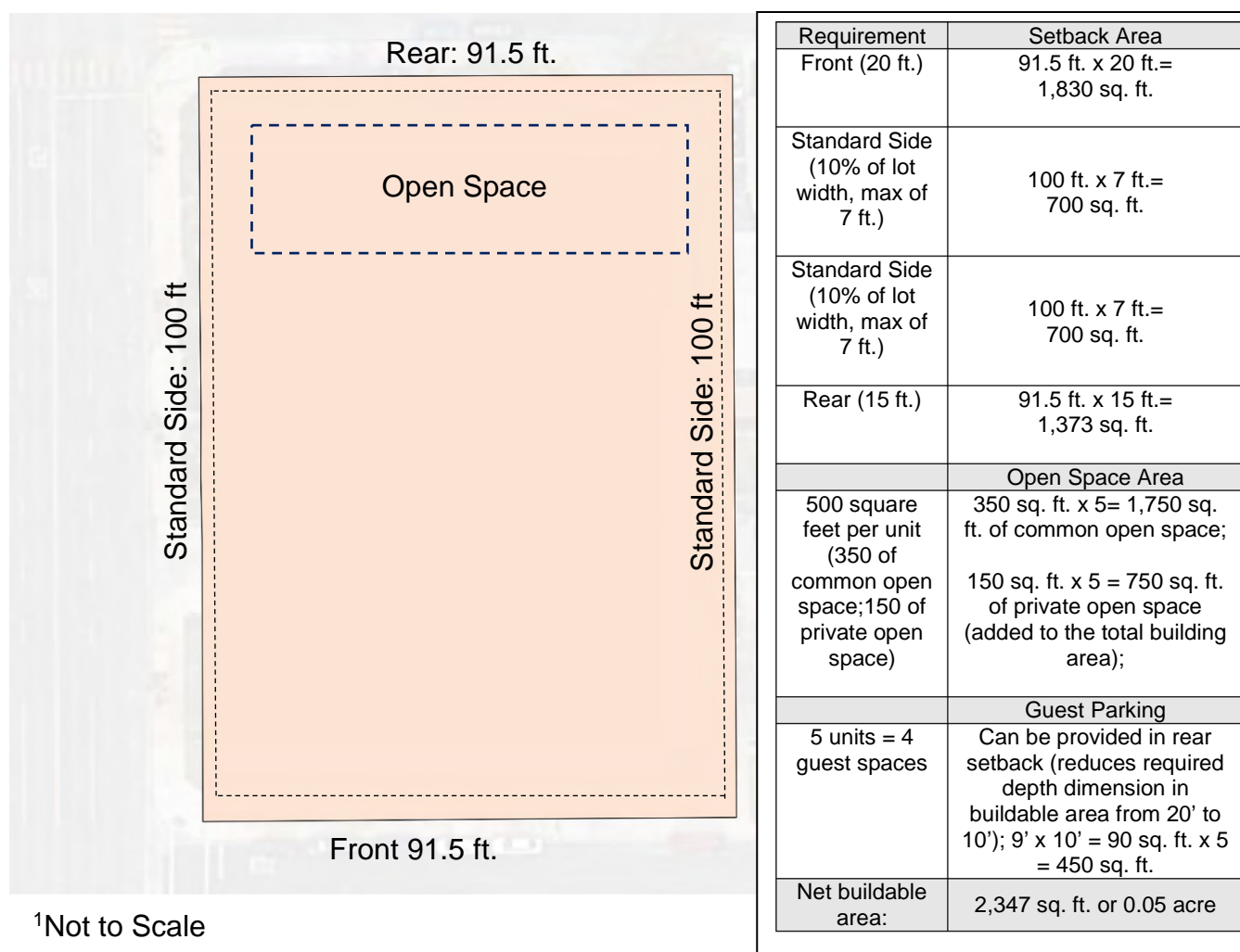


The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this conservative analysis, the City made the following assumptions:

- The project contains 5 units, each consisting of 2-bedrooms.
- Each 2-bedroom unit is 1,000 square feet.
- The required parking would be 10 resident spaces and 4 guest spaces (see Table 4.14).
- The resident spaces are required to be in an enclosed garage, with 2 spaces in each enclosed garage that is at least 360 square feet.

Using the development standards and assumptions provided above, the buildable area on the site would be reduced from 0.21 acre to 0.05 acre (see Figure 4.6 below).

Figure 4.6 Buildable Area on R-4 Site¹



¹Not to Scale

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Using the assumptions provided above, the building would be 5,000 square feet with a total garage space of 1,800 sq. ft. and a total private open space of 750 sq. ft., totaling 7,550 sq. ft. As previously noted, a developer would have to be able to fit 5 units within 0.05 acre or 2,347 square feet to achieve the maximum density in this development scenario. In this case, the development standards constrain a developer's ability to fit five, 2 bedroom units requiring a total of 7,550 sq. ft. on 2,347 square feet without exceeding the height requirement of 3 stories or 35 feet. In other words, the developer would need over 2,500 square feet to accommodate the required building area for 5 units under the City's existing R-4 development standards, which is not possible within a net buildable area of 2,347 square feet.

As previously discussed, the front setback, open space, and parking requirements are relatively higher in the City compared to medium to high density residential development standards in other jurisdictions. For instance, front setbacks are typically 5 to 15 feet, with smaller setbacks required for higher density development. Given that the R-4 zone is a high density residential zone, the City will revise the front setback requirement in the R-4 zone from 20 feet to 5 feet. The City will also revise the rear setback requirement in the R-4 zone from 15 feet to 5 feet and its standard side setback requirement to 5 feet.

Additionally, the City will revise its common open space requirement per unit to be consistent with the changes made for open space requirements in the R-2 zone for multi-family housing. The City will significantly revise its parking requirements to be determined by unit size (1 space for 1 bedroom; 1.5 spaces for 2 bedrooms; and 2 spaces for 3 bedrooms), with carports permitted in lieu of garages in zones that allow multi-family uses, and guest parking requirements to be reduced to 1 space for every 3 units. The City will permit resident and guest parking to be available in the rear setback area and side setback areas so long as the side setback area is not along a street frontage. Additionally, the City will remove the minimum lot area per unit requirement it is more restrictive than the density range established for the R-4 zone.

With the parking requirement revisions, the total building area would be reduced from 7,550 sq. ft. to 5,750 sq. ft. With the private open space revisions, the total building area would be further reduced to 5,500 sq. ft. With the setback revisions and common open space requirement revision, the net buildable area would be increased from 0.05 acre to 0.10 acre (see Table 4.8 below).



Table 4.8 R-4 Revised Development Standards

Requirement	Setback Area
Front (5 ft.)	91.5 ft. x 5 ft. = 457.5 sq. ft.
Standard Side (5 ft.)	100 ft. x 5 ft. = 500 sq. ft.
Standard Side (5 ft.)	100 ft. x 5 ft. = 500 sq. ft.
Rear (5 ft.)	91.5 ft. x 5 ft. = 457.5 sq. ft.
	Open Space Area
350 sq. ft. per unit (250 sq. ft. of common open space and 100 sq. ft. of private open space)	250 sq. ft. x 5 units = 1,250 sq. ft. of common open space (500 sq. ft. of private open space requirement added to total building area)
	Parking¹
1.5 resident spaces for 2 bedroom (can be a carport); can be provided in rear setback	8 resident spaces; Can be provided in rear setback (reduces required depth dimension in buildable area from 20' to 15'); 9' x 15' = 135 sq. ft. x 8 = 1,080 sq. ft.;
1 guest space for every 3 units; can be provided in rear setback	3 guest spaces; Can be provided in side setback (reduces required depth dimension in buildable area from 20' to 15'); 9' x 15' = 135 sq. ft. x 3 = 405 sq. ft.
Net Buildable Area	4,498 sq. ft. or 0.10 acre

¹ Up to 10 parking spaces can be provided in the rear setback with a rear setback length of 91.5 feet.

Using the revised development standards and project assumptions, a developer would have to be able to fit 5 units requiring a building area of 5,500 sq. ft. within 0.10 acre or 4,498 square feet to achieve the maximum density in this development scenario. In a site planning scenario where there is one, 3-story building, and assuming that each floor is 2,000 square feet, a developer could realistically fit 5 units requiring a total of 5,500 sq. ft. within a 3-story building without exceeding the height requirement (3 stories or 35 feet).



MPH: Mobile Home Park

The MHP (mobile home park) zone accounts for approximately 4 percent of the City’s residentially zoned land and is located within two properties adjacent to the eastern border of the City. Both properties are fully built out with mobile homes. The City’s residential development standards for mobile homes in the MPH zone are similar to other jurisdictions with mobile park areas and ensure the development of healthy and compatible mobile park communities (see Tables 4.9 and 4.10).

Table 4.9 Mobile Home Park Development Standards

Minimum lot size for mobile home park	2.5 acres
Minimum lot width of mobile home park	100 feet
Minimum lot depth of mobile home park	100 feet
Maximum lot coverage of mobile home park	65%
Setbacks	
Front (from exterior streets)	20 feet
Standard side (from property lot lines)	5 feet
Street side of corner lots	10 feet
Within rear 20 feet of reverse corner lot	20 feet
Rear (from property lot lines)	10 feet
Through lot	20 feet
Open space	50 square feet/unit of common open space

Table 4.10 Individual Mobile Home Lot/Space Standards

Minimum lot size of mobile home lot	2,100 square feet
Max. height of mobile home or accessory structure	1 story or 15 feet, whichever is less
Minimum distance between mobile homes	10 feet side to side
The area between mobile homes may be used as landscaped areas, parking, and private open space but shall not accommodate accessory structures.	8 feet side to rear
	6 feet rear to rear
	10 feet between each building other than a mobile home accessory structure
Open space	80 square feet/unit of private open space



Zoning Code Development Standards: Commercial Zones

The C-2 (Downtown Commercial) zone consists of 40 parcels located along Norwalk Boulevard between Tilbury Street and 214th Street and are built out with commercial uses. The C-4 (General Commercial) zone consists of 243 parcels located along Norwalk Boulevard and Carson Street.

The C-2 and C-4 zones allow for mixed-use development (residential and commercial) with a Minor Use Permit. Mixed-use development within the C-2 and C-4 zones must comply with the development standards set forth in the Section 18.70.100 (Mixed-Use Projects) and either Section 18.60.010 (C-2 -Downtown Commercial Zone) or Section 18.60.020 (C-4 -General Commercial Zone) of the City's Zoning Code. Additionally, the City's General Plan indicates that mixed-use development is allowed in the commercial zones on a minimum lot size of 1 acre.

In accordance with Section 18.70.100 (Mixed-Use Projects), the following development standards apply:

- Nonresidential uses are required on the ground floor;
- The ground floor street frontage of mixed-use structures must be a minimum depth of 25 feet.
- The R-4 open space standards apply (refer to Table 4.7);
- The common open space areas shall be separated from nonresidential uses on the site; however, the sharing of common open space may be allowed by the review authority when it is clear that the open space will provide direct benefit to project residents. Common open space areas may be provided on rooftops for use by project residents;
- Parking facilities shall be physically separated for nonresidential uses and residential uses, except for residential guest parking. Separate parking areas shall be provided for nonresidential and residential uses with separate vehicle entrances;
- Loading areas for nonresidential uses shall be located as far away as possible from residential uses and shall be completely screened from view from the residential portion of the project and public rights-of-way. Loading areas shall be compatible in architectural design and details with the overall project;
- Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive architectural elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas; and
- Mixed-use projects shall locate loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development to the greatest extent feasible.

The development standards prescribed for the C-2 zone and C-4 zone also apply to mixed-use projects in the C-2 zone and C-4, and are provided in Tables 11 and 12 below.



Table 4.11 C-2: Downtown Commercial Zone

Minimum lot size	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Maximum lot coverage- parking provided on-site	70%
Maximum lot coverage- parking provided off-site	100%
Setbacks	
Front	None required
Side	None required
Side abutting a residential zone	1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear if lot abuts a residential zone	1 foot for each foot the bldg. exceeds 30 feet in height
Maximum height	45 feet
Minimum distance between buildings	10 feet



Table 4.12 C-4: General Commercial Zone

Minimum lot size	10,000 square feet
Minimum lot width	100 feet
Minimum lot depth	100 feet
Maximum lot coverage	70%
Setbacks	
Front	None required
Except where permitted driveways enter front wall of building	That portion of wall shall be located not less than 20 feet from front lot line
Side	None required
Except where permitted driveways enter side wall of building	That portion of wall shall be located not less than 20 feet from side lot line
Rear	None required
If lot abuts a residential zone	1 foot for each foot the bldg. exceeds 30 feet in height
Maximum height	45 feet
Minimum distance between buildings	10 feet

Currently, there is no mixed-use development in the City, which suggests that the current development standards prescribed for mixed-use development may be a constraint to housing. For instance, many of the City’s commercial parcels are less than 1 acre and therefore are not eligible for mixed-use projects. Additionally, the development standards prescribed for mixed-use projects do not specify development standards typically prescribed for residential uses, such as minimum or maximum densities or minimum unit sizes. Without these residential development standards, developers are unsure of how many units or the mix of units that can be constructed as part of the mixed-use development.

Promoting mixed-use development in the City requires clear development standards that can be easily understood by developers. As part of Program 27, the City will revise its mixed-use development standards to establish minimum and maximum densities and revise the development standards that apply to residential uses within the commercial zones to ensure maximum densities can be achieved. Additionally, as part of Program 33, the City will adopt objective design standards for the new Mixed-Use zones that will also apply to mixed-use projects within the commercial zones to help ensure the approval of mixed-use projects while facilitating high quality development in the City’s commercial areas. Finally, as part of Program 4, the City will remove the 1 acre minimum lot size requirement for mixed-use projects from its General Plan.



Residential Parking Requirements

The intent of the City’s parking requirements is to ensure that all land uses provide adequate off-street parking facilities to promote safe circulation on public rights-of-way. Table 4.13 below identifies the off-street residential parking requirements for each residential use in the City.

Table 4.13 Off-Street Residential Parking Requirements

Use	Required Parking
1. Single-family residences and two dwelling unit multi-family residential	2 spaces in an enclosed garage ¹ ; 5 or more bedrooms shall require the provision of a third parking space in an enclosed garage. For lots 25 feet in width or less 1 space in an enclosed garage is required.
2. Townhomes/condominiums	2 spaces in an enclosed garage plus 0.75 guest space per unit.
3. Multi-family residential	
Single room occupancy	1.0 space/dwelling unit plus 0.5 guest space/unit.
1-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
2-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
3-bedroom unit	2.0 spaces/dwelling unit plus 0.75 guest space/unit.
Larger than 3-bedroom units	2.0 spaces/dwelling unit plus 1.0 space for each additional bedroom over 3 bedrooms plus 0.75 guest space/unit.
	All spaces, except guest spaces shall be in an enclosed garage.
4. Senior housing	0.6 space/dwelling unit plus 0.5 guest space/unit.
5. Mobile home park	2 spaces/mobile home plus 1 guest space/4 mobile homes.
6. Convalescent/congregate care facility	0.5 space/room plus 1 space/employee.
7. Rooming houses, lodging houses, clubs and fraternity houses with sleeping rooms	1 space/room.
8. Accessory dwelling unit (ADU)	
Attached and Detached ADU	1 space/unit, except for exceptions in subsection 18.90.080.F.12.c.
Converted ADU	No parking required.
Junior ADU	No parking required.
9. Accessory dwelling unit, subject to Section 18.90.100	1 space per bedroom or efficiency unit, whichever is greater, with a minimum of 1 space in an enclosed garage.
<i>Fractions.</i> If the calculation of required parking spaces results in a fractional number, the fraction shall be rounded up to the next whole number.	
<i>On-street parking.</i> On-street parking spaces shall not be used in meeting the required off-street parking spaces.	

¹ The garage shall have inside dimensions of at least 12 feet by 20 feet for one car and 18 feet by 20 feet for two cars. The depth of tandem parking spaces shall be at least 36 feet. The minimum garage door width for a two-car garage shall be 16 feet.



Handicap-Accessible Parking

Handicap-accessible parking spaces shall be provided and constructed in accordance with State Building Code (Title 24 of the California Code of Regulations) and the sign requirements of the California Vehicle Code, Sections 22511.7 and 22511.8. In addition, the following standards shall be implemented:

- One handicap accessible parking space shall be provided for each dwelling unit designed for people with disabilities.
- Handicap accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance.
- In facilities with multiple accessible building entrances with adjacent parking, handicap accessible parking spaces shall be dispersed and located near the accessible entrances.

Handicap accessible parking spaces shall be provided as follows and shall count towards meeting the total parking spaces required:

Table 4.14 Handicap-Accessible Parking Spaces

Total Parking Spaces in the Lot	Number of Handicap-Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 space per 100 above 1,000

The City’s parking requirements for multi-family residential uses requires at least 2 enclosed parking spaces for 1 bedroom, 2 bedroom, and 3 bedroom units, and 1 additional space for each additional unit over 3 bedrooms. Additionally, each unit must provide 0.75 guest space. For example, an 8 unit apartment building must provide 6 guest parking spaces on-site. Since most of the City’s residentially-zoned parcels are located within 0.5-mile of a major transit stop (located at the intersection of Carson Street and Norwalk Boulevard, see Figure 4.7 below), City residents have adequate access to public transportation and 2 parking spaces per unit may not be required per State law.



The City's Code indicates that required spaces for single family homes, duplexes, multi-family projects, condominiums, and townhouses shall be provided within an enclosed garage, and that no carports are allowed in lieu of garages. Garage dimensions shall be 12 feet by 20 feet for one car and 18 feet (or 16 feet minimum) by 20 feet for two cars. Detached garages may only be constructed in the rear or interior side setback portion of the lot. Detached garages that have access to the street must be setback 20 feet from the street. Guest parking may be provided in an open parking lot within the rear yard setback.

Developers are able to reduce their building cost and provide more affordable housing when they are able to maximize the number of units. Therefore, high parking requirements that reduce the amount of buildable area represent a constraint on affordable housing production in the City. Specifically, requiring garages and prohibiting carports in multi-family developments can significantly reduce the number of feasible units and constrain affordable housing production in the City. Additionally, given the small lot sizes available to accommodate multi-family uses in the City, parking requirements, in combination with other development requirements such as setbacks, can further limit the amount of buildable area that is available for housing.

Summary of Constraints

Overall, the main constraints on multi-family housing supply and cost are small lot sizes, permitted densities, development standards that may constrain development of maximum densities in the multi-family residential zones, confusing mixed-use development standards, and high parking requirements.

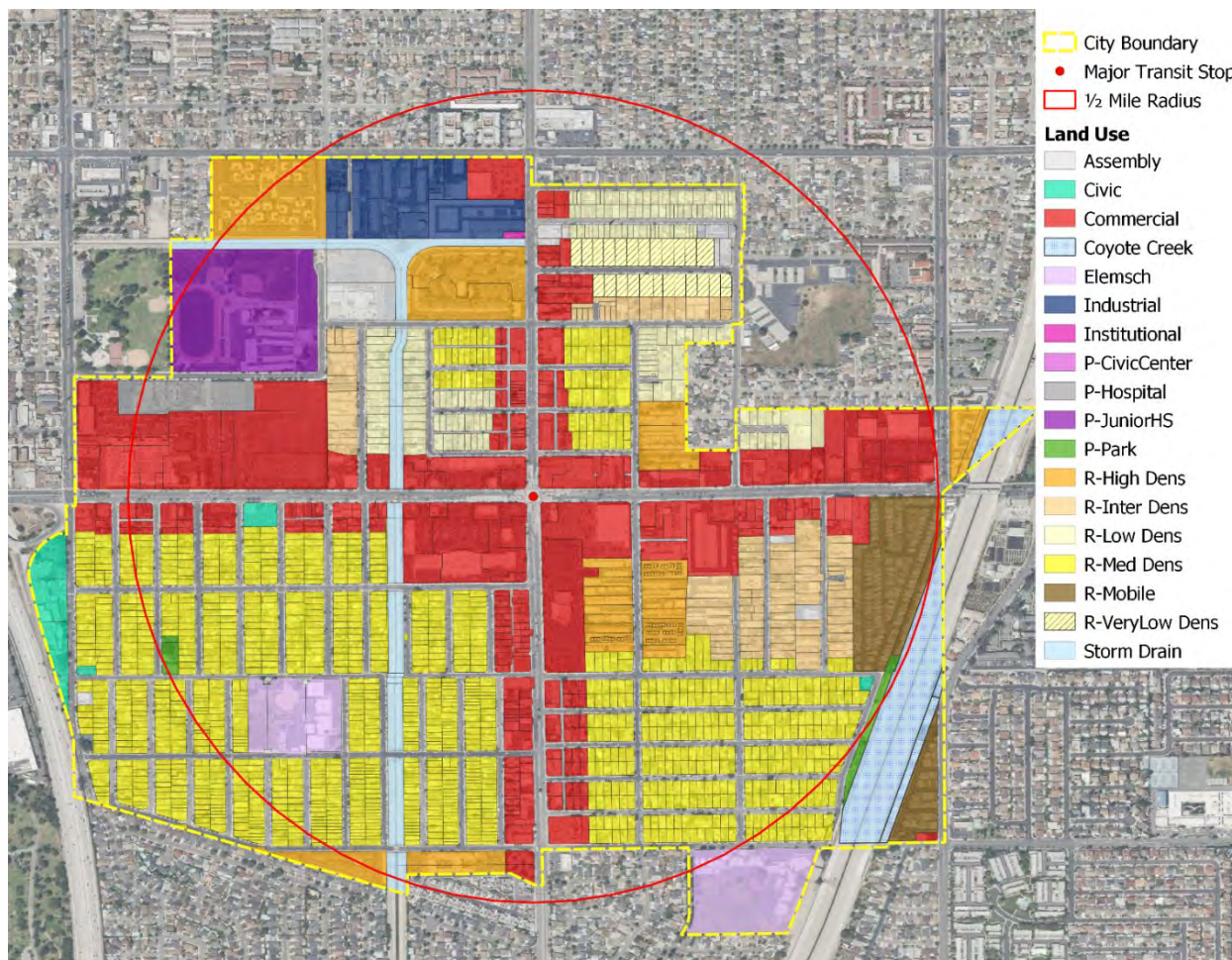
To address these constraints and promote the development of housing, specifically multi-family housing and affordable housing in the City, the City will implement the following land use actions:

- Program 2, *Promote Lot Consolidation*, promotes lot consolidation by requiring the City to approve requests ministerially, provide incentives for lot consolidations, and identify areas in the City where lots can be consolidated, which will be shared with developers. Given the small lot sizes in the City, and that the R-3 and R-4 zones require a minimum lot size of 7,500 square feet, the consolidation of lots will help promote the development of multi-family housing and affordable housing in the City.
- Program 4, *General Plan and Zoning Code Review*, amends the General Plan to remove the 1 acre minimum requirement for mixed-use projects and amends the Zoning Code to, remove the minimum lot area per unit. amend the front setback requirement and open space requirements for the R-2, R-3, and R-4 zones, amend the rear setback requirement in the R-3 and R-4 zones, amend the side setback requirement in the R-4 zone, and amend parking standards for residential uses to be determined by unit size as follows: 1 space for 1 bedroom, 1.5 spaces for 2 bedrooms, and 2 spaces for 3 bedrooms, with carports permitted in lieu of garages in zones that allow multi-family uses;



- Program 27, *Zone District Densities Update*, establishes a minimum density of 20 units per acre and a maximum density of 30 units per acre in the C-2 and C-4 zones by the end of 2024. These densities can also be increased with lot consolidation (Program 2) and the City’s density bonus program (Program 5).
- Program 33, *Mixed-Use Zones*, establishes two new Mixed-Use zones (MU 1 and MU2) and objective development standards and design guidelines for mixed-use development in the City.
- Program 35, *Religious Institution Housing Zone*, establishes the Religious Institution Housing (RIH) Zone to allow affordable housing development on church properties.

Figure 4.7 Proximity to Transit





Permitting and Processing Procedures

Permitting

The Development Code stipulates the residential types permitted, the design and development review process, conditionally permitted, or prohibited in each zone allowing residential uses. Residential development review and permit processing are necessary steps to ensure that development proceeds in an orderly manner consistent with the policies of the General Plan.

Permitted Uses are those uses allowed by-right and without discretionary review, in designated areas, if the project complies with all development standards. The City permits various residential uses by right in their respective zones (see Tables 4.11 and 4.12 below). Single-family uses are permitted by-right in all residential zones, except for the Mobile Home Park (MHP) zone that encompasses two of the City's parcels located adjacent to Coyote Creek. Multi-family uses are permitted by-right in the R-2, R-3, and R-4 zones, and are prohibited in the R-1 and MHP zones. As previously shown in the City's Zoning Map (see Figure 4.3), most of the City's residentially-zoned parcels are designated in the R-2 zone.

Residential uses that are conditionally permitted within a residential or non-residential zone must either obtain a Conditional Use Permit (CUP), Minor Use Permit (MUP), or Temporary Use Permit (TUP). The requirements and process for each conditional permit is described below.

- CUPs are required for land uses that due to the nature of the use, require individual review to determine whether the type of use proposed or the location of that use is compatible with surrounding land uses or through the imposition of development conditions, can be made compatible with surrounding uses. These uses are reviewed by the Community Development Director who then makes a recommendation for consideration and approval, conditional approval, or denial by the Planning Commission. The Planning Commission's decision shall be made based on required findings (see Zoning Code Section 18.100.090), and is final, unless an appeal is filed to City Council.
- MUPs are required for land uses that are relatively minor in nature and with relatively little potential for adverse impacts on the surrounding community or environment. These uses are subject to the discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.050). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.
- TUPs are required for land uses that occur within a specific time period and have a short-term impact on surrounding community or environment. These uses are subject to discretionary approval by the Community Development Director, based on required findings (see Zoning Code Section 18.100.080). The Community Development Director's decision is final, unless an appeal is filed to the Planning Commission.



Tables 4.15 and 4.16 below lists residential uses permitted in residential zones and non-residential zones, respectively. The letters in the columns beneath the zone designations mean the following:

- P - Permitted as a principal use within the zone.
- C - Permitted as a principal or accessory use if a conditional use permit is approved.
- M - Permitted as a principal or accessory use if a minor use permit is approved.
- H - Permitted as a home occupation only with an approved home occupation permit.
- T - Permitted as a temporary use with an approved temporary use permit.
- X - Prohibited in that district unless it is a legally established nonconforming use.

Table 4.15 Residential Uses Permitted in Residential Zones

	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Residential Uses				
Accessory dwelling unit, subject to § 18.90.080	P	P	P	X
Accessory structures (excluding garages) under 400 sq. ft.	P	P	P	P
Accessory structures (excluding garages) over 400 sq. ft.	X	X	X	X
Affordable housing	P	P	P	X
Apartment (multi-family rental units)	X	P	P	X
Bed and breakfast inns	C	C	C	X
Boarding house	M	M	M	X
Clustered development	X	C	C	X
Community care facility, small (6 or fewer)	M	M	M	X
Community care facility, large (7 to 14)	X	C	C	X
Condominium (residential)	X	C	C	X
Convents/monastery	X	C	C	X
Duplex or two-family dwelling	X	P	P	X
Employee housing	P	P	P	X
Employee quarters (manager, caretaker, or proprietor)	X	P	P	P

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	Single Family Estate and Single Family Residential	Medium and Intermediate Density Residential	High Density Residential	Mobile home Park
Land Use	R-1:10,000 and R-1	R-2 and R-3	R-4	MHP
Factory-built housing	P	P	P	X
Granny flat	M	M	M	X
Guest house	M	M	M	X
Guest room	P	P	P	X
Licensed group homes	P	P	P	X
Lodging houses	M	M	M	X
Manufactured housing	P	P	P	X
Mobile home	X	X	X	C
Mobile home park	X	X	X	C
Planned development	X	C	C	X
Rooming houses	M	M	M	X
Senior housing	X	C	C	X
Single family residential	P	P	P	X
Single room occupancy*	X	P	P	X
Supportive housing	P	P	P	X
Transitional housing	P	P	P	X
Youth hostels	X	C	C	X

*Multiple dwelling structures comprised entirely of SRO units (an SRO development) must have a minimum of 16 such units. In other multiple dwelling structures SRO units shall not comprise more than 20 percent of the total housing units.



Table 4.5 Residential Uses Permitted in Non-Residential Zones

	Downtown Commercial	General Commercial	Light Industrial	Public Facilities
Land Use	C-2	C-4	M-1	PF
Residential Uses				
Accessory dwelling unit	X	X	X	X
Apartment (multi-family rental units)	X	X	X	X
Bed and breakfast inns	X	C	X	X
Boarding house	X	C	X	X
Condominium (residential)	X	X	X	X
Convents/monastery	X	C	X	X
Duplex or two-family dwelling	X	X	X	X
Employee quarters (manager, caretaker, or proprietor)	X	P	P	X
Factory-built housing	X	X	X	X
Group home	X	X	X	X
Lodging houses	X	X	X	X
Manufactured housing	X	X	X	X
Mobile home	X	X	X	C
Mobile home park*	X	X	X	X
Multi-family housing	X	X	X	X
Rooming houses	X	X	X	X
Second unit	X	X	X	X
Senior housing	X	X	X	X
Single family unit	X	X	X	X
Single room occupancy**	X	P	P	X
Townhouses/townhome	X	X	X	X
Youth hostels	X	X	X	X

* Campers, recreational vehicles, trailers, or automobiles shall not be occupied as living quarters in mobile home parks.

** SRO housing must be developed as part of a mixed -use development



As previously discussed in Section 3.2, the City will amend its Zoning Code to include emergency shelters as permitted uses in the R-2, R-3, and R-4 Zones and C-2 and C-4 Zones (Program 4). Additionally, the City will review and amend the use tables for Single Room Occupancy units within residential and non-residential zones to be approved ministerially with permissive development standards by the end of 2024 (Program 26, *Single Room Occupancy*). The evaluation of permitting is included in the processing section that follows.

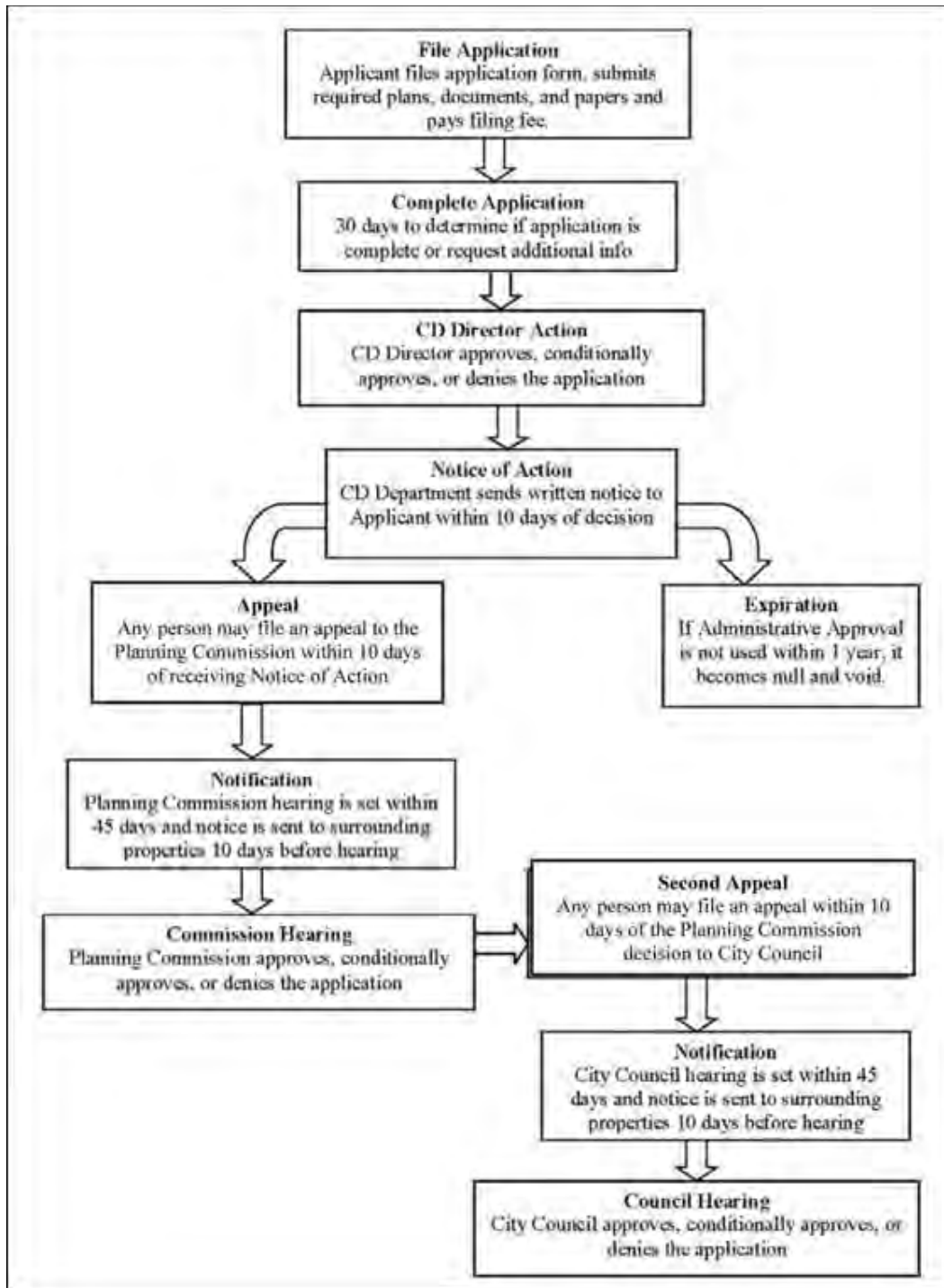
Processing

Single-family and multi-family developments that are permitted by-right in their respective zones and are consistent with the City's General Plan and Zoning Code undergo an administrative approval process. During the administrative approval process, the Community Development Director reviews the project to ensure the project is consistent with the City's General Plan and Zoning Code. The review takes approximately two-four weeks. As an example, an application for a multi-family development in the R-2 zone is approved, conditionally approved, or denied by the Community Development Director. The project is approved if the project is a permitted use and is consistent with the provisions of the City's General Plan and Zoning Code. While the City has design guidelines, the City does not have a formal design review process, such as a multi-member design review board or providing neighbors with project plans to review prior to a notice of action. As such, a multi-family project in the R-2 zone that complies with the City's General Plan, Zoning Code, and design guidelines has a high certainty for approval. Given the high certainty for approval and short review times (2-4 weeks), the City's administrative approval process does not represent a potential constraint on housing supply and cost in the City.

After the Community Development Director issues its notice of action, the applicant has 1 year to act upon the administrative approval, after which the approval becomes null and void. There are no hearings associated with the review or approval process. However, the applicant can appeal the Director's decision within 10 days of the decision, in which case the appeal would be sent to City's Planning Commission and a notice would be sent to the surrounding property owners 10 days before the hearing. The Planning Commission hearing would take place within 45 days of the appeal where the Planning Commission would either approve, conditionally approve, or deny the application. The applicant may also appeal the Planning Commission's decision within 10 days of the decision and would be sent to City Council for a final review and decision. The City Council hearing would occur within 45 days of the appeal and a notice would be sent to surrounding property owners 10 day before the hearing. Although these appeal processes may delay housing projects by 2-3 months, these processes are standard practice in similar jurisdictions and ensure that the developer has every chance possible to get project approval. Figure 4.8 below illustrates the administrative approval process.



Figure 4.8 Administrative Approval Process





Discretionary permits are required for some residential projects, which include discretionary review and approval by the Planning Commission. The Planning Commission can approve most discretionary projects. This process includes the following: an application, Planning Commission hearing, and action (approval or denial). The City does have an appeal process if an applicant does not agree with a condition or does not agree with a denial action. The applicant would then file an appeal, and the project would be considered by the City Council for final action. If the application includes a General Plan amendment or rezone then the project would go to the Planning Commission who makes a recommendation to the City Council, and the City Council is the final hearing body.

Design Review

The City has design guidelines but does not have a formal design review clearance process. Compliance with the design guidelines shall be determined by the Community Development Director, however projects may be taken to the Planning Commission for design review at the discretion of the Community Development Director. This process is typically conducted concurrently with the other review processes (site plan review, environmental review, application review) and therefore the time it takes to conduct the design review is largely dependent on the type of application being processed. As shown in Table 4.15, *Timelines for Permit Procedures*, the design review process is typically conducted within 3 months; however, this process may take up to 6 months if the project includes more significant land use changes (e.g., General Plan Amendment, Zone Change). Ultimately, the design review process has not resulted in any significant delays for housing projects in the City.

Conditional Uses

Some uses may require a Conditional Use Permit. The City recognizes that certain types of land use, due to the nature of the use, require individual review. Such review shall determine whether the type of use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development conditions, can be made compatible with surrounding uses. This section establishes procedures for this review.

A. Application. Applications for conditional use permits (CUP) shall be submitted for those uses specified as conditional uses in the applicable zone, as listed in [Section 18.40.070](#) permitted uses in residential zones and [Section 18.60.050](#) permitted uses in non-residential zones.

1. Only one CUP may be granted for each use. Activities, operations, or land uses that would require multiple CUPs shall be processed as a separate CUP.
2. No general or blanket CUP shall be issued for a development project. Rather, the CUP shall be specific to the use or activity currently proposed on the site, building or portion thereof and will not be applicable to any future use.
3. A proposal that does not comply with an applicable development standard shall require either a minor exception or a variance and shall be processed concurrently with the CUP.



B. Recommendation and decision. Permit processing and approval of a conditional use permit shall follow the procedures shown in Figure 4.5. The Community Development Director shall make recommendations on CUP applications, for consideration and approval, conditional approval, or denial by Planning Commission. The City Council will serve as the appeal body.

C. Exceptions. Applications for the minor expansion of a structure covered by an existing conditional use permit shall be considered by the Community Development Director. Such minor expansion is limited to 20 percent of the floor area of the existing use or 5,000 square feet, whichever is less. The Community Development Director may approve, approve with additional conditions, or deny the application. Any expansion exceeding this limit shall be considered a new application for a conditional use and shall be subject to review by the Planning Commission, and the required fees and procedures established for a new application. This exception does not apply to the sale of alcoholic beverages.

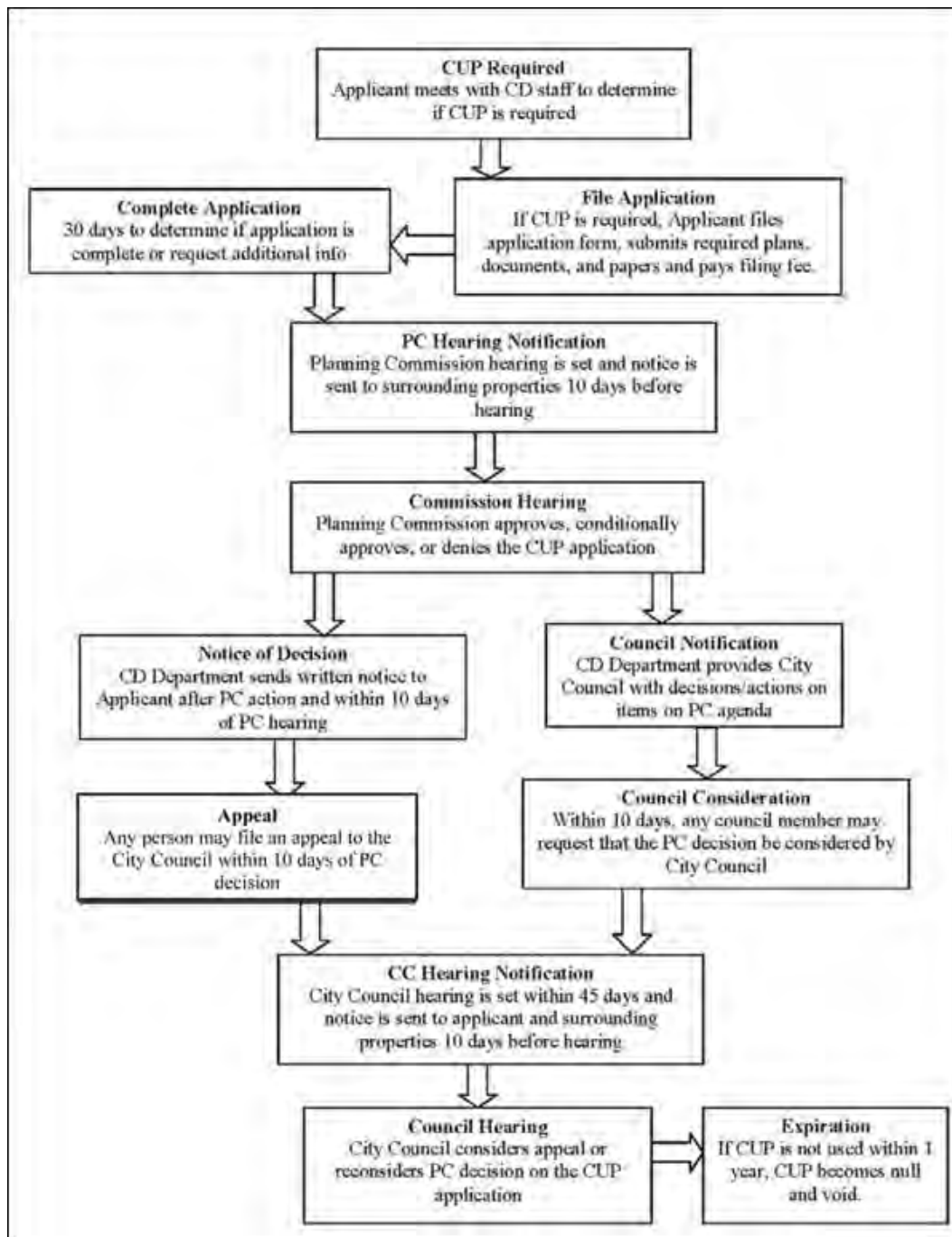
D. Required findings. The Planning Commission shall consider applications for a conditional use permit and may, with such conditions as are found necessary, approve the use, provided the use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use. In making such determination, the Planning Commission shall make the following findings:

1. That the proposed conditional use is consistent with the general plan.
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, and will be compatible with the character of the surrounding area.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses in the vicinity.

Figure 4.9 below illustrates the Conditional Use Permit Process.



Figure 4.9 Conditional Use Permit Process



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The process for a Conditional Use Permit, application through one Planning Commission hearing takes approximately three months. This time frame has not posed as a constraint on the development of affordable housing.

The City is including a new Program 30, *Permit Streamlining*, to provide additional opportunities for the development of affordable housing. Specifically, Program 30 requires the City to facilitate an expedited permit process for affordable housing projects, including projects that qualify for density bonuses pursuant to SB 35 and SB 330. This program will ensure that the affordable housing projects in the City are not significantly delayed during the City's permitting process and therefore will promote the development of affordable housing the City.

The subdivision of land is regulated by Title 17 of the City of Hawaiian Gardens Municipal Code and by the State of California Subdivision Map Act. The City has adopted by reference the Los Angeles County subdivision ordinance which provides requirements for tentative parcel maps and tentative tract maps. The City is nearly built out and the remaining vacant sites are less than one acre. Therefore, land divisions in the City of Hawaiian Gardens generally fall into the lot line adjustment or urban lot split categories. The City has specific requirements for lot line adjustments and urban lot splits. If several lots were consolidated, then a qualifying land division would either be processed as a tentative parcel map or tentative tract map as required in compliance with the Los Angeles County subdivision ordinance and State of California Subdivision Map Act. There have been no requests in either of those categories; therefore, there is no historical or current data. However, given the characteristics of the City and the City's desire to further affordable housing opportunities, the City is including Program 2, *Promote Lot Consolidation*, in this Housing Element. If the City was to process a tentative parcel map or tentative tract map, given the City's timelines for conditional use permits, the process could take approximately three months. The process for lot line adjustments and urban lot splits is approximately one to two months. It is anticipated that a lot consolidation would take approximately one to two months, based on the processing of other entitlements in the City.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with the General Plan and Zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendment, Rezone, or Variance). Also, certain review and approval procedures may run concurrently. For example, a review of a multifamily project home would be processed concurrently with the design review, typically taking 3-6 months. The City also encourages the joint processing of related application for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. Table 4.17 below identifies the typical processing time most common in the entitlement process.



Table 4.17 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Conditional Use Permit	3 months
Zone Change	3 – 6 months
General Plan Amendment	3-6 months
Site Plan Review	2 weeks
Architectural/Design Review	3 months
Tract Maps	3 months
Parcel Maps	3 months
Initial Environmental Study	1 month
Environmental Impact Report	3-6 months
Other	Varies

Source: City of Hawaiian Gardens Building & Planning Departments

As noted above the City has a very aggressive schedule for reviewing, processing, and taking action on projects. Additionally, the City’s administrative procedures are consistent and in full compliance with the Permit Streamlining Act, as codified in Section 18.100.020 of the City’s Zoning Code. Program 30, *Permit Streamlining*, will also ensure that affordable housing projects, including projects that qualify for density bonuses, have reduced administrative timelines when compared to the Permit Streamlining Act in accordance with SB 330. This program ensures reduced timelines for all aspects of the review and approval process, including the environmental review process required by the California Environmental Quality Act (CEQA). Because of this, the City’s requirement as noted above, for applications and the associated timelines have not impacted and are not anticipated to impact the cost of housing, the supply of housing, timing for development, or approval certainty during the planning period.

The City has also included Program 4, *General Plan and Zoning Code Review*, which requires the City to amend development standards (including parking), processing, and updates required to comply with statutory regulations. This will ensure that subsequent laws related to permit processing are incorporated into the Zoning Code as necessary during the planning period.

The City has not received any requests to develop housing at densities below those identified in the General Plan Land Use Element and the City’s Zoning Code. Following approval of a



planning entitlement, the typical processing time for an applicant to submit a residential building permit (plan check) request has been four to six weeks. Review and issuance of a typical residential building permit request averages 2-4 weeks, depending on the complexity of the project. The challenges of meeting the City's share of the regional housing need has not been hindered by the City's development application nor building permit processes. During the COVID-19 pandemic, even with closure of some City offices, the City still provided planning and building services, remotely and onsite in accordance with state and federal regulations.

SB 330 Streamlining

The City's timelines are consistent with those contained in SB 330 Housing Crisis Act of 2019. The State law also reduces the time that the City has to approve or disapprove an application under the Permit Streamlining Act. Further, the City is prohibited from downsizing (reducing density) unless an equivalent acreage is upsized (increasing density). The City has not downzoned properties and in fact in this Housing Element with Program 27, *Zone District Densities Update*, the City is significantly increasing the densities for the residential zones, including residential development in the C-2 and C-4 zone districts. This Housing Element also includes Program 30, *Permit Streamlining*, to assure an expedited process.

SB 35

Effective January 1, 2018. If the City does not meet the Regional Housing Needs Assessments (RHNA) a developer can request a streamlined process. Provided the development meets specific state requirements, then the City has: 60 days to approve the project if it contains less than 150 housing units, or 90 days if the project contains more than 150 housing units. SB 35 applies only to the specific income levels not being built for. For example, if a City is building enough market-rate units to meet its RHNA but not enough low-income units, the project can only add low-income units to qualify for quickened approval. According to SCAG the City has not met the RHNA targets and has a remaining unmet need for all income categories. As noted previously, the City is including Program 30, *Permit Streamlining*, to assure an expedited process and compliance with SB 35.

SB 4

SB 4, or the Affordable Housing on Faith Lands Act, was signed into law in October 2023, and provides a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property.

AB 2011

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, was signed into law on September 28, 2022. AB 2011 allows for ministerial, by-right approval of 100 percent affordable housing on commercially-zoned lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria. A commercial corridor is defined as having a right-of-way of at least 70 feet but not greater than

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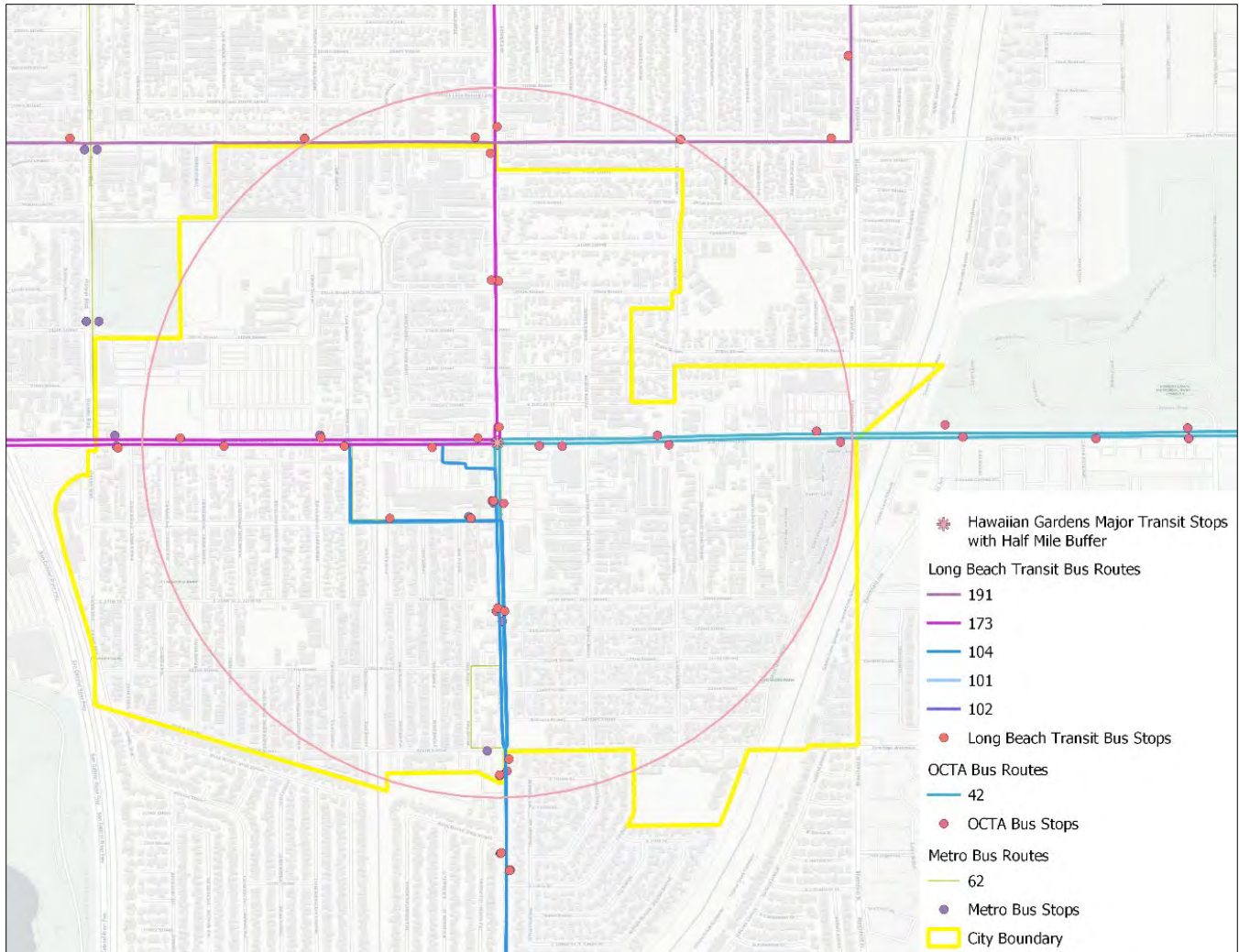
150 feet. In Hawaiian Gardens, Carson Street and Norwalk Boulevard are both considered commercial corridors, with Carson Street having a right-of-way (as measured from sidewalk to sidewalk) of 105 to 107 feet and Norwalk Boulevard having a right-of-way of 80 to 89 feet.

AB 2097

AB 2097 was signed into law on September 22, 2022. AB 2097 removes parking requirements for new developments located within a half-mile of a major transit stop as defined in Section 21155 of the Public Resources Code. Hawaiian Gardens is located at the confluence of three different transit agencies, LA County Metro, Long Beach Transit, and the Orange County Transportation Authority (OCTA). Figure 2.26, *Major Transit Stops*, (previously shown in Section 2 and repeated below for reference) shows the location of the bus routes and stops of all three transit agencies. As is clearly shown, the intersection of Carson St. and Norwalk Blvd. is served by Metro Route 62, Long Beach Transit Routes 101, 102, 104, 173, and 191, and OCTA Route 42. These multiple bus lines provide sufficient frequency of service to meet the requirements of AB 2097 for a major transit stop.



Figure 2.26 Major Transit Stops (Repeated)





Local Ordinances that Directly Impact the Cost and Supply of Housing

The City of Hawaiian Gardens is surrounded by the incorporated cities of Lakewood, Long Beach, and Cypress. The City does not have the ability to expand the City's boundaries and has not adopted any growth control policies. The City has imposed no moratoria or prohibitions against multifamily housing developments. From 2015 – 2021 the City issued 15 residential permits for single family homes; 6 permits for accessory dwelling permits; and permits for electrical, plumbing, and mechanical improvements. The City has not adopted any ordinances pertaining to rent control, short term rentals or crime-free rental housing. The City's Single Room Occupancy standards could pose a constraint in that the current standards state a minimum of 16 units, it is proposed that this standard be eliminated; therefore, the City has included Program 26, *Single Room Occupancy*, which requires the City to review and amend the Zoning Code to allow Single Room Occupancy units ministerially with permissive development standards within residential and non-residential zones.

Currently, the City's Zoning Code does not allow residential uses of any type by-right in the C-2 Downtown zone district. Mixed use development (residential and commercial) are allowed with a minor use permit in the C-2 zone.

The City's Zoning Code allows the following residential uses in the C-4 General Commercial:

- Permitted: employee quarters, single room occupancy, and emergency shelters.
- Requires a Conditional Use Permit: bed and breakfast inns, boarding house, convents/monastery, and nursing home/resting home.
- Mixed use projects are allowed as an accessory use, with a minor use permit.

The City Zoning Code Section 18.90.070 includes the following Density Bonus provisions:

Density bonuses are mandated in part by the State's Density Bonus Law (California Government Code Sections 65915 and 65917) and provide incentives for the development of affordable housing units for very low income, lower income or senior households. This article provides regulations for the development of affordable units for low- and very low-income households, designed to meet the City's housing needs.

A. Project qualification. In accordance with Government Code Section 65915, the City shall grant a density bonus and at least one additional concession or incentive, or a financially equivalent incentive to eligible housing developments, as outlined below:

1. The eligible housing development shall consist of five or more dwelling units.
2. Affordable housing units (as defined in Section 65915(b) of the California Government Code) shall be provided on-site and shall include one or more of the following:

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- a. At least ten percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by lower-income households.
- b. At least five percent of the total units allowed by the maximum permitted density shall be provided at affordable housing costs and occupied by very low-income households.
- c. A senior housing development or mobile home park that limits residency based on age requirements for housing persons 55 years or older.
- d. At least ten percent of the total units in a condominium project shall be designated for and occupied by moderate-income households.
- e. At least 33 percent of the total units in a condominium conversion project shall be designated for and occupied by low or moderate income households or 15 percent of the units for lower income households, provided the project complies with the requirements in Section 18.90.060 condominiums and condominium conversions.

3. Housing developments consisting of at least 150 units (including the density bonus units) may include housing for senior households where at least one person in each unit is 55 years of age. Housing developments consisting of less than 150 units (including density bonus units) shall limit units for senior households to those with at least one person 62 years of age. Projects incorporating senior households shall also comply with the Federal Fair Housing Amendments Act of 1988 Public Law Section 100-430, 42 USC Section 3601 and the Consent Decree of Department of Justice.

4. The density bonus provision shall not apply to any parcel or project which has previously been granted an increase in density through a general plan amendment, zone change, or other permit to facilitate affordable housing.

B. Density bonus calculation. The increase in density provided to eligible projects shall be in addition to the maximum permitted density authorized under the applicable zone in this Zoning Code or land use designation in the general plan, whichever is less.

1. The density bonus units are not included when determining the number of required affordable units relative to the total project units.
2. When calculating the density bonus or required affordable units, fractions are rounded up to the nearest whole unit.
3. When a density increase of less than 20 percent is requested, no reduction will be granted in the number of affordable units required, and the requirements of subsection A. project qualification shall still be applicable.
4. A housing development that meets the requirements of subsection A. project qualification shall be entitled to a density bonus of 20 percent and one concession or incentive, as outlined in subsection C. additional incentives of this section, except that a condominium conversion (under subsection 2.e.) is allowed a 25 percent density bonus.

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5. When the housing development proposes at least 20 percent of the total units for lower income households or at least ten percent for very low income households or at least 20 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and two concessions or additional incentives, as outlined in subsection C. additional incentives, below.
6. When the housing development proposes at least 30 percent of the total units for lower income households or at least 15 percent for very low income households or at least 30 percent of the total units in a condominium project for moderate-income households, the project shall be entitled to a density bonus and three concessions or additional incentives, as outlined in subsection C. additional incentives, below.
7. When the project proposes to provide affordable units in excess of the required units, the density bonus shall be calculated based on a sliding scale, as provided below, up to a maximum of 35 percent.
 - a. An additional two and one-half percent density bonus for each additional increase of one percent very low-income units above the initial five percent threshold;
 - b. A density increase of one and one-half percent for each additional one percent increase in low-income units above the initial ten percent threshold; and
 - c. A one percent density increase for each one percent increase in moderate income units above the initial ten percent threshold for condominium or planned development projects.
8. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zone change, ordinance amendment, or other discretionary approval.
9. An applicant may donate residentially-zoned land (at least one acre) to the City for the development of affordable housing units for very low-income households equal to and not less than ten percent of the number of units proposed in a residential subdivision, parcel map, or residential development, and not less than 40 affordable housing units. This will entitle the project to a density bonus of 15 percent, up to a maximum of 35 percent, based on one percent increase in density for a corresponding increase in the percent of units for very low-income households.
10. An applicant that includes a childcare facility as part of the project is entitled to an additional density bonus or incentive that may consist of:
 - a. An increase in the amount of square feet of residential space that is equal to the floor area of the childcare facility.
 - b. An additional incentive that contributes to the economic feasibility of the construction of the childcare facility.
 - c. Provided the following conditions are met:
 - i. The applicant agrees to and operates the facility for the same length of time that the affordable housing units are restricted to eligible households; and

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- ii. The percentage of children attending the facility and from eligible households in the project is equal to or greater than the percent of restricted affordable housing units.

C. Additional incentives. In addition to the density bonus, the City shall grant one of the following concessions or incentives:

1. A reduction or modification of Zoning Code requirements, site development standards, or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission, as provided in Part 25 of [Division 13](#) of the Health and Safety Code. This may include, but is not limited to:
 - a. Open space. Open space requirements may be reduced if the project is located within 1,000 feet of a public park or revised to allow for roof-top areas to be counted as open space.
 - b. Parking. The enclosed parking requirements may be provided in an open parking lot. Tandem parking may be allowed.
 - c. Setbacks. The required setbacks for parking and landscaping within a parking area may be reduced, provided that the improvements are not significantly out of character with the surrounding area, do not create a safety hazard; and a suitable alternative design is incorporated as determined by the Community Development Director.
 - d. Density. An additional increase in density above the 20 percent density bonus may be granted.
 - e. Building height. An increase in the maximum allowable building height may be granted.
 - f. Off-site improvements. City participation in certain off-site improvements required by the development of the project may be proposed pursuant to negotiation and agreement with the City.
2. The developer of the project may propose a reduction or waiver of City-related development fees, City participation in the cost of infrastructure, write-down of land costs, or subsidy of the costs of construction, subject to approval of the City.
3. A mixed use development, in conjunction with a multi-family residential project may be allowed, provided the project will be compatible internally, as well as with existing or planned development in the area where the project will be located.
4. The City may offer an equivalent financial incentive in lieu of granting a density bonus and additional incentive. The value of the equivalent financial incentive shall equal to at least the land cost per unit savings that would result from the density bonus.
5. The City may grant other regulatory incentives or concessions proposed by the developer, which would result in identifiable cost reductions to the project.



6. Provision of incentives shall not be construed to require the City to provide cash transfer payments or other monetary compensation, but may include a reduction or waiver of requirements which the City might otherwise apply as conditions of approval.

7. Provided a written finding based on substantial evidence is made, the City need not grant a concession or incentive that would have a specific adverse impact on the public health and safety or the physical environment or on a parcel that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate or avoid adverse impacts without rendering the development unaffordable to low, very low, or moderate income households.

D. Requirements for participation. In order for a developer to be eligible for the density bonus and additional incentive or incentives, the following requirements shall be met:

1. *Designated affordable units.* The developer/property owner shall restrict for the prescribed time period, the number of units by bedroom size, which are designated as affordable housing for target households. A unit shall be counted toward meeting this requirement if it is either vacant and held out for rent/sale at affordable housing costs to lower- and very low-income households or occupied by a senior household, or occupied by and affordable to a lower- or very low-income household (or a moderate-income household for condominium units). Priority shall be given to target households that do not receive other housing subsidies.

2. *Similar design.* The target units shall be compatible in floor plan, furnishings, and exterior design to other units in the project. Further, the target units shall be reasonably dispersed throughout the development. If the development proposes a phased building plan, a proportionate share of target units shall be constructed during each phase.

3. Affordability restrictions.

- a. In accordance with Section 65915(c) of the California Government Code, target units shall remain restricted and affordable for a period of at least 30 years (longer periods may be required by financial assistance, mortgage insurance, or rental subsidy programs) if the project is granted a density bonus and additional incentive or an equivalent financial incentive. Target units shall remain restricted and affordable for a period of at least ten years if the target units are in a condominium project, as defined in Civil Code Section 1351(f).
- b. Households occupying target units shall be allowed to complete their leases beyond the term of the affordability restriction or for at least six months after the termination date, unless the property owner provides the tenants with a minimum of 180 days advance notice of the future rent increase and termination of the affordability status of their unit.

4. *Rental rates.* The rental rate for affordable housing units shall comply with State law, as determined by the household income level and number of members in the household.

5. Sales price.



- a. Target units for sale shall be affordable to lower- or very low-income households, as defined by income limits established by the State Department of Housing and Community Development, pursuant to Health and Safety Code Sections 50079.5 and 50105, as they may be amended from time to time.
- b. Condominium units shall be affordable to moderate income households. However, upon the resale of the condominium unit, the seller of the unit shall retain the value of the improvements, the down payment and proportionate share of property appreciation. The City shall recapture its initial subsidy and proportionate share of property appreciation, to be used within three years to promote homeownership. This equity-sharing arrangement shall be included in the agreement for the granting of the density bonus, as discussed under subsection D.10. agreement below.

6. *Pre-qualification.* All target households shall be pre-qualified by the developer or its designee prior to moving into a target unit by process mandated by the City. The pre-qualification process for lower- and very low-income target households shall certify the income level of the prospective tenant household and advise the household of affordable housing costs. These standards will be made available to the applicant by the City. The property owner shall not charge the applicant for the initial pre-qualification review. If, after performing the necessary verification, the tenant qualifies as lower- or very low-income household, the City shall issue a certificate to the applicant and the property owner verifying the income level and eligibility to rent or own the unit.

7. *Reporting.* In May of each year, the developer or designee shall provide the Community Development Department, an accounting of the previous calendar year, including:

- a. Total units occupied for any part of the previous year by bedroom size;
- b. Total units vacant for any part of the previous year by bedroom size;
- c. Total units occupied by lower-, very low-income and senior households by bedroom size;
- d. For each lower- and very low-income target unit, the total monthly housing costs (advertised or paid); and
- e. Any other pertinent information deemed appropriate by the City upon approval of the project.

8. *Increases in tenant income.* Rental housing qualifies as affordable housing despite a temporary noncompliance with this section, if the noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to the City are being taken to ensure that all vacancies are filled in accordance with this section until the non-compliance is corrected.

9. *Default.* Default by the property owner is unlawful and is a misdemeanor. Each unit shall be considered a separate violation. Such violation shall be punishable by a fine, not exceeding \$1,000.00, or by imprisonment in the County jail for a period not exceeding six months, or both. In addition, the City shall have the right to prohibit the property owner from leasing any

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non-target unit which becomes vacant until the owner remedies the default. Until the default is remedied, no such unit shall thereafter be rented until the property owner presents evidence to the Community Development Department, that the prospective tenant qualifies as very low-income or lower-income household, as required. Additionally, the average monthly default units shown on the audit report for the previous year shall be added to the units to be set aside during the succeeding reporting period.

10. *Agreement.* The developer shall sign a binding agreement with the City, which sets forth the conditions and guidelines to be met in the implementation of the density bonus requirements and/or any other applicable requirements. These include number of target units, their size, location, terms and conditions of affordability, and production schedule. In addition, the following conditions shall be imposed:

- a. The agreement will establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period.
- b. The agreement shall be binding on the developers, their heirs, transferees, assigns, successors, administrators, executors, and other representatives and recorded as a restriction on the parcel or parcels on which the units are constructed.
- c. The developer agrees not to sell, transfer, or otherwise dispose of the project, or any portion thereof, without obtaining the prior written consent of the Community Development Director. Such consent shall be given upon receipt by the developer of reasonable evidence satisfactory to the Community Development Director that the purchaser, or other transferee, has assumed, in writing and in full, the City's requirements and obligations in the agreement.
- d. The developer shall grant the City the continuing right of first refusal to purchase or lease any or all of the designated units at fair market value.
- e. The deeds to the designated units shall contain a covenant that the developer or the developer's successors in interest shall not sell, rent, lease, sublet, assign or otherwise transfer any interests in such unit without the written approval of the City, confirming that the sales price of the units is consistent with the limits established for eligible households.
- f. The City shall have the authority to enter into other agreements with the owner, developer or purchasers of the dwelling units as may be necessary to assure that the designated dwelling units are continuously occupied by eligible households.



E. Application procedure.

1. Affordable housing projects proposed under this section shall require approval of a conditional use permit (CUP), as outlined in Section 18.100.090, Conditional Use Permit, of this Zoning Code.
2. In accordance with Section 65915(d) of the California Government Code, the developer shall first submit to the Community Development Department a written proposal for a density bonus and/or residential incentives. The written proposal shall consist of adequate information to reliably estimate the project cost per unit of the proposed development.
3. In addition to the findings of the CUP, the following findings shall be made by the City Council in approving the density bonus:
 - a. The total number of units is compatible with the existing and planned infrastructure and service facilities serving the site.
 - b. The developer has demonstrated that the density bonus and adjustment of standards is necessary to make the project economically feasible.
 - c. The proposed project is compatible with the goals and policies of the general plan and the purpose and intent of this Zoning Code.

F. Development conversions. Conversion of existing developments or structures to housing projects eligible for a density bonus under this section shall follow the regulations outlined in Section 65915.5 of the California Government Code. (Ord. 537 § 1, 2011; Ord. 505 § 2, 2006)

This Housing Element includes amendments to existing programs, such as Program 5, *Density Bonus Program*, which contributes to land cost reductions. Additionally, this Housing Element includes programs such as Program 26, *Single Room Occupancy* and Program 4, *General Plan and Zoning Code Review* (setback, height, parking, and use standards for low, medium, and high-density residential projects). Also included are increasing residential densities (Program 27) and creating clear development standards for mixed-use projects that are separate from commercial development standards (Program 33); all of which will contribute to increasing the supply of housing.

Environmental Review

The City conducts environmental reviews for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies, or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are “categorically exempt” from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they

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have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt, including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain residential projects providing affordable urban, agriculture, or urban infill housing that meets specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review apply statewide and are not particular to the City of Hawaiian Gardens alone, so they represent little or no constraints to housing development in the City.

Applicable projects funded with CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees

The City charges fees to process plans submitted for residential projects and to finance the provision of important services needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. The fees have not been found to act as a constraint to the development of housing in Hawaiian Gardens.

Fees associated with housing development include the following examples:

Building Permit Fees. The City charges fees for building, electrical, and plumbing permits. The fees for a proposed project depend on the size and complexity of the project and are calculated using the Los Angeles County current fee and multiplied by a factor of 1.30 to cover City administrative expenses (see City of Hawaiian Gardens, Community Development Department-Building and Safety Division, available at <https://www.hgcity.org/government/departments/community-development/building-safety-division>). Because the City has the same fees as Los Angeles County, and only adds a minor City administrative fee, the building permit fees are not considered to be a constraint on development of affordable housing in the City.

Notice of Substandard Violation Fee. The Notice of Substandard Violation fee is part of the Program 10, *Pre-Sale Inspection*, whereby the City requires an inspection of the home prior to sale to identify any health and safety code violations. This activity benefits low-income residents in that housing in the City will continually be maintained, be it an ownership or rental unit. The City staff refers property owners to the City Beautification Program (Program 11, *City Beautification*) which includes financing for interior and exterior improvements.

School Fees. The ABC Unified School District (not the City) charges fees on new residential construction to help meet the cost of capital improvements for and/or expansion of school facilities that are necessary to accommodate increased student enrollment due to new residential development. In 2020, the District adopted the

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following per-unit fees for residential development: single family detached \$9,349.00 and for multi-family attached \$8,559.00. This fee is charged to residential developers in the City of Hawaiian Gardens and to all other jurisdictions in the District, including Anaheim, Artesia, Bellflower, Buena Park, Cerritos, Cypress, La Mirada, La Palma, Lakewood, Long Beach, Los Alamitos, Norwalk, Santa Fe Springs, and Los Angeles unincorporated areas located in the District. The City of Hawaiian Gardens has not established a separate fee or an administrative fee for collecting school fees. School fees are not generally considered to constrain or impair providing affordable housing since all surrounding jurisdictions collect the same fee.

The City’s Amended Resolution No. 035-2018 (effective 4/25/2018) established the permit fees for the City of Hawaiian Gardens. The fees are identified in the Table 4.18 below.

Table 4.18 Permit Fees

A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Abandonment of Easement	\$561	--	--
Abatement Procedure, ⁽²⁾ Plus abatement remedies, warrants, and judgment costs	\$617	--	--
Administrative Appeal	\$442	\$332	\$221
Administrative Hearing	\$442	\$332	\$221
Administrative Review (Conduct at staff level)	\$248	\$186	\$124
Amendment of Discretionary Permits	\$1,067	\$800	\$534
Annual Inspection	\$107	--	--
Annual Reinspection	\$62	--	--
Background Check	Actual Cost	--	--
Call for Review	\$442	\$332	\$221
Categorical Exemption	\$107	--	--
Change of Address	\$211 ^(e)	--	--
Conditional Use Permit	\$2,126	\$1,595	\$1,063
Density Bonus	\$3,113	--	--
Design Review to Planning Commission ^(e)	\$771	\$578	\$385
Discretionary Appeal	\$1,155	\$566	\$578
Document Review	\$317	--	--
Encroachment Permit (Public Right-of-Way in Residential Areas) ^(e)	\$317	\$238	\$158
Encroachment Permit (Trash Bins Only)	\$107	\$80	\$54
Expedited Permits & Reports, ^(e) 50% of the original ministerial permit or report cost	Costs Vary	--	--

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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Film Permit ⁽²⁾ Plus charges from Fire and Sheriff's Departments; may require deposit	\$580	--	--
Final Parcel Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Final Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Fish and Game Filing Fee: Environmental Impact Report (EIR) ⁽⁵⁾	\$2,606.75	--	--
Fish and Game Filing Fee: Negative Declaration (ND) and Mitigated Negative Declaration (MND) ⁽⁵⁾	\$1,876.75	--	--
General Plan Amendment	\$4,767	--	--
Growth Capital Fee	4% of Building Valuation		
Home Occupation Permit	\$186	\$140	\$93
Impound Storage Fees (per day)	\$220	--	--
Inspection Warrant	Actual Cost	--	--
Landscape Reviews over 3,000 sq. ft.	\$987	--	--
Landscape Reviews up to 1,000 sq. ft.	\$247	\$185	\$124
Landscape Reviews up to 3,000 sq. ft.	\$493	--	--
Lien Recording or Lien Removal	\$194	--	--
Lot Line Adjustment ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Massage Permit (Operators) ^(d)	\$1,768 ^(e)		
Massage Permit Annual Renewal ^(e)	\$665		
Massage Permit Appeal / Administrative Hearing ^(d)	\$2,061 ^(e)		
Master Sign Program	\$2,126	--	--
Minor Exception	\$655	\$491	\$328
Minor Use Permit	\$655	\$491	\$328
Mitigation Monitoring Program, ⁽²⁾ Plus ongoing observation fee	\$1,060	--	--
Modification of Non-Discretionary Permit	\$160	--	--
Negative Declaration ⁽²⁾ Prepared in-house, plus other necessary studies and analyses	\$1,913	--	--
Notice of Substandard Violation, ⁽²⁾ Plus County Recording fee	\$538	--	--

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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Parcel Map Waiver/Certificate of Compliance, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Permit Extension for Discretionary Permit	\$1,030	--	--
Permit Extension for Non-Discretionary Permit	\$125	--	--
Planned Development	\$2,767	--	--
Plot Plan Reviews over 10,000 sq. ft.	Actual Cost	--	--
Plot Plan Reviews under 2,000 sq. ft.	\$371	\$278	\$186
Plot Plan Reviews up to 10,000 sq. ft.	\$1,060	--	--
Plot Plan Reviews up to 5,000 sq. ft.	\$567	--	--
Property Presale Records Report (Condominiums) ^(e)	\$174	\$131	\$87
Property Presale Records Report (Single Family Residence)	\$265	\$199	\$133
Property Presale Records Report (Multi Family Residence) ^(e)	\$335	\$251	\$168
Rental Inspection	\$88	\$66	\$44
Resubmissions, 25% of the original permit costs for each successive re-submittal after the third submittal ^(e)	Costs Vary	--	--
Revocation of Discretionary Permit	\$567	--	--
Sewer Reconstruction	\$0.15 per gallon per day of additional peak flow		
Sign Permit Review (Wall, Pole, and Monument)	\$125	--	--
Sign Permit Review (Counter Review and Approval) ^(c)	\$76	--	--
Site Inspection	\$88	\$66	\$44
Small Project Counter Approval (Fences, Patios, Tenant Improvements) ^(e) Subject to discretionary review ⁽²⁾	Free	--	--
Special Use Permit (Business Regulation Permit) ⁽²⁾ Plus background check	\$1,633	\$1,225	\$817
Specific Plan	\$2,767	--	--
Storm Water Inspection Fee	\$79	--	--
Storm Water Plan Check	Actual Cost	--	--
Temporary Sign Permit (Banners) ^(a)	\$25	--	--
Temporary Use Permit	\$107	--	--
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--

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A. Description of Service	Service Costs		
	Full Cost	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Variance	\$1,986	\$1,490	\$993
Zoning Conformity Report or Rebuild Letter (Commercial)	\$318	--	--
Zoning Conformity Report or Rebuild Letter (Residential) ^(e)	\$233	\$175	\$116
Zoning Map Change	\$3,267	--	--
Zoning Ordinance Amendment ⁽²⁾ Plus Environmental Review	\$4,267	--	--
Temporary Use Permit	\$107	--	--
Tentative Parcel Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Planning and Community Development Department			

Notes:

- (1) Proposed fee is full-service cost unless otherwise noted.
- (2) Additional fees or costs may apply.
- (3) Subsidized for residents who reside in Hawaiian Gardens (25% reduction of full cost).
- (4) Subsidized for seniors, age 55 years or older, who reside in Hawaiian Gardens (50% reduction of full cost).
- (5) As amended by the Department of Fish and Game.
- (a) amended Resolution No. 033-2011
- (b) amended Resolution No. 021-2012
- (c) amended Resolution No. 023-2015
- (d) amended Resolution No. 065-2016
- (e) amended Resolution No. 035-2018



Table 4.19 below identifies the City’s fees, including the ABC Unified School District.

Table 4. 19 Residential Development Fees

Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a typical unit	Single-Family	Multifamily
Total City estimated fees per unit	\$11,375.28	\$6,665.12
ABC Unified School District Fee	\$9,349.00	\$8,559.00
Total fees per unit	\$20,724.28	\$15,224.12

Fees based on 2021 BVD construction costs for a single family detached dwelling of 1,800 square feet.
 Fees based on 2021 BVD construction costs for a prototypical multifamily project (10 units, 1,100 square feet per unit)

Per Assembly Bill 1483 (2019), each local jurisdiction in California is required to make available on its website a current schedule of fees and exactions, imposed by the jurisdiction and by any other special districts, which apply to proposed housing development projects. This information must be presented in a way that makes it clear which fees apply to a particular parcel. The City does not currently have a schedule of fees and exactions available online but provides links to the Los Angeles County fee schedule. Since a lack of clear and readily available information about permit fees and costs can increase the uncertainty and level of effort involved in obtaining approvals for new housing development, posting this information on the City’s website would help to simplify and facilitate housing production. The City is including this information in Program 24, *Public Participation*.

Although the permit and impact fees increase the cost of housing development and may affect the feasibility of building affordable units, these fees are necessary to recover the cost of staff time to review and process permits and to provide adequate community facilities. The City’s fees are in line with the cost of providing services, there is no city impact fee, no unique parking or open space fees, and the school impact fee is the same fee charged to 14 other jurisdictions in the surrounding area. These fees are not considered to be an undue constraint on the ability to develop affordable housing in the City. In fact, the City has adopted a 25% reduction of the full cost of many of the fees for City residents and a 50% reduction for seniors (55 years and older) who reside in the City.

On-/Off-Site Improvements

The guidance from HCD indicates:

The element must also describe and analyze the impact of on-and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.



Developers of residential subdivisions in the City of Hawaiian Gardens are required to construct streets, curbs, gutters, sidewalks, sewer and water lines, street lighting, and trees located in the public rights-of-way within and adjacent to a subdivision. These facilities are then dedicated to the City, which is responsible for maintenance. On- and off-site improvements add to the total cost of developing housing, but are direct costs associated with the provision of infrastructure and services necessary for public health and safety, including new residents of the subdivision. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not considered to be a constraint to the development of housing.

Environmental Constraints

This section provides information about the environmental hazards that could affect the development of housing in the City. As with most of Southern California, the greatest threat to the built environment is seismic-related hazards and wildfire hazards.

Seismic Hazards

There are no known earthquake faults that traverse Hawaiian Gardens. Additionally, the City is not exposed to natural environmental hazards related to seismic hazards such as flooding, slope erosion and landslides. However, the City is located within an area that is subject to liquefaction hazards.

The City of Hawaiian Gardens, like most of the Los Angeles Basin, lies over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.

The City is located in the greater Los Angeles Basin, which includes the following major faults:

- a. Norwalk
- b. Raymond Hill
- c. Malibu Coast-Santa Monica-Hollywood
- d. San Andreas
- e. Newport-Inglewood
- f. San Fernando
- g. Sierra Madre
- h. Whittier

The Los Angeles Basin has a history of powerful and relatively frequent earthquakes, dating back to the powerful 8.0+ 1857 San Andreas Earthquake which did substantial damage to the relatively few buildings that existed at the time. Paleo seismological research indicates that large (magnitude 8.0+) earthquakes occur on the San Andreas fault at intervals between 45 and 332 years with an average interval of 140 years. Other lesser faults have also caused very damaging earthquakes since 1857. Notable earthquakes include the 1933 Long Beach

City of Hawaiian Gardens 2021-2029 Housing Element
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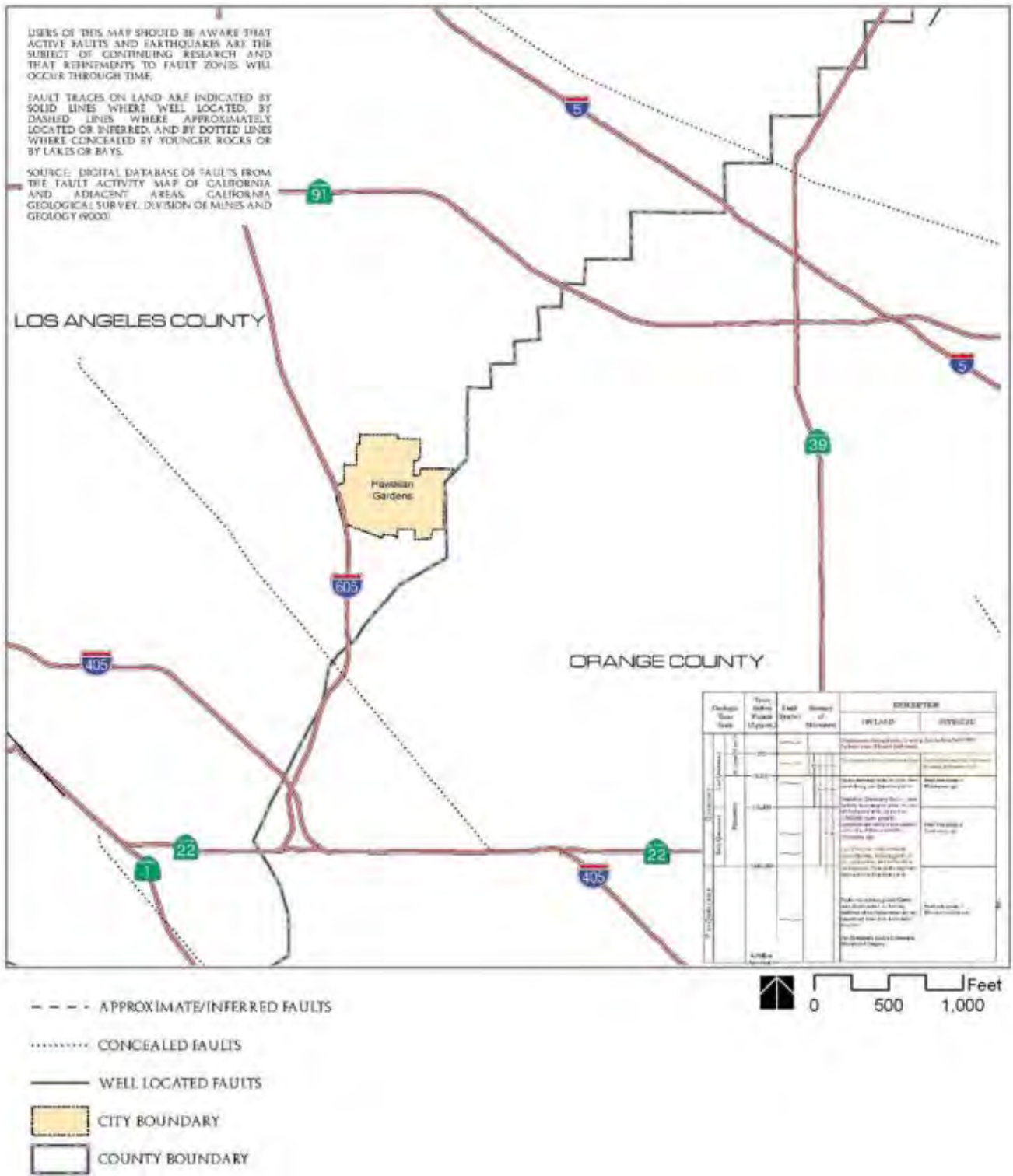


Earthquake, the 1971 San Fernando Earthquake, the 1987 Whittier Earthquake, and the 1994 Northridge Earthquake. In addition, many areas in the Los Angeles Basin have sandy soils that are subject to liquefaction, including in the City of Hawaiian Gardens.

The City regulates the development of housing through site design and construction standards in accordance with State law to mitigate risks and minimize loss of life and property associated with these seismic hazards. Figures 4.10 through 4.12 below show the City in relation to the fault locations, liquefaction zones, and dam inundation areas.



Figure 4.10 Seismic Hazards



Source: Hawaiian Gardens General Plan, Exhibit 6-2: Seismic Hazards Exhibit



Figure 4.11 Liquefaction Zone



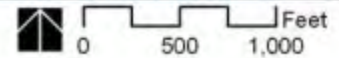
Source: Hawaiian Gardens General Plan, Exhibit 6-3: Liquefaction







Figure 4.12 Dam Inundation Areas



Source: U.S. Army Corps of Engineers; ESRI Imagery World 2D



-  Prado Dam Inundation Area
-  Carbon Canyon Dam Inundation Area
-  City Boundary
-  County Boundary

Source: Hawaiian Gardens General Plan, Exhibit 6-5: Dam Inundation



Wildfire

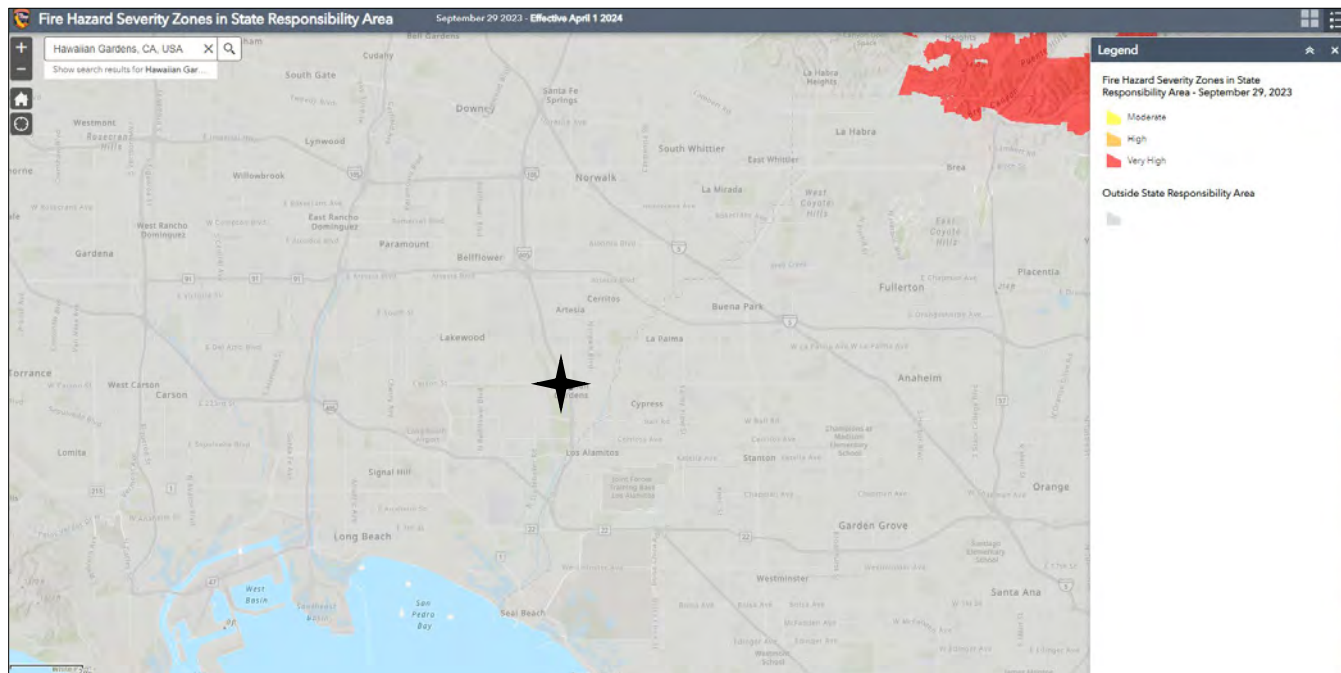
The City does not contain any fire hazard severity zones (FHSZ) as identified by CAL FIRE (see Figure 4.12 below). The City has adopted the 2019 California Fire Code, which addresses requirements for fire sprinklers and fire alarms in residential buildings to mitigate risks and minimize loss of life and property associated with wildfire hazards. Additionally, given the built out nature of the City and surrounding areas, the risk of wildfire to originate in the City or spread to the City from an adjacent city is unlikely.

Noise

Ambient noise levels are relatively high in Hawaiian Gardens. The 2010 General Plan found that virtually all the neighborhoods in the City are in areas where noise levels exceed 65 dBA. The City's noise environment is not expected to significantly change over time since the primary factors contributing to noise, namely the arterial roadway and freeway traffic (I-605) and nearby industrial uses, will have a continued presence in the city. State noise guidelines recommend locating residential development in areas exposed to ambient outdoor noise levels no greater than 65 A-weighted decibels (dBA). The City understands that issues related to noise levels will likely increase with continued development; however, with adherence to the General Plan's Noise Element Implementation Program, the City will reduce noise hazards during the planning period.



Figure 4.13 Fire Hazard Severity Zone Map



Source: CAL FIRE, Fire Hazard Severity Zones Viewer

Infrastructure Constraints

This section provides information about the availability of services to serve new housing. The City has been successful in acquiring state and federal funding to upgrade roadways and other infrastructure. Notable examples include:

- Safe Routes to Schools Program, which provides pedestrian improvements in the vicinity of the schools located in the City, completed prior to 2018 (SRTS program funds).
- The City applies for funding on a yearly/biennial basis for infrastructure improvements (Federal SRTS funding program has been merged with State funding programs under SB1 and ATP funding).
- HSIP Cycle 8 grants have been awarded by Caltrans for signal hardware improvement for two projects in 2018. One project is for eight (8) signalized intersections along Carson Street (\$397.5k) and the other was for four (4) signalized intersections along Norwalk Boulevard (\$464.4k). Metro also awarded \$40k funding for signal synchronization along Carson Street signals. These projects are under construction.
- Per-capita Grants from State Parks and Recreation department – City applied for and received \$186,793 grants to renovate restrooms located at Lee Ware Park at 22300 Wardham Avenue. The project was completed in 2023.

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- ATP Cycle 6 grants- An application for funding (\$370k) for preparing the City's Bicycle Master Plan was submitted in June 2022. The plan will be completed by June 2025.
- HSIP Cycle 12 grants – The City is preparing the application (to be submitted by September 9, 2024) to implement traffic calming and speed reduction strategies throughout the City focusing on areas identified in the Local Roadway Safety Plan adopted in April 2022. Upon awarded, the improvements will be completed by August 2026.
- The Street Reconstruction Project (FY 22-23) is expected to be constructed by December 2024.
- The Street Reconstruction Project (FY 23-24) is expected to be constructed by June 2025.
- The Street Reconstruction Project (FY 24-25) is in the planning stage and application has been submitted for approval by California's CalSMART system for SB1 funding. CDBG funding and Measure R funds are also available for this project. Design phase is expected to be finalized in March 2025. Construction is expected to be completed by August 2025.
- Phase II of the Carson Street Beautification project includes upgrades to sidewalks, driveways, and curbs and gutters for ADA accessibility. New wayfinding signs, bus shelters, landscaping, hardscaping, pedestrian lighting, and asphalt grind and overlay is also included. The boundaries of the Carson Street project are from Norwalk Boulevard to Bloomfield Avenue. The project is under construction and will be completed in 2025.
- The play structure at Pioneer Park was replaced in 2024.
- Several improvements are finished or planned for the City's community center called C. Robert Lee. A roof was installed in 2023 and a new HVAC will be completed by the end of 2024.

In 2022, the City updated the City's Capital Improvement Program (CIP). Some of the programs are maintenance type projects including slurry seal rehabilitation of existing streets, and some are upgrades including the Carson Beautification Design.

The ability to widen streets to accommodate additional auto volumes is extraordinarily limited. Most streets are classified and built as two-lane streets with on-street parking. Therefore, site improvement requirements vary depending on the existing condition of each project site. All developed and vacant sites in the City are already served by infrastructure including roads, sewer, water, storm drains, and utilities. There are no septic systems or wells located in the City. The specific requirements for public works improvements, underground utilities, water, sanitation, and streets are described below:

Public Works Improvements: Projects must dedicate land for street widening and construct or repair curb, gutter, sidewalks, pave to the centerline of all streets adjacent to the development parcel if they exceed the valuation level. In addition, developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants,



street trees, and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in-lieu fee equal to the cost of construction.

Underground Utilities: The City establishes underground utility districts on a project-by-project basis. SCE plans were approved in October 2021 for undergrounding utilities on Norwalk Boulevard between Tilbury Street and 215th Street.

Water: The City of Hawaiian Gardens is served by Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. Through the project review and building permit processes the Los Angeles Consolidated Fire District (LACFD) requires a water flow test to be conducted for any new development to ensure capacity to support the development. If the test comes back not meeting the minimum threshold, then the developer works with the City on facility upgrades.

Sanitation: Projects that require a new connection to the public sewer must pay a sewer connection fee to the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). Permits must be obtained before the issuance of City building permits. The local sewer lines in the City are maintained by CSMD.

Streets: The 2010 General Plan Circulation Element identifies the City's circulation system, including the following streets and their respective classification:

- *Major Arterial:* Carson Street and Norwalk Avenue. These streets perpendicularly intersect at the general center of Hawaiian Gardens. The majority of commercial and industrial uses are located along these arterials. Due to the built out nature of these areas, development of affordable housing along these corridors will have minimal improvements. As previously discussed, Carson Street and Norwalk Avenue are considered commercial corridors that can be developed with residential uses in accordance with AB 2011. Other Major Arterials are Pioneer Boulevard, and Bloomfield Boulevard.
- *Secondary Arterial:* Norwalk Boulevard north of Carson Street
- *Collector:* Pioneer Boulevard south of Carson Street, 214th street west of Norwalk Boulevard, 215th Street west of Elaine Avenue, Elaine Avenue north of 215th Street, Civic Center Drive (219th Street) west of North Boulevard, 221st Street east of North Boulevard, Juan Avenue north of 223rd Street, and Hawaiian Avenue
- *Local:* neighborhood streets

Developers are required to widen streets where physically possible in accordance with the General Plan Circulation Element recommendations below:

- Major Arterial, 6 lanes, right-of-way width 108 feet
- Major Arterial, 4 lanes, right-of-way width 100 feet

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- Secondary Arterial with center divider, 4 lanes, right-of-way width 80 feet with 64 feet of roadway curb to curb. Two travel lanes in each direction, center divider.
- Secondary Arterial without center divider, 4 lanes. Two travel lanes in each direction, no center divider. Parking lanes or bicycle lanes would typically be provided.
- Local Streets, two lanes, right-of-way width 60 feet, roadway width 40 feet. Some local streets may have a right-of-way width between 50 and 60 feet, with two travel lanes, parking lanes, sidewalk, and parkway.

The major difference between divided and undivided Secondary Arterials is that the vehicle carrying capacity for a divided facility is higher than for an undivided facility. Most of the roadways designated as Secondary roadways in the City of Hawaiian Gardens have been improved to provide some form of center roadway divider for left turn channelization.

The required street width construction for a typical subdivision would most likely range from a 60-foot right-of-way for local streets up to 108-foot right-of-way for an arterial. Flexibility on street widths can be allowed with a specific project application taking into consideration the potential impacts of the project and existing conditions. Although the majority of the arterials and collectors are currently built out, where opportunities arise for improvements the City will consider reduction in street widths, while still providing for bicycle lanes. In addition, the City will establish specific procedures and require that priority is given to developments with units affordable to lower-income households.

Sidewalks are provided on all arterial roadways and on the vast majority of residential streets. The City of Hawaiian Gardens circulation system has been designed to ensure that adequate facilities are provided for pedestrian circulation, especially in the vicinity of schools, parks, major retail facilities, and other locations with high levels of pedestrian activity.

The General Plan Circulation Element also includes a plan for incorporating bicycle facilities as part of the City's overall circulation network. Bicycle lanes and bicycle routes are provided on a few of the roadways within the City of Hawaiian Gardens. Most City bikeways are Class II and Class III. In addition to the City's on-street bike system, the Coyote Creek Bikeway provides a regional trail system for avid bicycle enthusiasts. Depending on the scope of the development project and existing conditions, bicycle facilities could also be required as part of the street improvements. As part of Program 31, the City will implement bike mobility infrastructure City-wide and specifically in areas with higher poverty rates.

The City of Hawaiian Gardens is well-served by public transit systems. The Los Angeles County Metropolitan Transportation Authority (LACMTS), the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT), all operate routes that extend into or through the City of Hawaiian Gardens. LACMTA buses provide a connection to Metrolink service in Fullerton. LBT buses provide connections to the Metro C Line in Norwalk and the Metro A Line in Long Beach. All buses are ADA accessible, and many have bicycle racks.

Because most of the City's circulation system is complete, maintenance and improvements to older roadways has not been a constraint on development. This is because development is not



required to extend roadways from undeveloped properties as the only vacant undeveloped properties are a few parcels less than an acre in size and exist on fully-improved streets. laws and other

4.3 NON-GOVERNMENTAL RESOURCES AND CONSTRAINTS

Production cost factors such as land acquisition and improvement, construction material and labor, financing, overhead costs, and fees, are market constraints which impact the affordability of housing. Conversely, the region is rich in non-profit entities who specialize in maintaining affordable and/or senior-friendly housing (see Table 2.12 provided in Section 2 of this document).

Housing Market Constraints

Government Code § 65583(a)(6) requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Market constraints also include monthly rents and sales housing prices.

According to HCD:

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- **Land Costs** – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- **Construction Costs** – Generally estimate typical total construction costs which includes materials and labor.
- **Availability of Financing** - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.



Land Costs

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types: raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again, the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as “finished lots.” This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers, and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table 4.20 below identifies the most recent land costs for commercial and residential lots. Because there is only one residential lot and one commercial lot currently on the market, the average costs cannot be based on these sales alone. The minimum lot size requirement in the R-1 single-family zone is 6,000 square feet. Thus, based on these sales, the land costs for a conforming R-1 lot probably would range between \$40,000 and \$50,000 per lot.

In the C-4, General Commercial zone, the minimum lot size is 10,000 square feet. Therefore, based on the land sales, a typical C- 4-zoned property of 10,000 square feet would sell for \$489,000. To achieve a potential mixed-use development which would require 1 acre, an investment of over two million dollars would be required on land alone.

Table 4.20 Land Sales Prices – October 2021

Status	Address	Zoning	Lot Size	Price	Price/Sq. Ft.
Active ¹	12345 Carson St.	Commercial	25,264 sq. ft.	\$1.15M	\$45.52/sq. ft
Active ²	22001 Claretta Ave.	Residential	21,080 sq. ft.	\$1.5M	\$71.15/sq. ft.

¹Vacant commercial property.

² Multi-family residential property with house burnt down. Land value only

Source: Movoto.com. Zoning as provided by the listing agents.

Property prices, both residential and commercial, skyrocketed across all jurisdictions through mid-2022. In addition to the skyrocketing prices, properties were harder and harder to acquire due to stiff competition and did not stay on the market for very long even with inflated prices.

The California Association of Realtors say that with record-low interest rates and a once-in-a-lifetime pandemic forcing many people to stay at home, the California median home price is forecast to rise 5.2% to \$834,400 in 2022, following a projected 20.3% increase to \$793,100 in 2021 and \$659,400 in 2020. So, between 2020 and 2022, the median home price in California would rise from \$659,400 to \$834,400, representing an increase of \$175,000. This type of

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astronomical shift has not been experienced in recent history of the housing market. An imbalance in supply and demand will continue to put upward pressure on prices but higher interest rates and partial normalization of the mix of sales will likely curb median price growth. Presently (2023), real estate prices are still trending upward; The median list price of single-family homes in Hawaiian Gardens, CA was \$710,000 in January 2023, compared to \$607,500 in 2022 (Movoto Real Estate, *Hawaiian Gardens, CA, Summary*, available at <https://www.movoto.com/hawaiian-gardens-ca/market-trends/> (accessed February 1, 2023)).

As an example, in July 2008, a 1.34-acre vacant high-density residential site was listed for sale in Hawaiian Gardens, with an asking sales price of \$1,950,000, equivalent to \$33.40 per square foot. The site can accommodate 25 housing units; therefore, the per-unit land price was \$78,000. To the city’s knowledge, the site sold but the price is unavailable. In 2010, a non-profit affordable housing developer expressed interest to the Community Development Department and the then-Redevelopment Agency in developing a tax-credit senior housing complex.

As previously discussed, there are not many vacant parcels in Hawaiian Gardens. As such, the rules of supply and demand will dictate that prices will be high for vacant and potential re-use sites. Additionally, other components of housing production costs also drive new housing costs beyond the means of lower-income households.

Construction Costs

According to the California State Board of Equalization, Assessors’ Handbook Section 531, *Residential Building Costs*, average construction costs vary due to the design type, construction type, quality of the construction, shape of the structure, and location.

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. The ICC states:

...it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table 4.21 Construction Costs per Square Foot for Residential Construction

Group (2018 International Building Code)	Type IV Classification
R-2 Residential, multiple family	\$151.48
R-3 Residential, one- and two-family	\$157.99
R-4 Residential, care/assisted living facilities	\$190.53

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Private garage	\$93.81
<i>Source:</i> International Code Council, Building Valuation Data (BVD), October 2021	

It is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

Based on the above, the following are estimated 2018 construction costs for a –

- a. 1,000 SF housing unit in an apartment building - $\$151.48 \times 1,000 = \$151,480.00$
- b. 1,500 SF single home on a level lot - $\$157.99 \times 1,500 = \$236,985.00$
- c. 400 SF garage for single family home - $\$93.81 \times 400 = \$37,524.00$

It should also be noted that construction costs have increased significantly since 2020, with the statewide average construction costs increasing by 40% between 2020 and 2024.

Construction crews for an affordable-housing project must pay prevailing wages. This requirement typically increases construction costs by 15% to 30%. The cost of construction alone can exceed the cost affordable to lower-income households. Several factors contribute to the cost of construction including dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, profit motivations, and several other considerations.

Construction costs, however, are but one component of housing production costs. New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in Hawaiian Gardens.

Availability of Financing

Financing Availability Based on Interest Rates. For a sustained period, market mortgage interest rates have been either very reasonable or at historic lows; however, in the past year, mortgage rates have risen dramatically. Table 4.22 below identifies shows interest rates for three points in time.



Table 4.22 Typical Mortgage Interest Rates

Type of Loan	October 2021	April 2021	January 2023 ¹
Rates for loans up to \$584,200			
30-year fixed	3.45%/.47 pt.	3.50%/.27 pt.	6.20%
15-year fixed	2.57%/.38 pt.	2.54%/.27 pt.	5.26%
Rates for loans of \$584,200 and up			
30-year fixed	3.64%/.46 pt.	4.02%/.32 pt.	6.08%
15-year fixed	3.54%/.19 pt.	3.71%/.28 pt.	(not available)

¹Source: MortgageNewsDaily.com (accessed January 29, 2023)

Note: A point (pt.) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.

Source: Mortgage Loan USA

It should be noted that not all would-be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores. FICO, i.e., Fair Isaac Corporation, developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant’s credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on factors such as: payment history, amounts owed, length of credit history, new credit, and types of credit in use.

Financing Availability Based on HMDA Data.

HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

At this point, it can be determined that residents of Hawaiian Gardens residing in specific census tracts may have been denied mortgage loans based on factors other than their income, FICO scores, down payment, or the amount of loan requested, but research is needed to document mortgage-loan disparities.



Housing Crisis

Residential vacancy rates and the location of the City within the Los Angeles basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Hawaiian Gardens and the surrounding cities are becoming an increasingly convenient area in which to live. Housing prices will continue to rise due to this demand. If land values, construction costs, and interest rates continue to increase in the long-term, the cost of all new housing will rise accordingly.

As indicated above, the City has no control over the market fluctuations that may affect housing costs because market conditions result from a complex interplay of national economic policies and general economic conditions. Inflation in the cost of goods and especially housing means that many families find themselves unable to afford suitable housing. The lack of sufficient income causes more working people to share the cost of a home. As a result, overcrowding is common, and the housing choice of many households is severely restricted. This situation is further aggravated in periods of high unemployment as experienced in the last two years due to the COVID-19 pandemic and the threats of eviction of tenants and foreclosure on mortgaged properties.

City Housing Division Services

The Hawaiian Gardens Housing Division of the Community Development Department administers a wide variety of housing programs that contribute to the quality of life, economic viability, and sustainability of Hawaiian Garden's neighborhoods. The Housing Division is responsible for the overall management and oversight of the City Beautification Program, Section 8 Housing Choice Voucher Program, and various other housing activities. The Division's webpage contains links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies to assist residents in exercising their rights to fair housing (see City of Hawaiian Gardens, Housing Division, available at <https://www.hgcity.org/government/departments/community-development/housing-division> (accessed February 1, 2023)).

Non-profit Housing Resources

The Fair Housing Foundation (FHF) in neighboring Long Beach serves cities throughout Los Angeles and Orange Counties. The FHF is a non-profit organization established in 1964 and is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. FHF engages in activities including outreach and education, testing and investigation, and counteracting and eliminating discriminatory housing practices in both Los Angeles and Orange Counties. The Fair Housing Foundation is a HUD-Certified Housing Counseling Agency and also offers Rental Counseling.



5 LAND INVENTORY

5.1 INTRODUCTION

This section assesses the housing development potential in Hawaiian Gardens during the 2021-2029 Housing Element planning period. California Government Code § 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential. Local agencies must also evaluate whether the sites' zoning and the availability of public facilities and services support housing development. The purpose is to determine the quantity of land available to accommodate the City's RHNA. The RHNA is broken down by income group into four categories: Very Low (less than 50% of the Area Median income (AMI)), Low (50-80% of AMI), Moderate (80-120% of AMI), and High (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories.

Existing Land Use and Zoning

There are approximately 715 acres of land zoned in the City. The Hawaiian Gardens General Plan and Land Use Element and Zoning Code establishes six residential zone districts, (R-1 Estate, R-1, R-2, R-3, R-4, and Mobile Home Park (MHP)) for residential uses. The combined residential zone districts (including the Mobile Home Residential zone district) comprise 382.65 acres. As previously discussed in Section 4.2, residential zones that allow multi-family uses include R-2, R-3, and R-4, with the R-2 zone encompassing 210.81 acres of the City's total land area, making it the largest zone district in the City.

The City's two commercial zones (C-2 and C-4) also allow multi-family uses with a minor use permit, so long as commercial uses are located on the ground floor; however, the permitted density is not specified in the City's Zoning Code. The combined acreage of the City's two commercial zone districts is 178.37 acres. Figure 4.3 are repeated below to show the City's current zoning map. Table 5.1 below lists the City's zones and land area for each zone.

As previously discussed in Chapter 4, the City is primarily built out and the opportunities for development on vacant lots is limited. Additionally, with the exception of the R-4 zone, the City's current land use and zoning provisions do not allow for densities that can generally accommodate lower income households (e.g. at least 20 du/acre). Therefore, the City cannot accommodate its RHNA under existing zoning and rezoning for housing at densities at 20 du/acre or more is required.



Figure 4.3 Zoning Map (Repeated)

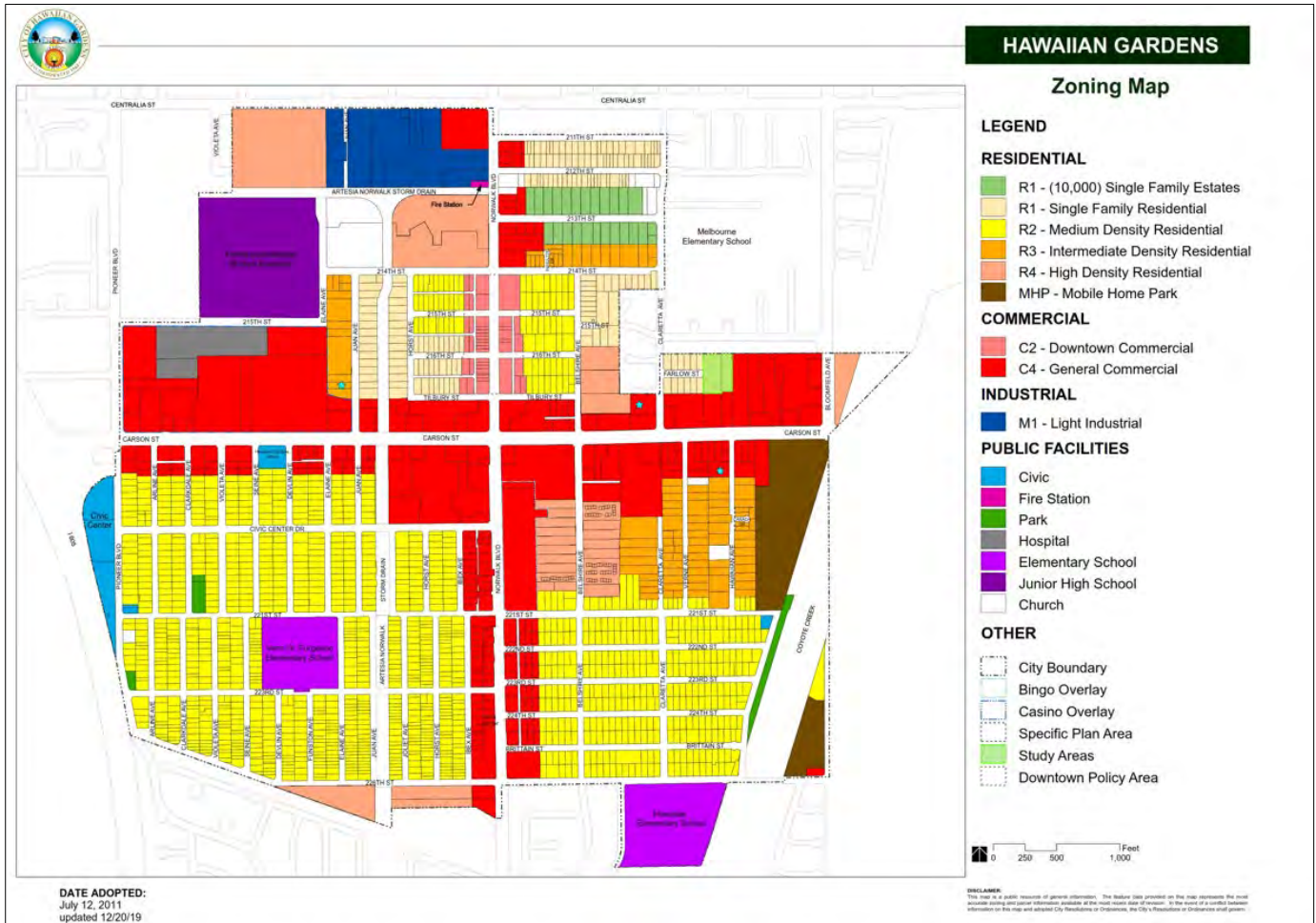




Table 5.1 Zone Districts and Land Area

Zone District	Area (Acres)	Area (Sq. Ft.)
R1 (10,000) Single Family Estates	11.87	517,057.20
R1 Single Family Residential	36.77	1,601,701.20
R2 Medium Density Residential	210.81	9,182,883.60
R3 Intermediate Density Residential	37.97	1,653,973.20
R4 High Density Residential	60.70	2,644,092.00
MHP Mobile Home Park	24.53	1,068,526.80
C2 Downtown Commercial	9.78	426,016.80
C4 General Commercial	168.59	7,343,780.40
M1 Industrial	21.79	949,172.40
Civic	8.85	385,506.00
Fire Station	0.23	10,018.80
Park	2.97	129,373.20
Hospital	7.10	309,276.00
Elementary School	26.69	1,162,616.40
Junior High School	29.71	1,294,167.60
Church	11.85	516,186.00
Other – Unsymbolized	44.80	1,951,488.00
Total	715.01	31,145,835.60

5.2 IDENTIFIED SITES

Sites were selected for their redevelopment potential based on size, location, current on- and off-site uses, allowed densities, compatibility of proposed densities, and property owner interest. The City focused on properties that are currently underutilized, such as large surface parking lots or vacant buildings, and uses that may not generate substantial profits for the property owner. Additionally, each of the identified sites is located within a half-mile of a major transit stop (see Figure 2.26), and therefore would have convenient access to public transit.

Development of parcels of at least one-half acre in size is desirable in terms of construction economies and effective use of State or federal grants. The Sites Inventory includes a broad range of parcel sizes. The City has identified underutilized sites larger than one-half acre in its Site's Inventory (or smaller contiguous parcels that can easily be consolidated). Site's smaller than one-half acre may still be viable for development of duplex or triplex residences; however, these sites are not included in the Sites Inventory.

5. LAND INVENTORY



The City includes 6 identified sites for the development of housing during the planning period to accommodate the City's RHNA. Table 5.2 below identifies each site's APN, acreage, existing use, land use designation, zoning designation, existing densities, proposed zoning and its respective density range, realistic capacity, which is the estimated density used to determine number of anticipated units, the number of total units, and the number of units for each income category. Figure 5.1 below shows the location of the identified sites.

City of Hawaiian 2021-2029 Housing Element
5. LAND INVENTORY



Table 5.2 Identified Sites

APN(s)	Acres	Existing Use	Land Use	Zoning	Existing Densities	Proposed Zoning	Proposed Density Range	Realistic Capacity	Units	VL	LI	MI	AMI
7075-020-007	0.42	Parking	Commercial	C-4	Not Specified	MU-1	20-30	20	8	1	1	1	5
7075-020-010	0.44	Parking	Commercial	C-4	Not Specified	MU-1	20-30	20	9	1	1	1	6
Total Acreage:	0.88	Site 1						Total Units:	17	2	2	2	11
7066-013-059	0.41	Shopping Center	Commercial	C-4	Not Specified	MU-2	30-40	30	12	1	2	2	7
7066-013-060	2.76	Shopping Center	Commercial	C-4	Not Specified	MU-2	30-40	30	83	5	10	11	56
7066-013-061	0.55	Shopping Center	Commercial	C-4	Not Specified	MU-2	30-40	30	17	1	2	3	11
7066-013-062	0.36	Shopping Center	Commercial	C-4	Not Specified	MU-2	30-40	30	11	1	2	2	6
7066-013-063	0.62	Shopping Center	Commercial	C-4	Not Specified	MU-2	30-40	30	19	1	2	3	13
Total Acreage:	4.7	Site 2						Total Units:	141	9	18	21	93
7066-013-064	1.19	Shopping Center	Commercial	C-4	Not Specified	MU-1	20-30	20	24	2	4	6	12
7066-013-057	1.67	Elks Lodge	Commercial	C-4	Not Specified	MU-1	20-30	20	33	4	5	7	17
7066-013-913	0.58	Vacant	Low Density Residential	R-1	8.4 du/ac	MU-1	20-30	20	12	12	0	0	0
7066-013-046	0.54	Residential (3 units)	Commercial	C-4	Not Specified	MU-1	20-30	20	8	1	2	2	3
Total Acreage:	3.98	Site 3						Total Units:	77	19	11	15	32
7065-001-015	2.72	Gym	Commercial	C-4	Not Specified	MU-2	30-40	30	82	5	11	10	56
Total Acreage:	2.72	Site 4						Total Units:	82	5	11	10	56

City of Hawaiian 2021-2029 Housing Element
5. LAND INVENTORY



APN(s)	Acres	Existing Use	Land Use	Zoning	Existing Densities	Proposed Zoning	Proposed Density Range	Realistic Capacity	Units	VL	LI	MI	AMI
7066-021-026	1.1	Auto Zone	Commercial	C-2	Not Specified	MU-1	20-30	20	22	2	4	5	11
Total Acreage:	1.1	Site 5						Total Units:	22	2	4	5	11
7066-013-020	1.06	Church; Parking	Low Density Residential	R-1	8.4 du/ac	RIH	20-30	20	19	19	0	0	0
Total Acreage¹:	0.95	Site 6						Total Units:	19	19	0	0	0
Total Sites Acreage:	14.31							Total Sites Units²	358	56	45	54	203

¹ Total Acreage is the total acreage of the parcel that is available for the development of housing.

² Total Sites Units may not add up correctly due to rounding.



Figure 5.1 Identified Sites





Housing Element Law Requirements

In accordance with State law, this Housing Element includes an analysis of Sites and Zoning, which consist of four parts: realistic development capacity; analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. These requirements are discussed below.

Realistic Development Capacity

California Government Code § 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b) (the land inventory), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities (

Additionally, Government Code § 65583.2(c)(2)(A) states that “[a] site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department (HCD) that the site is adequate to accommodate lower income housing” (id.) This means that Hawaiian Gardens must identify parcels larger than one-half acre or smaller parcels that can be consolidated into one-half acre or larger in order to demonstrate that there is adequate area for new low-income housing development.

Analysis of Non-vacant and Underutilized Sites

California Government Code § 65583.2(g) requires the Housing Element to include an explanation for determining the buildout potential of these sites within the planning period, and consider all of the following:

- The extent existing uses may constitute an impediment to additional residential development;
- The jurisdiction’s past experience converting existing uses to higher-density residential development;
- The current market demand for the existing use, including an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site of additional residential development;
- Development trends;
- Market conditions; and



- The availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals.

Additionally, because this Housing Element relies on non-vacant sites to accommodate more than 50 percent of the City’s RHNA for lower-income households, the non-vacant sites’ existing uses are presumed to impede additional residential development, unless the Housing Element describes findings based on substantial evidence that the use will likely be discontinued during the planning period.

Zoning to Accommodate the Development of housing Affordable to Lower-Income Households

California Government Code § 65583.2(c)(3)(A) & (B) requires the Housing Element to demonstrate that the densities of sites identified in the inventory are sufficient to encourage and facilitate the development of housing affordable to lower-income households. This analysis includes market demands and trends, financial feasibility, and information from past residential development. As an alternative to this analysis, California Government Code § 65583.2(c)(3)(B) allows local governments to utilize “default” density standards deemed adequate to meet the “appropriate zoning” test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a “Suburban Jurisdiction”, which has a default density of at least 20 dwelling units/acre.

Environmental Constraints and Adequate Infrastructure

California Government Code § 65583.2(b)(4) requires the Housing Element to provide a general description of any environmental constraints to the development of housing. This analysis should include a general description of any known environmental features that have the potential to impact the development viability of the site (e.g., flood plains), describe the environmental review process, including potential exemptions, anticipated as part of the site being developed for residential uses, and identify environmental benefits (if any).

California Government Code § 65583.2(b)(5) requires the Housing Element to include a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to parcels on the Site’s Inventory.

See Calif. Gov. Code § 65583.2, available at

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.2.&nodeTreePath=11.1.9.11&lawCode=GOV. (accessed January 29, 2023)).



Realistic Capacity Analysis: Mixed-Use Zoned Sites

As part of Program 33, the City will create two new Mixed-Use (MU) zones, including MU-1 and MU-2. The new MU-1 zone will permit a density of 20 to 30 units per acre and the new MU-2 zone will permit a density of 30-40 units per acre.

MU-1 Zoned Sites (Sites 1, 3, and 5)

The MU-1 zone allows for a minimum density of 20 units/acre and a maximum density of 30 units/acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that a maximum density of 30 units/acre is achievable on a site zoned for MU-1, the City applied the land use controls prescribed in the draft objective development and design standards prepared by the City in December 2023 to a 0.5-acre site. The 0.5-acre parcel size was used in this analysis because each identified site is at least 0.5-acre. Additionally, only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A).

Table 5.3 below summarizes the development standards that the City anticipates will apply to development within the MU-1 zone.



Table 5.3 MU-1 Development Standards

Height	
Maximum height	3 stories or 36 feet, whichever is less
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Commercial Setbacks and Build-to- Lines²	
Front Built-to Line	Within 5 feet of right-of-way
Side Built-to Line	Within 5 feet of right-of-way
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Ground Floor Residential Setbacks	
Front	5 feet to accommodate porches and patios
Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	10 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Residential Parking Requirements	
Studio or One Bedroom	1 space
Two Bedroom	1.5 spaces
Three Bedroom or more	2 spaces
Guest Parking	1 space per 3 units
Commercial Parking Requirements	
Less than 5,000 sf in floor area	1 space per 250 sf of floor area
Between 5,000 sf and 20,000 sf in floor area	20 spaces plus 1 space per 300 sf beyond 5,000 sf of floor area
More than 20,000 sf in floor area	70 spaces plus 1 space per 350 sf beyond 20,000 sf of floor area
Open Space	
Private Open Space	100 sf per unit
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: Hawaiian Gardens Community Development Department



The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit or the floor area of the commercial uses. For the purposes of this analysis, the City made the following assumptions:

- The project contains 15 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet
- The project is 100% residential;
- The parcel is not located adjacent to a residential zone;
- The required parking would be 23 resident spaces and 5 guest spaces; and
- Parking is accommodated by a 10,000 sq. ft., 2 level parking garage, with a ground floor footprint of 5,000 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from .50 acre to 0.26 acre (see Figure 5.2 below).

The minimum floor area per dwelling unit is provided in Table 5.4 below:

Table 5.4 MU-1 Zone Minimum Floor Area per Unit

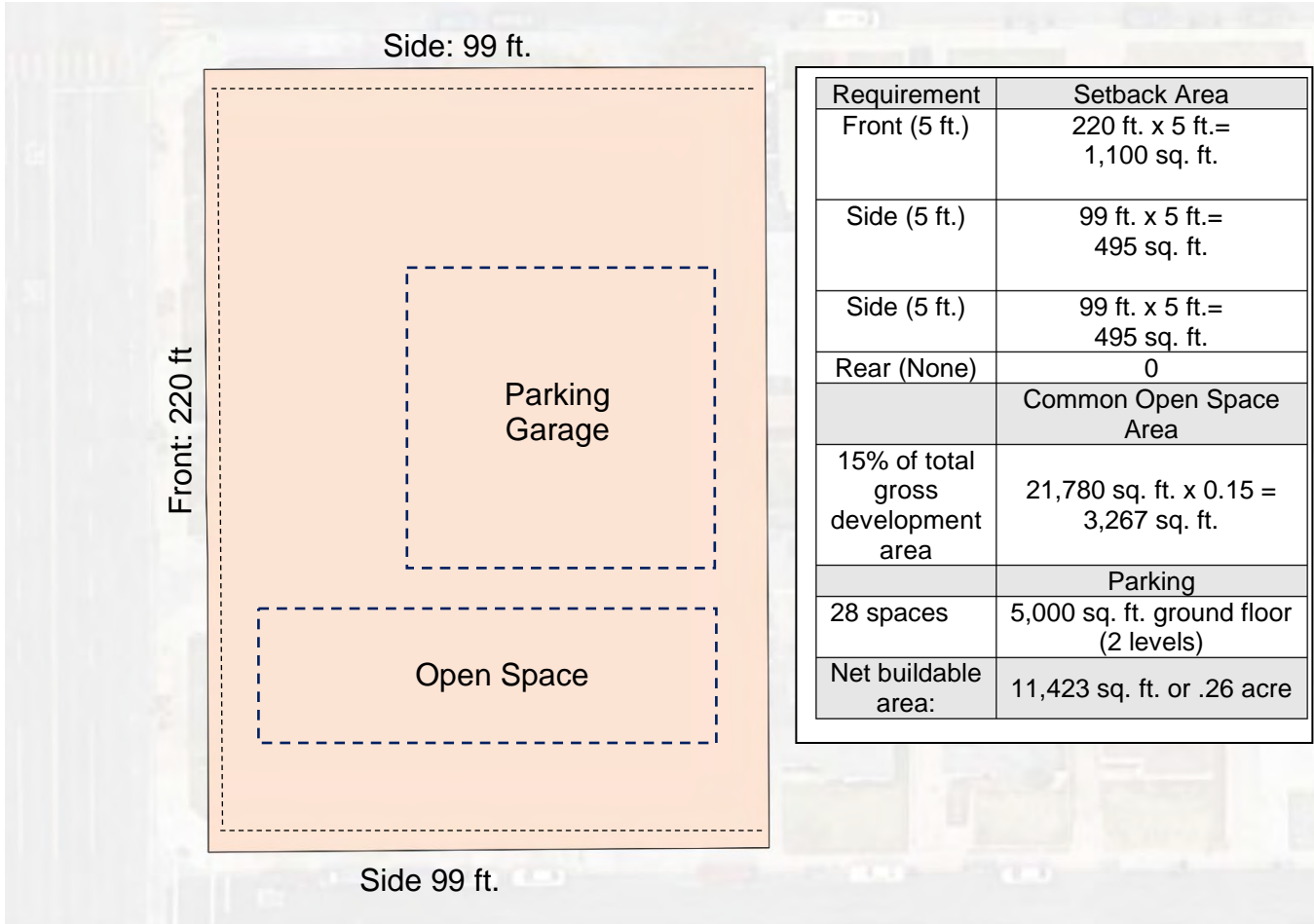
Minimum floor area per dwelling unit	
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: Hawaiian Gardens Community Development Department

Using the assumptions provided above, fifteen 2-bedroom units that are each 1,000 square feet and each provide 100 sq. ft. of private open space would require a total of at least 16,500 sq. ft. As previously noted, a developer would have to be able to fit 15 units requiring a total buildable area of 16,500 sq. ft. within 0.26 acre or 11,423 square feet to achieve the maximum density. In a site planning scenario where there are two, 3-story buildings, and assuming that each floor is 3,000 square feet, a developer could realistically fit 15 units requiring a total of 16,500 sq. ft. without exceeding the height limit (3 stories or 36 feet).



Figure 5.2 Buildable Area on MU-1 Site¹



¹Not to scale



As shown in Table 5.2, Sites 1, 3, and 5 will be rezoned to MU-1, which will allow up to 30 units/acre, and as shown in the analysis above, the maximum density of 30 units/acre is achievable on a 0.5-acre site. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the prescribed density range of 20-30 units. As such, the City cannot realistically anticipate each MU-1 site to be developed with a density of 30 units/acre.

Currently, there is no Mixed-Use zone in the City. While the commercial zones C-2 and C-4 allow mixed-use development, there are no mixed-use developments in the City, which is most likely due to the existing requirements that make mixed-use development infeasible for developers. The City's R-4 zone permits 24 units/acre, making it the only zone in the City that permits more than 20 units/acre. However, there are many R-4 parcels that are developed with densities that exceed the maximum density of 24 units/acre. For instance, the Hawaiian Terrace Apartments located at 12100 226th Street (APNs 7075-020-011 and -012) is zoned R-4 is developed with 100 units on 2.4 acres, resulting in a density of 42 units/acre. Additionally, there are R-4 parcels that are developed with multi-family uses at densities below 24 units/acre, such as the apartments located on APN 7076-038-011, which include 7 units on 0.52 acre, resulting in a density of 13 units/acre. Furthermore, this range of densities is also evident throughout the City in other zones that permit multi-family uses, including the City's R-2 and R-3 zones. As such, it is difficult to accurately predict the density that will be developed on the MU-1 sites by relying on existing densities within the City. Therefore, for the purposes of estimation the City concluded that the minimum of 20 units/acre is an appropriate density to determine the number of units that will be built on sites zoned for MU-1.

The following sections provide the site-specific analyses for Sites 1, 3, and 5 pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 20 units/acre to be developed on Sites 1, 3, and 5, the realistic capacity analysis provided above will serve as the realistic capacity analysis for Sites 1, 3, and 5.

Site 1: Casino Overflow Parking

Site 1 is located at 22601 Norwalk Blvd. (APNs 7075-020-007 and -010) adjacent to the southern boundary of the City (see Figure 5.1). The site is currently being used as overflow parking for the Gardens Casino located approximately 1 mile northwest of the site. However, there is ample parking located immediately adjacent to the casino, resulting in the overflow parking lot to be significantly underutilized on a daily basis.

The City is in the process of rezoning this site from C-4 to MU-1, which will have a permitted density of 20 to 30 units/acre. With rezoning, the site could accommodate between 17 and 26 units. Using a density of 20 units/acre, the City anticipates that 17 units will be developed on this site during the planning period, with 2 units affordable to very-low income, low-income, and moderate-income households and 11 units affordable to above-moderate income households (see Figure 5.3 below).



Figure 5.3 Site 1





Non-vacant and Underutilized Sites Analysis

As shown in Figure 5.3 above, Site 1 is located on two parcels that consist of a parking lot intended to serve the Hawaiian Gardens Casino located approximately 1 mile northwest of the site. The City anticipates that the parcels will be consolidated into one parcel and that the entire 0.88-acre site would be redeveloped to include 17 units.

As previously discussed, there is ample parking located adjacent to the casino, which renders this site underutilized on a daily basis. The property owner owns both parcels and has expressed interest in redeveloping the site for housing during the planning period (see Appendix C for property owner interest letters). Additionally, there are no known leases or contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development. For these reasons, it is reasonable to conclude that the site's existing use does not constitute an impediment to additional residential development and the existing use will likely be discontinued during the planning period.

Recently there have been several projects approved by the City for higher-density residential developments on non-vacant parcels. For instance, the City recently approved a 5-unit development at 12329 214th Street (APN 7066-023-012). The site is 0.3 acre and currently contains 1 housing unit. See Table 3.2 for more examples of higher-density residential developments recently approved by the City. Additionally, market and development trends in the local region support developer interest in redeveloping underutilized parking lots for multi-family development. For example, The Edgeway mixed-use development in Bellflower, CA, which includes 91 residential units and approximately 14,000 square feet of retail on an approximately 1.6 acre site that had included a retail building with large, underutilized parking lot.

This Housing Element includes Program 2, which provides incentives for lot consolidation to accommodate multi-family development and Programs 3, 5, and 30, which provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will encourage the development of multi-family housing on this site during the planning period.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-1, which will have a minimum density of 20 du/acre and a maximum density of 30 du/acre. Additionally, given the realistic capacity analysis conducted for the MU-1 sites, the City anticipates that this site will be developed with 17 units, which achieves a density of 20 du/acre. As such, Site 1 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Environmental constraints may include environmental hazards that are site specific, such as being located in an area that has a high risk for wildfires, flooding, or seismic-related hazards. Additionally, the site may pose a health risk to the public during construction if ground contamination activities



occurred previously on the site. Environmental constraints can also include existing resources on the site that are protected under CEQA, such as biological or archaeological resources, and therefore may hinder the redevelopment of the site. Adequate infrastructure refers to the site having sufficient access to water, sewer and other dry utilities, and that utility providers have adequate supplies to serve the additional housing units anticipated for development on the site.

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 1, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 1, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 1 would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site 1.



Site 3: Elks Lodge and Adjacent Parcels

Site 3 is located at 12507 Carson Street, approximately 150 feet west of Site 2 (see Figure 5.1). The site consists of 4 parcels (APNs 7066-013-057; -064, -046, -913), which when combined, total 3.98 acres. As shown in Table 5.2, the existing uses on the site include the Elks Lodge building with a large, underutilized parking lot; the western portion of a commercial shopping center; 3 residential units; and a vacant lot owned by the City.

Three of the four parcels in this site (parcels ending in -046, -057, and -913) were identified in the City's 5th Cycle Housing Element as a site that when combined, would have a capacity of 16 units at a density of 23.5 units per acre. The 5th Cycle site did not include the parcel ending in -064, which is the parcel that is within the western portion of a commercial shopping center. During the 5th Cycle planning period (2013-2021), the City relied on mixed-use development standards, including one-acre minimum, 1 unit for each 1,850 square feet of lot area devoted to residential land use, and 25% of the lot area allocated to housing. The City included a Mixed-Use Incentives Program to encourage housing development on these sites; however, as discussed later in Table 6.1, despite the Mixed-Use Incentives Program, no mixed-use development occurred on this site or elsewhere in the City during the 5th Cycle planning period. Additionally, the C-4 zone district amendment to allow multi-family residential uses at 20 units per acre was not completed. The City added mixed-use as a permitted use in the commercial zones with a Minor Use Permit; however, this effort did not prove to be effective at facilitating mixed-use development in the City. For these reasons, the City believes that creating a Mixed-Use Zone with a permitted density of 20 to 30 units per acre and objective design standards (Program 33) will be more effective at facilitating housing development on this site during the 6th Cycle planning period.

The City is in the process of rezoning this site from C-4 to MU-1, which will have a permitted density of 20 to 30 units per acre. With rezoning, the site could accommodate between 80 and 119 units. Using a density of 20 units per acre and accounting for the existing 3 units on the site, the City anticipates that 77 units will be developed on this site during the planning period, with 19 units affordable to very-low income, 11 units affordable to low-income, 15 units affordable to moderate-income, and 32 units affordable to above-moderate income households (see Figure 5.4 below).

While the City-owned parcel (APN 7066-013-913) is part of Site 3, it is also contiguous with Site 6 (see Figure 5.1). As discussed later in this section, the Religious Institution Housing (RIH) Zone will apply to Site 6, which allows for the same density range as the MU-1 zone, and will be subject to similar objective design standards as the MU-1 zone. As such, the City-owned parcel can be developed in conjunction with either Sites 3 or 6 at a density of 20 to 30 units per acre. As specified in Program 36, in exchange for contributing the parcel to the project on either Site 3 or Site 6, the City will require that 12 very low-income units are included in the project. The required very low-income units can be located anywhere within the project site and do not need to be located exclusively on the City-owned parcel.



Figure 5.4 Site 3



Non-vacant and Underutilized Sites Analysis

Site 3 is located on 4 parcels that consist of the Elks Lodge building and parking lot; commercial retail uses; 3 residential units; and a vacant, City-owned lot. After consolidation, the City anticipates that the entire 3.98-acre site would be redeveloped to include 77 units, which accounts for the existing 3 units on the site.

There are several reasons the City identified this site to be redeveloped for housing during the planning period. For instance, the Elks Lodge parcel includes a large parking lot that is underutilized on a daily basis. Additionally, the parcel is located adjacent to a City-owned vacant parcel and a parcel consisting of a multi-tenant retail building with vacancies. The property owner who owns the parcel with retail uses also owns the parcels identified in Site 2 and has expressed interest in redeveloping these parcels for housing during the planning period (see Appendix C for property owner interest letters).



As previously discussed, there have been several projects approved by the City for higher-density residential developments on non-vacant parcels (see Table 3.2 for examples). As discussed under Site 1, there have been recent market and development trends in the local region that support developer interest in redeveloping underutilized parking lots and shopping centers for multi-family development. Additionally, there is recent market and development trends that support developer interest in redeveloping Elks Lodges in the local region. For example, Elks Lodge in Santa Ana was recently redeveloped for multi-family housing in 2018. The project included 306 units on an approximately 6.7-acre site.

There are no known leases or contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development. For these reasons, including the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to additional residential development and the existing use will likely be discontinued during the planning period.

This Housing Element includes Program 2, which provides incentives for lot consolidation to accommodate multi-family development and Programs 3, 5, and 30, which provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will encourage the development of multi-family housing on this site during the planning period.

Financial Feasibility Analysis

This site is currently built out with commercial retail uses on parcel -064, the Elks Lodge on parcel -057, and 3 residential units on parcel -046. The existing commercial building and Elks Lodge total approximately 28,113 square feet. According to current commercial real estate listings in Hawaiian Gardens, commercial rents range from \$16-24 per square foot per year. Typically, larger commercial spaces have a lower cost per square foot, while smaller retail spaces have a higher cost per square foot. Given that this is a large retail space, it is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately \$20 per square foot per year. Therefore, the gross income for the existing commercial buildings on this site is anticipated to be approximately \$562,260 per year. There are 3 residential units on parcel -064 of this site. According to Zillow.com, the total estimated rent for this property is \$3,904 per month or \$46,848 per year. The gross income for the existing commercial and residential buildings on this site is anticipated to be approximately \$609,108 per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately \$365,465 for this site with its existing improvements. At a cap rate of 0.14, the property value would be \$2,610,463.

The proposed rezoning of this site would allow for 80 units at a minimum density of 20 du/ac. It is anticipated that the new development would include 19 very low-, 11 low-, 15 moderate-, and 35 above moderate-income units. Rents in the Hawaiian Garden are shown in Table 5.5.



Table 5.5 Rents in Hawaiian Gardens

Income Level	One-Bedroom ¹	Two-Bedroom ¹	Three-Bedroom ¹
Very Low	\$1,386.25	\$1,560.00	\$1,733.75
Low	\$2,220.00	\$2,497.50	\$2,773.75
Market	\$2,400.00	\$2,600.00	\$3,400.00

NOTES:

1) Rents are based on 30% of the income limit identified in the Official State Income Limits for 2024 for Los Angeles County. The number of persons per household is determined as the number of bedrooms plus one person.

Given these rent limits and the anticipated unit mix, the average monthly rent is \$2,452.89 per unit. With this average monthly rent, the anticipated gross income for the property owner would be \$2,354,775. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately \$706,433. At a cap rate of 0.14, the property value would be \$5,045,946, or 1.9 times higher than the existing property value. By redeveloping this property to include at least 80 units, the property owner would be able to increase their property value by over \$2.6 million (or 1.9 times the current estimated property value).

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the “default” density standard deemed adequate to meet the “appropriate zoning” test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a “Suburban Jurisdiction”, which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-1, which will have a minimum density of 20 du/acre and a maximum density of 30 du/acre. Additionally, given the realistic capacity analysis conducted for the MU sites, the City anticipates that this site will be developed with 77 units after accounting for the existing 3 units on the site, which achieves a density of 20 du/acre. As such, Site 3 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 3, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 3, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 3 would not result in an environmental hazard to the public. Overall, there are



no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site 3.

Site 5: Auto Zone

Site 5 consists of one, 1.1-acre parcel located at 21418 Norwalk Boulevard (APN 7066-021-026, see Figure 5.1). The site is currently zoned C-4, General Commercial, and contains an approximately 6,500 s.f. building currently occupied by an Auto Zone, a large, underutilized parking lot, drive aisles, and landscaping. Total lot coverage of the site is approximately 33,000, or 69% of the site. The C-4 zone permits a maximum lot coverage of 70%. Therefore, the existing buildout of the site is the maximum allowable under current zoning.

High density multi-family uses are located to the northwest across Norwalk Boulevard, and lower density residential uses are located immediately east of the site.

The City is in the process of rezoning this site from C-4 to MU-1, which will have a permitted density of 20 to 30 units/acre. With rezoning, the site could accommodate between 22 and 33 units. Using a density of 20 units/acre, the City anticipates that 22 units will be developed on the site during the planning period, with 2 units affordable to very-low income, 4 units affordable to low-income, 5 units affordable to moderate-income, and 11 units affordable to above-moderate income households (see Figure 5.5 below). The MU-1 zone will not allow for new commercial uses to be developed without residential uses also being developed on the site at a minimum density of 20 units/acre. The MU-1 zone will allow for the development of residential uses at a density of 20 to 30 units/acre without the development of commercial uses.



Figure 5.5 Site 5



Non-vacant and Underutilized Sites Analysis

Site 5 is located on a 1.1-acre parcel that consists of an Auto Zone and large, underutilized parking lot. The City anticipates that the entire site would be redeveloped to include at least 22 units and up to 33 units at a density of 20 to 30 units/acre, and may include commercial uses on the ground floor.

The City identified Site 5 to be redeveloped for housing during the planning period because of the size and the existing uses on the site. The Auto Zone and underutilized parking lot are both uses that do not generate substantial revenue for the property owner when compared to multi-family uses (see financial feasibility analysis below). As previously discussed, there are many examples of underutilized commercial uses being redeveloped for housing in the region, such as The Edgeway mixed-use development in Bellflower, CA, which includes 91 residential units and approximately 14,000 square feet of retail on an approximately 1.6 acre site that had included a retail building with large, underutilized parking lot. Additionally, there are considerable long-term retail vacancies in



vicinity, which provides places for existing retail uses to move to if they are profitable, when this site is redeveloped. Similar retail spaces that are currently available include at the Hawaiian Gardens Towne Center, which has an approximately 4,300 s.f. space that has been vacant since 2021, and the Cypress Center West, which has multiple vacancies including a 10,000 s.f. retail unit that came on the market in 2024. These examples demonstrate the recent market and development trends that support developer interest in this type of redevelopment in the region.

Additionally, there are no known leases or contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development. For these reasons, including the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to additional residential development and the existing use will likely be discontinued during the planning period.

This Housing Element includes Programs 3, 5, and 30, which provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will encourage the development of multi-family housing on this site during the planning period.

Financial Feasibility Analysis

This site is currently built out with an Auto Zone. The existing building is approximately 6,985 square feet. According to current commercial real estate listings in Hawaiian Gardens, commercial rents range from \$16-24 per square foot per year. Typically, larger commercial spaces have a lower cost per square foot, while smaller retail spaces have a higher cost per square foot. Given that this is a large retail space, it is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately \$20 per square foot per year. Therefore, the gross income for the existing building on this site is anticipated to be approximately \$139,700 per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately \$83,820 for this site with its existing improvements. At a cap rate of 0.14, the property value would be \$598,714.

The proposed rezoning of this site would allow for 22 units at a minimum density of 20 du/ac. As shown in Figure 5.5, it is anticipated that the new development would include 2 very low-, 4 low-, 5 moderate-, and 11 above moderate-income units. See Table 5.5 for rents in the Hawaiian Garden.

Given these rent limits and the anticipated unit mix, the average monthly rent is \$2,590.06 per unit. With this average monthly rent, the anticipated gross income for the property owner would be \$683,775. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately \$205,133. At a cap rate of 0.14, the property value would be \$1,465,232, or 2.4 times higher than the existing property value. By redeveloping this property to include at least 22 units, the property owner would be able to increase their property value by over \$860,000 (or 2.4 times the current estimated property value).



Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the “default” density standard deemed adequate to meet the “appropriate zoning” test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a “Suburban Jurisdiction”, which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-1, which will have a minimum density of 20 du/acre and a maximum density of 30 du/acre. Additionally, given the realistic capacity analysis conducted for the MU sites, the City anticipates that this site will be developed with 22 units, which achieves a density of 20 du/acre. As such, Site 5 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 5, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 5, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 5 would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site 5.

Realistic Capacity Analysis: MU-2 Zoned Sites (Sites 2 and 4)

The MU-2 zone allows for a minimum density of 30 units/acre and a maximum density of 40 units/acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. To demonstrate that a maximum density of 40 units/acre is achievable on a site zoned for MU-2, the City applied the land use controls prescribed in the draft objective development and design standards prepared by the City in December 2023 to a 0.5-acre site. The 0.5-acre parcel size was used in this analysis because each identified site is at least 0.5-acre. Additionally, only sites that are 0.5-acre or larger are deemed adequate to accommodate lower income households pursuant to Government Code § 65583.2(c)(2)(A).

Table 5.6 below summarizes the development standards that the City anticipates will apply to development within the MU-2 zone.



Table 5.6 MU-2 Development Standards

Height	
Maximum height	4 stories or 48 feet, whichever is less
Step backs	For buildings taller than twenty five feet (25') and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least ten feet (10') for every ten feet (10') increase in height above twenty five feet (25').
Ground Floor Commercial Setbacks and Build-to- Lines²	
Front Built-to Line	Within 5 feet of right-of-way
Side Built-to Line	Within 5 feet of right-of-way
Side abutting a residential zone	5 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	5 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Ground Floor Residential Setbacks	
Front	5 feet to accommodate porches and patios
Front setback buffer	4-foot-wide landscaped buffer, which is permitted within the front yard setback between unit entries
Side	5 feet
Side setback buffer	4-foot-wide landscaped buffer, which is permitted within the side yard setback
Side abutting a residential zone	5 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Rear	None required
Rear abutting a residential zone	5 feet, plus 1 foot for each foot the bldg. exceeds 30 feet in height
Residential Parking Requirements	
Studio or One Bedroom	1 space
Two Bedroom	1.5 spaces
Three Bedroom or more	2 spaces
Guest Parking	1 space per 3 units
Commercial Parking Requirements	
Less than 5,000 sf in floor area	1 space per 250 sf of floor area
Between 5,000 sf and 20,000 sf in floor area	20 spaces plus 1 space per 300 sf beyond 5,000 sf of floor area
More than 20,000 sf in floor area	70 spaces plus 1 space per 350 sf beyond 20,000 sf of floor area
Open Space	
Private Open Space	100 sf per unit
Common Open Space	At least 15% of the total gross development area shall be common open space, up to a maximum required area of 20,000 square feet

Source: Hawaiian Gardens Community Development Department



The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit or the floor area of the commercial uses. For the purposes of this analysis, the City made the following assumptions:

- The project contains 20 units, each consisting of 2-bedrooms;
- Each 2-bedroom unit is 1,000 square feet
- The project is 100% residential;
- The parcel is not located adjacent to a residential zone;
- The required parking would be 30 resident spaces and 7 guest spaces; and
- Parking is accommodated by a 12,000 sq. ft., 3 level parking garage, with a ground floor footprint of 4,000 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from .50 acre to 0.285 acre (see Figure 5.6 below).

The minimum floor area per dwelling unit is provided in Table 5.7 below:

Table 5.7 MU-2 Zone Minimum Floor Area per Unit

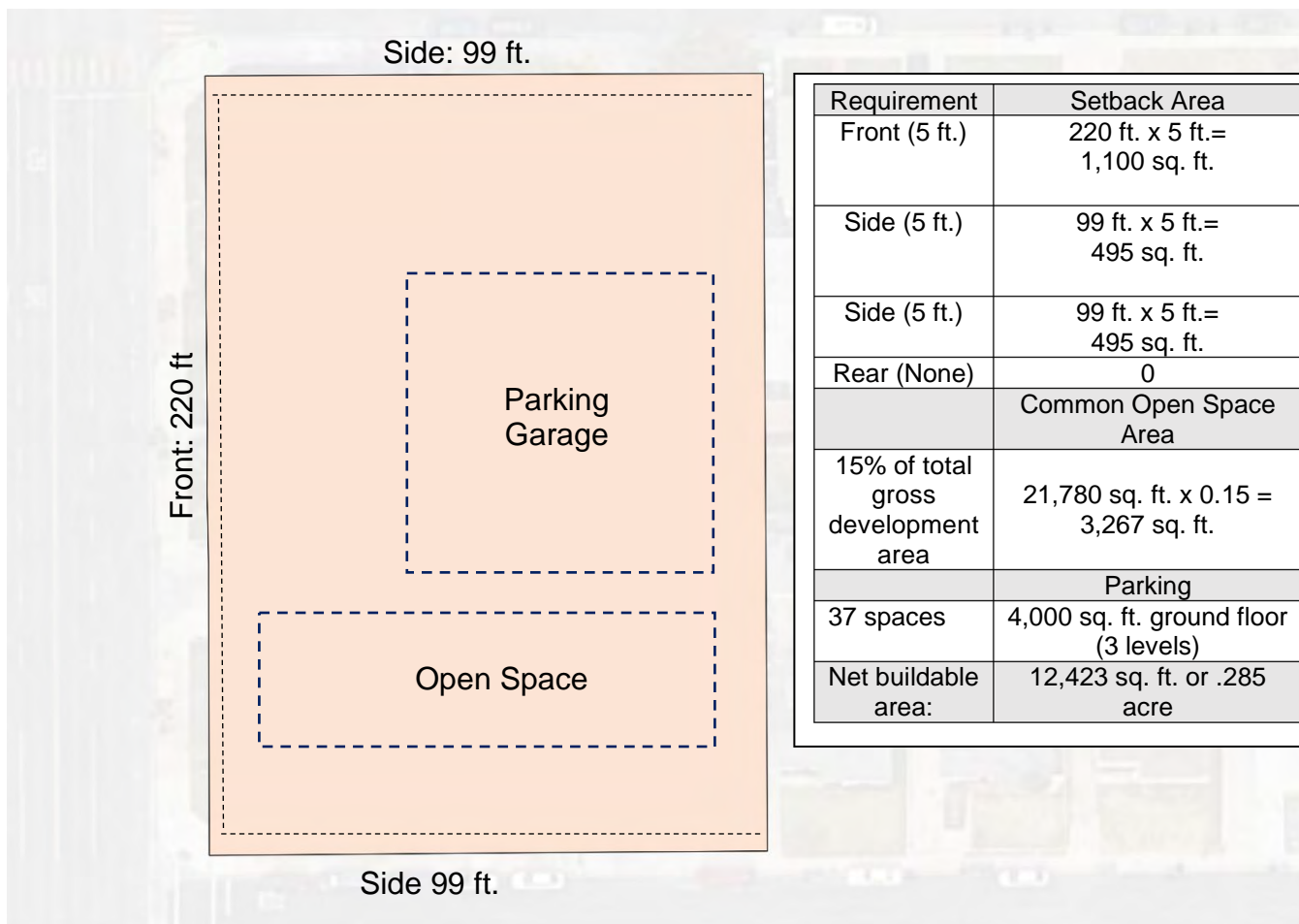
Minimum floor area per dwelling unit	
Single room occupancy	150 square feet
Efficiency apartment	450 square feet
1-Bedroom unit	750 square feet
2+-Bedroom unit	950 square feet

Source: Hawaiian Gardens Community Development Department

Using the assumptions provided above, twenty 2-bedroom units that are each 1,000 square feet and each provide 100 sq. ft. of private open space would require a total of at least 22,000 sq. ft. As previously noted, a developer would have to be able to fit 20 units requiring a total buildable area of 22,000 sq. ft. within 0.285 acre or 12,423 square feet to achieve the maximum density. In a site planning scenario where there are three, 4-story buildings, and assuming that each floor is 2,000 square feet, a developer could realistically fit 20 units requiring a total of 22,000 sq. ft. without exceeding the height limit (4 stories or 48 feet).



Figure 5.6 Buildable Area on MU-2 Site¹



Requirement	Setback Area
Front (5 ft.)	220 ft. x 5 ft.= 1,100 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Side (5 ft.)	99 ft. x 5 ft.= 495 sq. ft.
Rear (None)	0
Common Open Space Area	
15% of total gross development area	21,780 sq. ft. x 0.15 = 3,267 sq. ft.
Parking	
37 spaces	4,000 sq. ft. ground floor (3 levels)
Net buildable area:	12,423 sq. ft. or .285 acre

¹Not to scale

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As shown in Table 5.2, Sites 2 and 4 will be rezoned to MU-2, which will allow up to 40 units/acre, and as shown in the analysis above, the maximum density of 40 units/acre is achievable on a 0.5-acre site. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the prescribed density range of 30-40 units. As such, the City cannot realistically anticipate each MU-2 site to be developed with a density of 40 units/acre. To provide a conservative estimate, the City concluded that the minimum of 30 units/acre is an appropriate density to determine the number of units that will be built on sites zoned for MU-2.

The following sections provide the site-specific analyses for Sites 2 and 4 pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 30 units/acre to be developed on Sites 2 and 4, the realistic capacity analysis provided above will serve as the realistic capacity analysis for Sites 2 and 4.



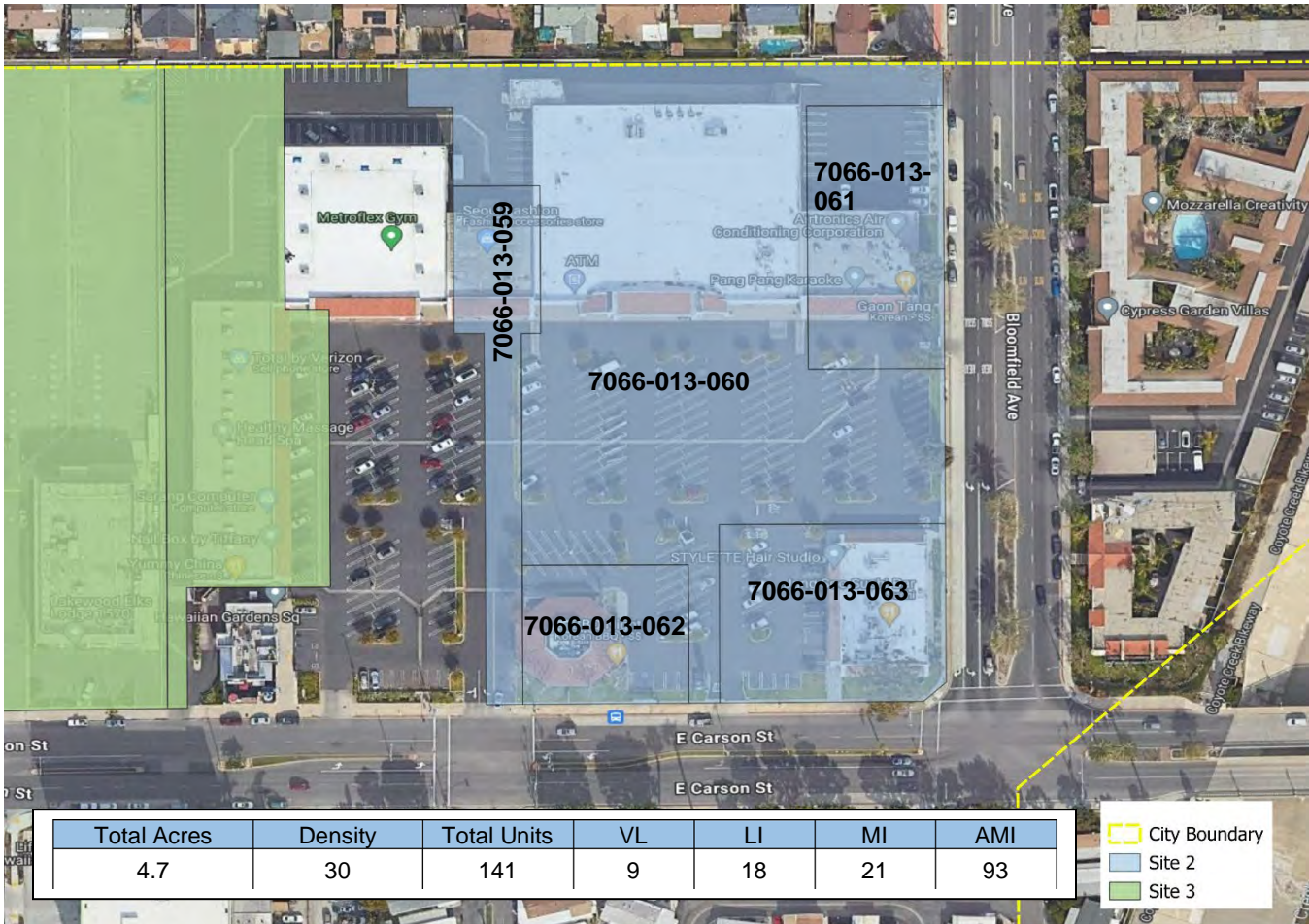
Site 2: Shopping Center

Site 2 is located at 12529 Carson Street adjacent to the eastern boundary of the City (see Figure 5.1). The site consists of 5 parcels that are owned by the same property owner (APNs 7066-013-059 through –063), which when combined, total 4.7 acres. The site is currently being used as a commercial shopping center and contains a large parking lot. However, the existing use is considered underutilized due to multiple vacancies on the property.

The City is in the process of rezoning this site from C-4 to MU-2, which will have a permitted density of 30 to 40 units/acre. With rezoning, the site could accommodate between 141 and 188 units. Using a density of 30 units/acre, the City anticipates that 141 units will be developed on this site during the planning period, with 9 units affordable to very-low income, 18 units affordable to low-income, 21 units affordable to moderate-income, and 93 units affordable to above-moderate income households (see Figure 5.7 below).



Figure 5.7 Site 2



Non-vacant and Underutilized Sites Analysis

Site 2 is located on 5 parcels that consist of a parking lot and commercial retail uses, including restaurants, a karaoke store, and a clothing store. The property owner has expressed interest in redeveloping these parcels for housing during the planning period (see Appendix C for property owner interest letters).

Each of the existing leases expire or renew during the planning period. In addition, there are multiple vacancies on the site, including the largest building that was previously occupied by a grocery store. In addition, the site includes an existing access easement for the neighboring parcel on the edge of the site. This existing access easement could easily be accommodated as part of the redevelopment of the site for housing uses. After consolidation, the City anticipates that the entire 4.7-acre site would be redeveloped to include 141 units.

The City identified this site to be redeveloped for housing during the planning period because of the large size of the site and the existing uses on the site and the property owner’s interest in redeveloping this site for housing during the planning period. Given the multiple vacancies on the site,



the site is considered underutilized and does not generate substantial revenue for the property owner. There are many examples of large, underutilized commercial properties that are being redeveloped for housing in the region. For example, The Edgeway mixed-use development in Bellflower, CA, which includes 91 residential units and approximately 14,000 square feet of retail on an approximately 1.6 acre site that had included a retail building with large, underutilized parking lot.

This Housing Element includes Program 2, which provides incentives for lot consolidation to accommodate multi-family development and Programs 3, 5, and 30, which provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will encourage the development of multi-family housing on this site during the planning period.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the “default” density standard deemed adequate to meet the “appropriate zoning” test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a “Suburban Jurisdiction”, which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-2, which will have a minimum density of 30 du/acre and a maximum density of 40 du/acre. Additionally, given the realistic capacity analysis conducted for the MU-2 sites, the City anticipates that this site will be developed with 141 units, which achieves a density of 30 du/acre. As such, Site 2 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 2, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 2, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 2 would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site 2.



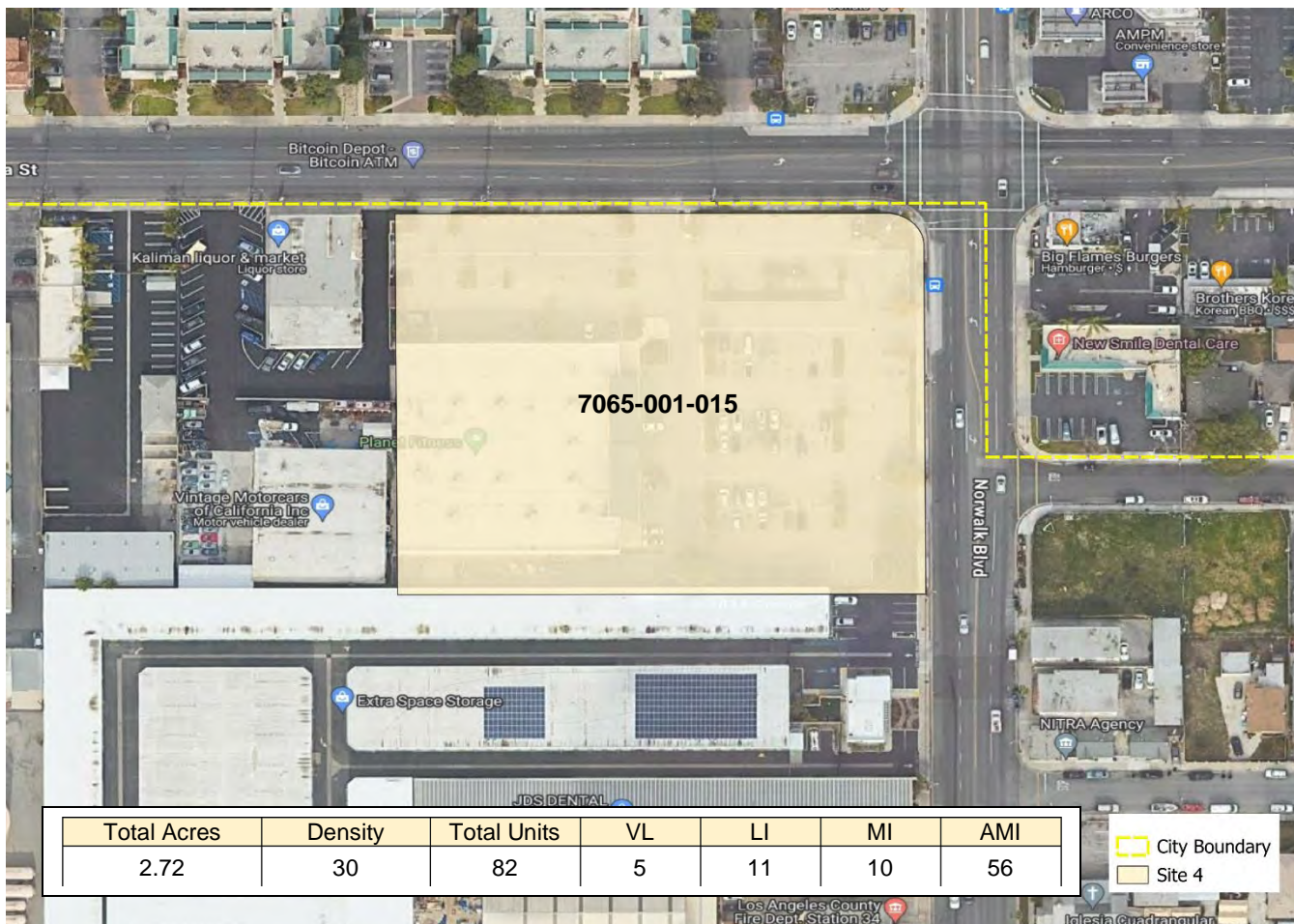
Site 4: Gym

Site 4 is located at 21101 Norwalk Boulevard adjacent to the northern boundary of the City (APN 7065-001-015, see Figure 5.1). The site is 2.72 acres and currently zoned as C-4, General Commercial. The existing use of the site includes an approximately 27,000 s.f. building that consists of a Planet Fitness, a large, underutilized parking lot, and landscaping. Total lot coverage of the site is approximately 90,000, or 91% of the site. The C-4 zone permits a maximum lot coverage of 70%. Therefore, the existing buildout of the site exceeds maximum allowable under current zoning and further development of the site would not be feasible.

The City is in the process of rezoning this site from C-4 to MU-2, which will have a permitted density of 30 to 40 units/acre. With rezoning, the site could accommodate between 82 and 109 units. Using a density of 30 units/acre, the City anticipates that 82 units will be developed on Site 4 during the planning period, with 5 units affordable to very-low income, 11 units affordable to low-income, 10 units affordable to moderate-income, and 56 units affordable to above-moderate income households (see Figure 5.8 below). The MU-2 zone will not allow for new commercial uses to be developed without residential uses also being developed on the site at a minimum density of 30 units/acre. The MU-2 zone will allow for the development of residential uses at a density of 30 to 40 units/acre without the development of commercial uses.



Figure 5.8 Site 4



Non-vacant and Underutilized Sites Analysis

As shown in Figure 5.8 above, Site 4 is located on one, 2.72-acre parcel, consisting of a gym and large, underutilized parking lot. The City anticipates that the entire site would be redeveloped to include 82 units.

The City identified this site to be redeveloped for housing during the planning period because of the large size of the site and the existing uses on the site. The gym and large, underutilized parking lot intended to serve the gym are both uses that do not generate substantial revenue for the property owner when compared to the revenue that can be generated with multi-family uses (see financial feasibility analysis below). There are many examples of large, underutilized commercial uses being redeveloped for housing in the region, which demonstrate recent market and development trends that support developer interest in this type of redevelopment. For example, The Edgeway mixed-use development in Bellflower, CA, which includes 91 residential units and approximately 14,000 square feet of retail on an approximately 1.6 acre site that had included a retail building with large, underutilized parking lot. Additionally, there are considerable long-term retail vacancies in vicinity, which provides places for existing retail uses to move to if they are profitable, when this site is



redeveloped. Similar retail spaces that are currently available include La Palma Plaza, which has an approximately 17,000 s.f. unit, and the Cypress Center West, which has multiple vacancies including a 10,000 s.f. retail unit that came on the market in 2024.

Additionally, there are no known leases or contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development. For these reasons, including the significant increase in property value shown in the financial feasibility analysis below, it is reasonable to conclude that the site's existing use does not constitute an impediment to additional residential development and the existing use will likely be discontinued during the planning period.

This Housing Element includes Programs 3, 5, and 30, which provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will encourage the development of multi-family housing on this site during the planning period.

Financial Feasibility Analysis

This site is currently built out with a Planet Fitness gym. The existing building is approximately 26,750 square feet. According to current commercial real estate listings in Hawaiian Gardens, commercial rents range from \$16-24 per square foot per year. Typically, larger commercial spaces have a lower cost per square foot, while smaller retail spaces have a higher cost per square foot. Given that this is a large retail space, it is anticipated that the rent cost for this building is approximately in the middle of the range found in the City, or approximately \$20 per square foot per year. Therefore, the gross income for the existing building on this site is anticipated to be approximately \$535,000 per year. Net Operating Income for a building that is paid off is approximately 60% of gross income, or approximately \$321,000 for this site with its existing improvements. At a cap rate of 0.14, the property value would be \$2,292,857.

The proposed rezoning of this site would allow for 82 units at a minimum density of 30 du/ac. As shown in Figure 5.8, it is anticipated that the new development would include 5 very low-, 11 low-, 10 moderate-, and 56 above moderate-income units. See Table 5.5 for rents in the Hawaiian Garden.

Given these rent limits and the anticipated unit mix, the average monthly rent is \$2,678.26 per unit. With this average monthly rent, the anticipated gross income for the property owner would be \$2,635,410. It is anticipated that Net Operating Income for a new residential building is approximately 30% of gross income, or approximately \$790,623. At a cap rate of 0.14, the property value would be \$5,647,307, or 2.5 times higher than the existing property value. By redeveloping this property to include at least 82 units, the property owner would be able to increase their property value by over \$3 million (or 2.5 times the current estimated property value).

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction",



which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned as MU-2, which will have a minimum density of 30 du/acre and a maximum density of 40 du/acre. Additionally, given the realistic capacity analysis conducted for the MU-2 sites, the City anticipates that this site will be developed with 82 units, which achieves a density of 30 du/acre. As such, Site 4 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 4, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 4, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards.

Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 4 would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site 4.

Realistic Capacity Analysis: Religious Institution Housing Zone (Site 6)

The Religious Institution Housing (RIH) zone allows for a minimum density of 20 units/acre and a maximum density of 30 units/acre. There are many site planning factors that reduce the buildable area of the site, including but not limited to setbacks, parking requirements, open space requirements, and height limits. As part of Program 35, the City will draft development standards for multi-family uses within the RIH zone to ensure maximum densities can be achieved. These development standards will be similar to the standards drafted for multi-family development within the new MU-1 zone. Therefore, for the purposes of this analysis, the City applied the land use controls prescribed in the draft objective development and design standards prepared by the City in December 2023 to a 0.95-acre site to show that a maximum of 30 units/acre is feasible. The 0.95-acre parcel size was used in this analysis because the gross buildable area on the Site 6 is 0.95-acre. Refer to Tables 5.3 and 5.4 for the multi-family development standards that are used in this analysis.

The extent development standards can reduce the buildable area of the site depends on factors that are unknown until the site planning phase of the project. For instance, parking requirements are determined by the number of bedrooms of each unit. For the purposes of this analysis, the City made the following assumptions:

- The parcel is located adjacent to a residential zone;

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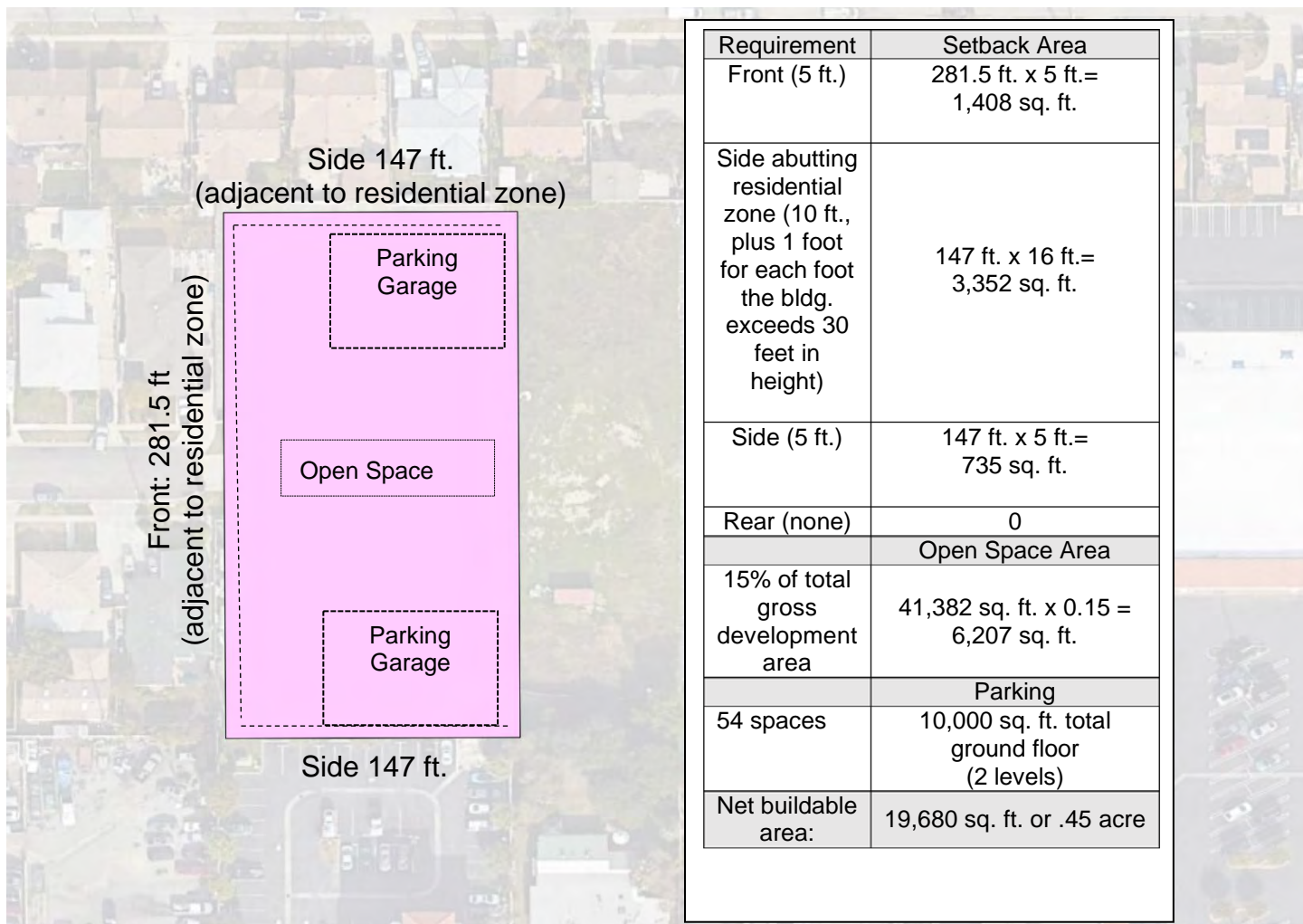


- The project contains 29 units, each consisting of 2- bedrooms;
- Each 2-unit bedroom unit is 1,000 square feet;
- The required parking would be 44 resident spaces and 10 guest spaces; and
- Parking is accommodated by two 10,000 sq. ft., 2 level parking garages, with each structure having a ground floor footprint of 5,000 ft.

Using the assumptions and land use controls provided above, the buildable area on the site would be reduced from .95 acre to 0.45 acre (see Figure 5.9 below). Using the assumptions provided above, twenty-nine, 2-bedroom units would require 29,000 sq. ft. of building area, and a total 2,900 sq. ft. of private open space, totaling 31,900 sq. ft. As previously noted, a developer would have to be able to fit 29 units within 0.45 acre or 19,680 square feet to achieve the maximum density. In a site planning scenario where there are four, 3-story buildings, and assuming that each floor is 3,000 square feet, a developer could realistically fit 29 units requiring a total of 31,900 sq. ft. within a three, 3-story buildings without exceeding the height limit (3 stories, or 36 feet).



Figure 5.9 Buildable Area on RIH Site¹



¹Not to scale

As shown in Table 5.2, the new RHI zone will apply to Site 6, which will allow up to 30 units/acre. As shown in analysis above, the maximum density of 30 units/acre is achievable on a 0.95-acre site, which is the area of the portion of the site that would be available for the development of housing. However, maximum densities are not always achieved due to several factors that occur during the development process. Additionally, the City understands that a developer can choose any density within the prescribed density range of 20-30 units. As such, the City cannot realistically anticipate Site 6 to be developed with a density of 30 units/acre. To provide a conservative estimate, the City concluded that the minimum of 20 units/acre is an appropriate density to determine the number of units that will be built on Site 6.



The following sections provide the site-specific analysis for Site 6 pursuant to State housing law requirements, including an analysis of non-vacant and underutilized sites; zoning to accommodate the development of housing affordable to lower-income households; and environmental constraints and adequate infrastructure. Since the City anticipates 20 units/acre to be developed on Site 6, the realistic capacity analysis provided above will serve as the realistic capacity analysis for Site 6.

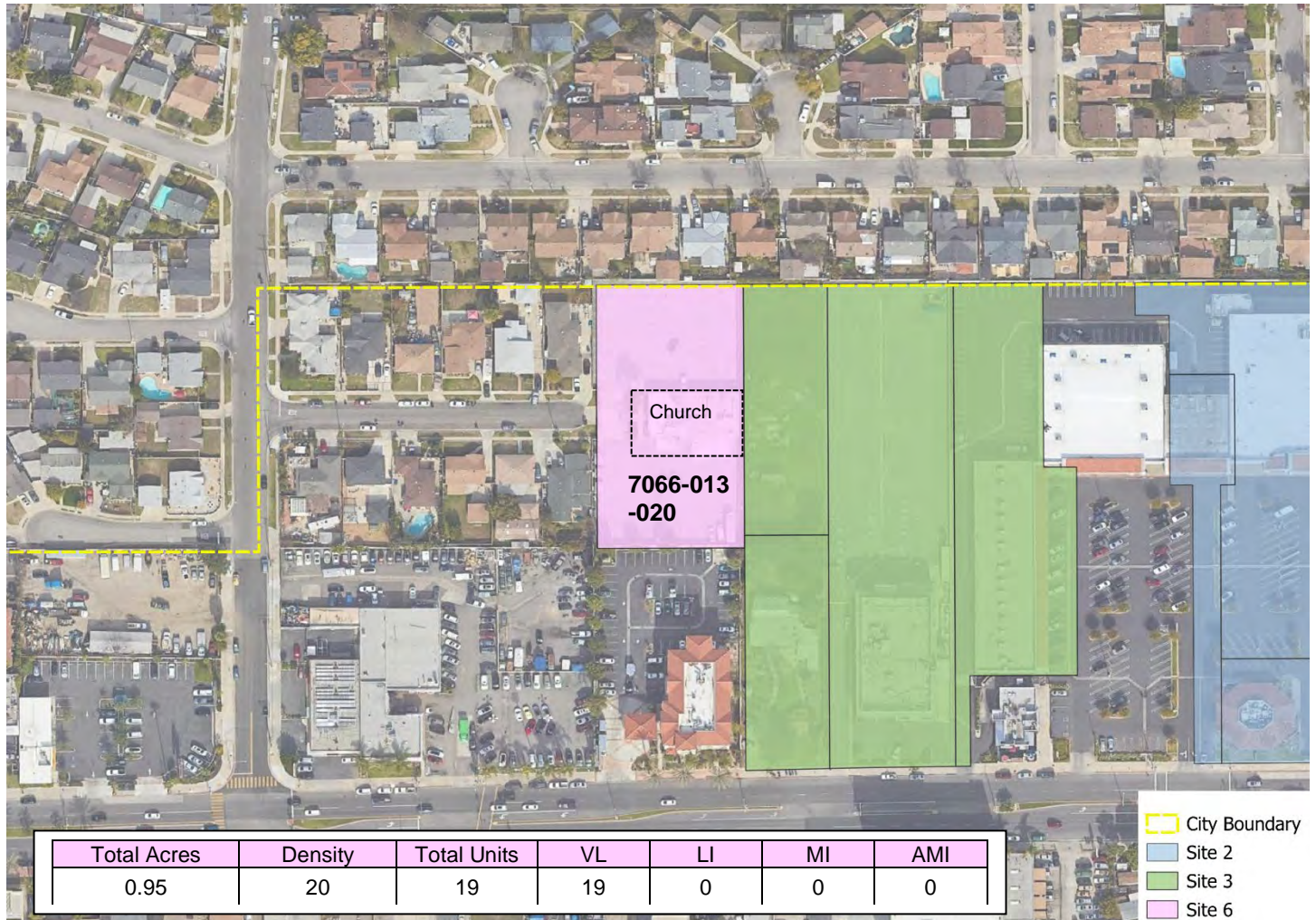
Site 6: Church of Deliverance International

Site 6 is located at 12441 Farlow Street (APN 7066-013-020) adjacent to the northern boundary within the eastern portion of the City (see Figure 5.1). The Church of Deliverance International encompasses approximately 4,800 sq. ft. (or 0.11 acre) of the property, with a parking lot encompassing the remainder of the 1.06-acre site. The City anticipates that the church building would be preserved and the remainder of the property (0.95 acre) would be developed with affordable housing.

With Program 35, the site will be rezoned from R-1 to the new Religious Institution Housing zone, which will have a permitted density of 20 to 30 units/acre. With Program 35, the site could accommodate between 19 and 29 units. Using a density of 20 units/acre, the City anticipates that 19 units will be developed on this site during the planning period, with 19 units affordable to very low-income households (see Figure 5.10 below). As previously discussed under Site 3, the City-owned parcel adjacent to Site 6 can be developed in conjunction with either Sites 3 or 6 at a density of 20 to 30 units per acre. As specified in Program 36, in exchange for contributing the parcel to the project on either Site 3 or Site 6, the City will require that 12 very low-income units are included in the project. The required very low-income units can be located anywhere within the project site and do not need to be located exclusively on the City-owned parcel.



Figure 5.10 Site 6



Non-vacant and Underutilized Sites Analysis

As shown in Figure 5.10 above, Site 6 would encompass the 0.95 acre portion of the site that does not include the existing church building.

Given the size of the site, the existing residential uses immediately west of the site, and access to public transit along Carson Street, the City believes this site would be a good candidate for affordable housing development. Additionally, Site 3, which is to be developed with multi-family uses is located immediately east of the site. The portion of the site that would be redeveloped with housing contains a parking lot that is underutilized on the days and times that the church is closed. The City anticipates that the parking needs of the church would be accounted for in the site plan phase of the project with a parking garage that could accommodate residents and church members. As such, the existing use of the site that would be redeveloped for housing does not constitute an impediment to additional



residential development. Additionally, there are no known leases or contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development. For these reasons, it is reasonable to conclude that the site's existing use does not constitute an impediment to additional residential development and the existing use will likely be discontinued during the planning period.

There are no recent affordable housing developments on church properties the City. However, given the Affordable Housing on Faith Lands Act (SB 4) there have been several churches in the local region that have been redeveloped for affordable housing. For example, the First United Methodist Church in Inglewood and St. Michael's Episcopal Church in Anaheim have decided to use their existing parking lots for affordable housing. As such, market and development trends in the local region support developer interest in affordable housing development on church properties.

Programs 3, 5, and 30 provide incentives for projects that accommodate lower-income households (see Section 7.2). The incentives provided by these programs will promote developer interest in affordable housing development on this site.

Affordability for Lower-Income Households Analysis

Pursuant to California Government Code § 65583.2(c)(3)(B), the City utilizes the "default" density standard deemed adequate to meet the "appropriate zoning" test. Hawaiian Gardens has a population of 14,149 persons (2020) and therefore meets the definition of a "Suburban Jurisdiction", which has a default density of at least 20 dwelling units per acre. As previously discussed, the site will be rezoned to the new Religious Institution Housing (RIH) zone, which will have a minimum density of 20 du/acre and a maximum density of 30 du/acre. Additionally, given the realistic capacity analysis conducted for the RIH site, the City anticipates that this site will be developed with 19 units, which achieves a density of 20 du/acre. As such, Site 6 meets the appropriate zoning test.

Environmental Constraints and Adequate Infrastructure Analysis

Section 4.2 provides a detailed analysis of adequate infrastructure and environmental constraints and therefore meet the requirements of California Government Code § 65583.2(b)(4) and (b) (5). Additionally, Sections 5.5 and 5.6 provide a general discussion of the infrastructure and environmental considerations for housing development in the City.

As discussed in those sections, the entire City, including Site 6, has adequate access to water, sewer, and other dry utilities, and there is sufficient supply to accommodate the anticipated need during the planning period. Additionally, the entire City, including Site 6, has no special status species or habitat that are protected under CEQA and the seismic, flooding, and fire hazards are mitigated with building regulations intended to address such hazards. Additionally, the Department of Toxic Substances Control (DTSC) EnviroStor database indicates there have been no past hazardous material leaks or spills on the site and therefore the redevelopment of Site 6 would not result in an environmental hazard to the public. Overall, there are no site-specific environmental or infrastructure-related constraints that would hinder the development of housing on Site6.



5.3 ACCESSORY DWELLING UNITS (ADUs)

In the last five years, ADUs have become more broadly allowed under California law. The City updated the Accessory Dwelling Unit (ADU) requirements within the Zoning Code to comply with State statutory requirements (see Chapter 18.90.080 of the City’s Zoning Code), and will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law (see Program 15).

Since the City updated its zoning code to allow ADUs in 2021, 8 building permits have been issued for ADUs, 2 in 2021 and 6 in 2022. The City’s projection for permit issuances starting in 2023 through the end of the projection period is provided in Table 5.8. The projection assumes that ADU permits will increase by one ADUs per year because of the updated State laws and Zoning Code supported by the City’s efforts to facilitate ADU production (see Program 15). Additionally, the City’s participation in the Gateway Cities Affordable Housing Trust (see Program 28) will facilitate an ADU loan program that will also promote the development of ADUs in the City, which will be rented to people with vouchers (see Program 18).

Table 5.8 Accessory Dwelling Unit Projection

Year	ADU Building Permits
2020 - Actual	0
2021 - Actual	2
2022 - Actual	6
2023	7
2024	8
2025	9
2026	10
2027	11
2028	12
2029 (through October 15)	13
Total January 1, 2020-October 15, 2029	78

As detailed in the Housing Element under Programs 15 and 18, additional efforts are planned to encourage and support ADU applications, also contributing to the assumption of an additional 78 ADU permits between January 1, 2020, and October 15, 2029.

Southern California Association of Governments (SCAG) prepared its Regional ADU Affordability Analysis for the entire SCAG region in 2020. The analysis was accepted by HCD in late 2020 and is the best proxy for estimating affordability levels for Hawaiian Gardens. The number of currently occupied ADUs in Hawaiian Gardens is too low to do a meaningful study. The analysis made findings for affordability of ADUs by subregion based on data gathered on current rents and occupancy of ADUs in addition to industry research about affordability levels of ADUs, including those that don’t reach the rental market. Table 5.9 provides the projected

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78 ADUs broken down by income category based on the SCAG analysis. The Hawaiian Gardens ADU regulations encourage this housing type and allow flexibility in their development. The City updated its ADU regulations in December 2019, and again in January 2023 to facilitate ADU production to comply with State law (see Program 15).

The City is facilitating ADU production through other efforts detailed in Programs 15 and 18 that commit the City to promote and facilitate ADUs to support the development of an increased number of ADUs during the 6th cycle.

5.4 COMPARISON OF SITE INVENTORY WITH RHNA

SCAG’s 2021–2029 RHNA has allocated Hawaiian Gardens a total of 331 units for the planning period, which breaks down by affordability level as shown in Table 5.9. The table compares the site inventory capacity to the RHNA allocation by income group. As shown in the table, the City has identified sufficient sites to accommodate the RHNA of 331 units.

Table 5.9 Comparison of Site Capacity and RHNA

Income Group	Total RHNA	Pending and Approved Projects	ADUs With Approved Building Permits Since 6/30/21	Projected Accessory Dwelling Units	Units on Non-Vacant Sites (Table 5.2)	Total Capacity	Surplus RHNA	Surplus RHNA Percent
Extremely Low	61	0	0	18	56	74	13	21%
Very Low								
Low	44	0	0	35	46	81	37	84%
Moderate	46	0	0	2	53	55	9	20%
Above Moderate	180	41	8	15	203	267	87	48%
Total	331	41	8	70	358	477	146	44%

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.



5.5 Adequacy of Public Facilities and Services

Government Code § 65583.2(b)(5) states that the inventory of land shall include “[a] general description of existing or planned water, sewer, and other dry utilities, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.”

Water Resources

Water service in Hawaiian Gardens is provided by the Golden State Water Company (formerly the Southern California Water Company) Region II Central District – Central Basin East Artesia System. The Central District – Central Basin East Artesia System serves approximately 19,600 customers in the communities of Artesia, Norwalk, Hawaiian Gardens, and portions of Cerritos, South Gate, and Lakewood.

Water sources in the area include a blend of groundwater pumped from the Central Groundwater Basin and imported water from the Colorado River and the Bay Delta in Northern California (40 percent imported and purchased water, 60 percent water pumped from ground wells). The Golden State Water Company has two external connections: one with Cerritos that has a Metropolitan Water District (MWD) connection, and another Orange County connection with an MWD connection.

The Golden State Water Company also leases additional water rights from other entities that no longer pump groundwater but have entitlements, in order to meet the increases in water demand from its service area. The water company is currently working on the construction of new wells, pumping plants, water mains, new wells, water mains, and other improvements, including replacement wells for older wells.

The Golden State 2020 Urban Water Management Plan for the Artesia Service Area indicates that it has reliable water supplies available for its service area through 2045 (Golden State Water Company, Artesia Service Area 2020 Urban Water Management Plan, p. 5-1, available at [https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20\(8.2.21\).pdf](https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F7363385856%2FGSWC-Artesia%202020%20UWMP%20Final%20(8.2.21).pdf) (accessed February 1, 2023).

Sewer Services

The local sewer lines in the City are maintained by the Los Angeles County Department of Public Works, Consolidated Sewer Maintenance District (CSMD). The Los Angeles County Sanitation District provides sewage treatment for wastewater from Hawaiian Gardens. The Los Angeles Sanitation District’s Wastewater Treatment Division operates 10 water reclamation plants and one ocean discharge facility (Joint Water Pollution Control Plant). Wastewater from Hawaiian Gardens is conveyed to the Long Beach Water Reclamation Plant.



The General Plan Update and EIR indicate there is sufficient water and sewer capacity to accommodate the City's share of the regional housing need and other land use development projected to occur in the near- and long-term future.

Other Utilities

Solid Waste

Solid waste disposal services for the city are provided by Consolidated Disposal Services. Waste from the city is taken to the Bel Art Transfer Station in Long Beach, with final disposal at Chiquita Canyon Disposal Facility. The Chiquita Canyon Disposal Facility is a 592-acre facility located in the unincorporated community of Castaic, in the Santa Clarita Valley in north Los Angeles County.

Currently, the City contributes approximately 15,713 tons of waste annually. Approximately 23 percent of waste is recycled through the City's programs. Commercial land uses are the largest producer of disposable waste, generating approximately 6,404 tons of waste and 2,823 tons of recyclable materials annually. Industrial uses are the lowest generators of disposable waste and recyclable materials. This may be in part because industrial land use is a smaller land use category compared to residential and commercial land uses in Hawaiian Gardens.

AB 939, the California Waste Management Act of 1989, requires local jurisdictions to prepare, adopt, and implement source reduction and recycling plans to make substantial decreases in the volume of waste materials going to landfills, and to reach landfill diversion goals of 50 percent. To meet these goals, the City of Hawaiian Gardens has promoted the reduction of solid waste and the stream of waste going to landfills on its website and through inserts with utility bills. The city has also prepared and adopted an ordinance related to recycling and diversion of construction and demolition waste.

Recycling

The City of Hawaiian Gardens has an active recycling program, which includes a curbside recycling program, drop-off areas, and providing public education materials.

The curbside recycling program includes picking up recyclable materials but does not include green waste. Recycling materials can include paper, plastics, glass, and metal items. There is also one drop-off site located in the city, where residents can bring recyclable materials to dispose of. The city also provides solid waste disposal services for bulk and special items. The service operates bi-monthly, at different sites throughout the city. The program targets different neighborhoods in the city each time and advertises the opportunity for residents to dispose of bulk items. Large disposal containers are provided. This helps eliminate bulk and unnecessary items within public areas that are commonly abandoned in yards, vacant lots, and other areas.



The City actively promotes recycling and has provided pamphlets and flyers on recycling. Goals and policies in the Conservation Element will serve as a steady base for the City's active promotion of recycling.

5.6 Environmental Considerations

Due to the built out nature of the City, the City does not contain any biological resources such as special species or habitat that would impede the development of housing. Environmental considerations are not a constraint to the development of housing with the limited exceptions of liquefaction and dam inundation, which are discussed detail in Section 4.2, under subsection Environmental Constraints. The City regulates the development of housing through site design and construction standards in accordance with State law to mitigate risks and minimize loss of life and property associated with these seismic hazards. As such, there are no environmental hazards that would impede the development of housing in the City.



6 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

The City of Hawaiian Gardens' prior Housing Element was adopted and certified by HCD in 2015. The City must assess the effectiveness of its existing housing goals, policies, and programs (adopted in the 2013-2021 Housing Element). Since 2010, the City experienced a slight reduction in population.

Hawaiian Gardens estimated RHNA allocation for 2013-2021 was 129 units. Building permit records indicate that 28 permits were issued for residential construction between 2013 and 2021, which included construction of multi-family units, single-family residences, and accessory dwelling units (ADUs). Therefore, assuming all 28 permits resulted in construction, the City fell short of meeting its total RHNA by 101 units during the 5th Cycle Housing Element. To date, the City's Building Department does not collect data regarding the target income levels of buyers for these units.

Between 2015-2021, the City issued four building permits for single family homes and 6 permits for accessory dwelling units.

In the period from 2013-2021, the City provided funding for 48 rehabilitation projects.

The City successfully continued to provide updated infrastructure with the Safe Routes To Schools program, and state and federal funding for roadway improvements.

The City continued to adjust the Building Department and Code Enforcement procedures to be in compliance with changing Federal and State COVID-19 regulations, while still maintaining high levels of service for the community.

In 2021, there were 121 active Section 8 vouchers managed by the City.

Due to Federal and State mandated COVID-19 restrictions, the City continued the food distribution program by distributing food to families, either at the designated site, or direct delivery to a home; depending on the restrictions at the time.

The goals and policies adopted in the City's 2010 General Plan and included in the 2013-2021 Housing Element are appropriate to carry forward to the 2021-2029 planning period. A list of the goals and policies is included in Chapter 7. The program evaluation is included in this Chapter.

The evaluation included the accomplishments of each program against the objectives established in the 2013-2021 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes for inclusion in the 2021-2029 Housing Element. The status of each action item and the effectiveness of implementing that item are discussed in Table 6.1.



Table 6.1 Evaluation of 2013-2021 Housing Element Programs

2013-2021 Program		Implementation/Progress	Continue/Modify/Delete	
1. Land Use Element Implementation	This program implements the Land Use Element policies on the vacant, underutilized, and mixed-use development sites. The Land Use Element (LUE) was adopted on January 26, 2010. The sites identified in the Sites Inventory and Analysis are the same as described in the 2008-2014 Housing Element. The Land Use Element has not been amended since January 2010.	Timeframe: 2013 Responsibility: CDD Funding Source: General Fund (GF)	Ongoing, was monitored annually (coinciding with the fiscal year). Although sites were identified, monitoring showed that there was very little growth or activity within the city during this period. One identified site at 12329 214 th Street has an approved 5-unit apartment project. The second site has an approved 18-unit condominium project at 21821 Hawaiian Avenue. With no changes made to the LUE staff noted that the addition of mixed-use as a permitted use rather than as a new land use category was not effective.	Modify. This program has been modified: Renamed <i>Program 1 Adequate Sites</i> . Update Statutory regulations. Each fiscal year beginning in 2024 through 2029.
2. Lot Consolidation Incentives	The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the Sites Inventory and Analysis. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City's website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include allowing higher densities for larger parcels once consolidated, flexibility in development standards, expedited processing, rounding up to the next unit when fractions are involved, fee waivers or deferrals as related to consolidation.	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Lot consolidation was monitored annually (coinciding with the fiscal year). The CDD sought partners by attending conferences and discussing lot-consolidation opportunities and procedures with potential developers; however, CDD representatives did not receive any developer interest in lot consolidation for the parcels listed in the sites inventory. Existing uses and current ownership lack of interest in consolidation or selling to a developer are impediments to lot consolidation. Staffing issues were also identified as an impediment. The City does not have an economic development director or staff with experience in real estate transactions; this impaired the outreach efforts. Although some incentives were discussed with potential developers, none was officially implemented in the code update.	Modify. The City feels this program could be effective, but it needs to be modified. It has been renamed <i>Program 2 Promote Lot Consolidation</i> . Changes will update Statutory regulations to increase density, reduce development standard requirements and add specific incentives. Staff will be assigned to increase developer contact. End of 2024 through 2029.
3. Mixed Use Incentives	Mixed use incentives are intended to encourage such development on the vacant and underutilized C-4 General Commercial lots located along Carson Street and to provide housing at a density of 20 dwelling units per acre. On a case-by-case basis, the incentives could include the following: <ul style="list-style-type: none"> • expedited processing through the Minor Use Permit process; • density bonuses; • fee waivers; • small housing unit sizes in the form of SROs and efficiency units as defined by the Zoning Code; • reduced/shared parking; • relaxation of enclosed parking requirements; • increased heights and reduced setbacks through the minor exception process. 	Timeframe: 2013 Responsibility: CDD Funding Source: GF	The program was monitored annually in the GP update. No mixed-use development occurred. The C-4 zone district amendment to allow multi-family residential uses at 20 du/ac was not completed. Mixed use was added as a permitted use but proved not to be effective as no developers submitted applications for mixed-use projects. Lot consolidation was likewise not effective. Existing uses on adjacent underutilized lots impede lot consolidation and there are not enough vacant lots to meet the City's housing needs. The city needs to reach out to existing owners to put together marketing material for those areas where the existing uses are most amenable to change. Creating new mixed-use districts with increased density, reduced development standards, and added incentives should advance lot consolidation.	Modify. City will modify this program completely and rename it <i>Program 3 Affordable Housing Incentives</i> . The GPU will include incentives for all affordable projects, not just those in the C-4 zone district. Ongoing, with benchmarks in 2024.



2013-2021 Program		Implementation/Progress	Continue/Modify/Delete	
4. No Net Loss	<p>To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.</p> <p>The City will also report on the number of extremely low, very low-, low- and moderate-income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City's RHNA.</p> <p>To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p>	<p>Timeframe: 2013 Responsibility: CDD Funding Source: GF</p>	<p>This program was implemented on an ongoing basis throughout the planning period.</p> <p>The City has kept records for vacant and underutilized parcels and evaluates capacity on a project-by-project basis.</p> <p>The city recognizes that there has been a lack of an increase in inventory for all categories, reducing development regulations, and increasing densities to accommodate additional inventory.</p> <p>HG amended its ADU ordinance both in 2019 and 2022 (Assembly Bill 2299 and Senate Bill 1069) in 2018 and _ Senate Bill 330 in 2019 to revise the application process and fees to make it easier to apply and be approved.</p> <p>The City is seeing an increase in applications for ADU units. Although only 6 building permits were issued for ADU units, during the period from 2019 to 2021 , after the ordinance update, 15 new applications were received. Three are counted in the new units and an additional 10 have been approved with two units being upgraded to meet the state law and code requirements.</p> <p>The city will continue to update the ADU requirements within the development code to comply with State law (see Program 15).</p>	<p>Modify. The City will modify the program completely and combine it with <i>Program 1 Adequate Sites</i>. Each fiscal year beginning 2024 through 2029.</p>
5. Zoning Code Amendments to Provide a Variety of Housing Types	<p>The City has completed draft Zoning Code amendments to provide for a variety of housing types. The amendments will be considered and approved by the City Council concurrently with or soon after adoption of the 2013-2021 Housing Element. The amendments include definitions for:</p> <ul style="list-style-type: none"> Single Room Occupancy Housing Employee/Farm Employee Housing Transitional and Supportive Housing 	<p>Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF</p>	<p>Title 18 Zoning Code now includes definitions for:</p> <ul style="list-style-type: none"> Employee housing Single room occupancy housing Transitional housing Supportive housing <p>Farmworker housing was not included in the Employee housing definition, nor as a stand-alone definition because Hawaiian Gardens is situated in a densely developed urban area and is not near agricultural-production areas of the State.</p> <p>There was little growth in this area that could be determined by new development and without a permit-tracking process additions to existing housing are not formally counted in the City's inventory. However, the Code changes add a variety of housing types and create more opportunities for extremely low, very low-, low- and moderate-income units.</p>	<p>Modify. Renamed <i>Program 5</i> (now Program 4); this will be addressed in the Zoning Code Review. Will modify in updated HE. Any required statutory regulation amendments shall be completed in 2024. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified</p>
6. Maximum Density	<p>The City will proactively encourage and facilitate the construction of housing on the vacant, underutilized, and mixed-use sites at the maximum densities permitted. In the event a development application on a specific lot is submitted to the CDD for less than the maximum density, the Director will encourage the applicant to construct housing at the maximum density.</p> <p>If the applicant wants to proceed at a density lower than the maximum density, then the City will identify a lot(s)/site(s) to replace the lower density with higher density housing. The higher density replacement lot/site could be accomplished through a re-zoning (R-3 to R-4), a density bonus or other means.</p>	<p>Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF</p>	<p>The city adheres to the state requirements for the density bonus program.</p> <p>An 18-unit condominium project was approved in 2019 but was stalled due to pandemic issues. The project is currently in building plan check and when constructed will increase housing availability for above-moderate-income residents.</p>	<p>Modify. Renamed <i>Program 6</i> (now Program 5) <i>Density Bonus Program</i>. Statutory regulations.</p> <p>The Zoning Code will be amended to comply with State Density Bonus Law. 2024</p>



2013-2021 Program		Implementation/Progress	Continue/Modify/Delete	
7. Section 8 Rental Assistance	The Housing Authority annually receives from HUD about \$860,000 for purposes of providing rental assistance payments. These funds together with a General Fund contribution provide the financial resources for program administration and rental assistance payments.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: HUD funding and GF	Ongoing, was monitored annually (coinciding with the fiscal year). 112 active vouchers were managed by the City in 2021 which is consistent with previous years. The program has been effective, and the City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website.	Modify. <i>Program 7 (now Program 6) Section 8 Rental Assistance.</i> Will modify in updated HE. 2024 and ongoing through 2029.
8. Nonprofit Housing Partnership	The City will continue to implement a Nonprofit Partnership Program in order to promote housing for low- and moderate-income households. The City will identify experienced nonprofit housing developers by: 1) contacting surrounding HOME participating jurisdictions to identify CHDOs (CDD housing development organizations); 2) contacting surrounding cities to identify nonprofit developers of recently constructed affordable housing developments and 3) contacting the Los Angeles Community Development Commission to identify special needs housing developers. The City will transmit a survey to the nonprofit developers to determine the kinds of affordable housing projects they believe could be implemented in the City. The nonprofits would be asked to identify the sources they intend to apply for and the assistance that could be provided by the City.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City contacted surrounding cities for input on identifying non-profit developers providing affordable housing projects and has created a list of organizations and developers to reach out to. The city has not effectively engaged any additional organizations but has recently received additional organizations to reach out to. The CDD Housing Division met with the Resident Advisory Board in 2015 and again in 2021 to obtain input on how to improve the Section 8 Program. Board members indicated that they were pleased with the current policies and goals of the Section 8 Program and did not recommend any changes. The city is changing the application parameters to be more inclusive of applicants not currently living within the city.	Modify. <i>Program 8 (now Program 7) Nonprofit Housing Partnership.</i> Will modify in updated HE. 2024. New development standards will make this program more implementable.
9. Extremely Low-Income Housing (ELI)	The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Hawaiian Gardens Housing Authority. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The City will work with the Harbor Regional Center to implement an outreach program that informs families within Hawaiian Gardens about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the Harbor Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.	Timeframe: 2015 or within two years of Housing Element adoption. Responsibility: CDD Funding Source: GF	The City continued working with the Housing Rights Center to provide fair housing counseling, discrimination investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority (PHA) Section 8 Program. The PHA also made available the guidebook, <i>California Tenants – a Guide to Residential Tenants' and Landlords' Rights and Responsibilities</i> to all its residents. Flyers are available in the City Hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library and City recreation centers. This program has been very well received and is effective in providing information, however it has not been effective in finding additional funding resources.	Modify. <i>Program 9 (now Program 8) Extremely Low-Income Housing.</i> Will modify in updated HE. 2024-2025 and each year after 2025 until 2029. This program remains appropriate to the updated Housing Element with modifications.
10. Zoning Code Amendments to Remove Governmental Constraints	Definitions – of the Zoning Code will be updated to add a Licensed Group Home definition. The provisions of the California Health & Safety Code will guide the contents of the definition. Section 18.40.070A – Uses Permitted in the Residential Zones – will be updated to list the zones in which Licensed Group Homes will be permitted.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF	Title 18 Zoning Code now includes a definition for: Licensed group home Title 18 Zoning Code was amended to include Licensed group home as a permitted use in all residential zone districts except the Mobile Home Park zone district. This effectively permits group homes, but the city has not received any applications. More than half of residential properties in the city is rental property (65%), limiting the availability for group home agencies to purchase property.	Modify. Combine with Program 4, <i>General Plan and Zoning Code Review.</i> Any required statutory regulation amendments shall be completed in 2024. Other amendments shall be completed within three years of adoption of this 6 th Cycle Housing Element unless otherwise specified, This program remains appropriate to the updated Housing Element and will be continued with additional measures to remove governmental restraints.



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
11. Housing Code Enforcement	The City will continue to implement – during the 2013-2021 planning period -- a Housing Code Enforcement Program. The program is implemented primarily on a complaint basis. The City staff inspects the properties and notices are given to the property owners having code violations. The latter may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This Program warns homeowners against converting a garage to a room addition without appropriate building permits.	Timeframe: Ongoing Responsibility: CDD Funding Source: GF & CDBG funding	The city's security bar removal program has been very effective. Additionally, the presale permits program ensures that homes are brought up to current code standards prior to being sold. The City's building department ensures that all projects meet the state ADA requirements for accessibility during the building permit process which includes the special needs community. Additionally, the city's Housing division has worked with the Fair Housing Network to identify complaints and open a path to their resolution. This is an ongoing program which staff feels has been effective in requiring landlords to take care of any reported issues. Over the 8-year period more than 3,300 code cases were reviewed with a greater than 90% completion rate. A new Beautification sub-program was added to work with owners of illegal ADUs to make the permitting process easier.	Modify. Program 11 (<i>now Program 9</i>) <i>Code Enforcement</i> Ongoing, with benchmarks in 2024 and 2025. This program remains appropriate to the updated Housing Element and will be continued with additional measures to ensure compliance with AB 838 and promote a more active code enforcement program.
12. Pre-Sale Inspection	This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City will inspect the property, review pertinent City records, and issue a disclosure report that will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations. The owner or agent of the property must correct the noted violations. Upon correction, the CD Director will issue a Certificate of Correction.	Timeframe: 2013-2014 or within six months of Housing Element adoption. Responsibility: CDD Funding Source: GF, CDBG funding	This program is ongoing, is monitored monthly and annually with reports going to the City Council The application is available by request at the counter, by email, and by a download from the City's website. This program has been very effective in making sure that homes meet city standards prior to sale. In the 8-year period from 2013 to 2021 approximately 400 presale inspection reports were completed ensuring that structures met code and health and safety standards.	Continue. Program 12 (<i>now Program 10</i>) <i>Pre-Sale Inspection</i> Ongoing. This program remains appropriate to the updated Housing Element as it will continue to identify health and safety issues prior to sale of any property.
13. Housing Rehabilitation	This program includes grants and deferred housing rehabilitation loans to lower-income households.	Timeframe: 2013 Responsibility: CDD Funding Source: CDBG funding	This program is ongoing and is monitored annually (coinciding with the fiscal year). Since 2014, 20 units have been successfully assisted through this program. It is well-received and there is a waiting list of over 100 applicants for assistance. The program has been effective as Since 2014, 20 units have been successfully assisted. However, there have been ongoing issues with staffing for implementation and issues with selected contractors. The program was put on hold due to the pandemic so there was little done in 20/21. An RFP was put out in 2022 to select a new construction team and implementation will resume. In 2020 the City initiated a security bar removal program and completed 10 of these projects which were updated with improved security.	Modify. Combine with Program 14 (<i>now Program 11</i>) <i>City Beautification</i> . Ongoing, with benchmarks at the end of 2024 and 2025. This program remains appropriate to the updated Housing Element as it will continue to provide assistance for housing improvements. Additional funding sources are being investigated to address the waiting list.



2013-2021 Program		Implementation/Progress	Continue/Modify/Delete
14. City Beautification	The program serves to eliminate the appearance of blight, enhance the City of Hawaiian Gardens neighborhoods, increase property values, and bring properties into compliance with the Municipal Code. The program provides financial assistance of up to \$10,000 to residentially zoned and utilized properties, including mobile homes, containing up to two residential units for the cost of exterior improvements.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: GF and the Public Housing Authority.	Modify. This program remains appropriate and will be modified as Program 11, <i>City Beautification</i> . (It will include Housing Rehabilitation and Mobile Home Park Preservation Programs and will also include researching other grant opportunities for additional funding sources). Ongoing, with benchmarks at the end of 2024 and 2025.
15. Fair Housing Services	The City's Fair Housing Services Program will continue to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and the Fair Housing Foundation (FHF), will continue to make available fair housing services to its residents. The FHF offers the following services: anti-discrimination, outreach and education, general housing (counsels tenants, landlords, and housing providers on their rights and responsibilities). The City will provide flyers on the Foundation's programs and services, booklets on Landlord/Tenant laws and rights, and will make available City offices for fair housing workshops.	Timeframe: 2013-2021 Responsibility: CDD Funding Source: CDBG funding	Modify. Combine with Program 16, <i>Fair Housing Information</i> . Renamed to Program 12, <i>Fair Housing</i> . 2021-29 Ongoing, with benchmarks at the end of 2024 and 2025.



2013-2021 Program		Implementation/Progress	Continue/Modify/Delete	
<p>16. Fair Housing Information</p>	<p>The Housing Division of the CDD provides links to the following fair housing resources:</p> <ul style="list-style-type: none"> • U. S. Department of Housing and Urban Development (HUD) • Fair Housing/Equal Opportunity (HUD) • Fair Housing Foundation • Housing Rights Center • National Fair Housing Advocate • Legal Aid Foundation • A Guide to Residential Tenants' and Landlord Rights and Responsibilities <p>The Housing Division will add the following resource to its links:</p> <ul style="list-style-type: none"> • California Department of Fair Employment and Housing (https://calcivilrights.ca.gov/) <p>To continue its efforts at disseminating fair housing information, the Housing Division of the CDD Development Department will transmit to on-site resident apartment managers the following important documents:</p> <ul style="list-style-type: none"> • U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act</i> (May 17, 2004) • U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, <i>Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act</i> (March 5, 2008) 	<p>Timeframe: 2014 or approximately six months after Housing Element adoption Responsibility: CDD Funding Source: GF</p>	<p>While the City has made advances in the areas of special needs housing, including ensuring fair housing for members of the community with special needs, the City's outreach and enforcement capacities are limited. The City will therefore address these issues from a regulatory standpoint, but also strengthen partnerships with outside organizations to provide and protect housing for households with special needs.</p> <p>The City's Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies.</p> <p>The city refers fair housing complaints to the Housing Rights Center and advertises fair housing services and information through the city newsletter, on the city website, and local papers and informs all city employees of the available services for referral. Flyers are available in the city hall lobby describing all the programs and benefits. A list of referral agencies has been prepared and is available for anyone who needs assistance at City Hall, the library, and City recreation centers.</p> <p>Information for persons with disabilities, including developmental disabilities, programs are featured on the city website on a rotating basis. The information is also available at City locations throughout the city such as the library, safety center, and recreation centers.</p>	<p>Modify.</p> <p>For the 2021 to 2029 HE the City will modify this program and combine it with Program 15 <i>Fair Housing Services and the combined Programs 15 and 16</i> to new Program 12, <i>Fair Housing</i>. Will modify in updated HE.</p> <p>*The City will increase public outreach and education efforts and continue to work with the Housing Rights Center to provide fair housing counseling, discrimination/investigation, and education services to all residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program.</p> <p>Ongoing, with benchmarks at the end of 2024 and 2025.</p>



2013-2021 Program			Implementation/Progress	Continue/Modify/Delete
17. Preservation of “At Risk” Affordable Housing Developments	<ul style="list-style-type: none"> As a resource for preservation, the CDD Development Department will implement the following technical assistance activities during the 2013-2021 time period: Evaluation of the legal and procedural framework for preservation of at-risk units. Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion. Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion. Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds. Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations. In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program to facilitate the preservation of the affordable rental housing. 	Timeframe: 2013 Responsibility: CDD Funding Source: GF, and program funding	Ongoing, is monitored annually (coinciding with the fiscal year). The City’s CDD Housing Division continues to evaluate, analyze, and seek funding to preserve at risk units. The city monitors the status of any HUD notices every three months as described but has not had any notices of intent to convert units to market rate. The City’s Website CDD Housing Division includes links to private and non-profit organizations, local and regional agencies, state agencies, and federal agencies. The Section 8 program continues serving City residents. Several conversion projects are ongoing, and the city is working with the applicants to continue the income and rental rate of the existing tenant to the new properties.	Modify. Rename Program 17 (<i>now 13</i>), <i>At-Risk Housing Preservation</i> . Will modify in updated HE. Ongoing 2024-2029 The city will continue to monitor and work with the available affordable housing entities and ensure that any at risk units are identified and assisted.
18. Mobile Home Park Preservation	The City has a Mobile Home Park Zone that has been applied to two parks. Chapter 18.40.060 states the purpose of this zone: <i>The purpose of the mobile home park zone (MHP) zone is to preserve existing mobile home park sites, consistent with the city’s goals of accommodating alternative housing types. Through this zoning, the City preserves affordable housing.</i>	Timeframe: 2013 Responsibility: CDD Funding Source: GF and Grant funding	Ongoing, is monitored annually (coinciding with the fiscal year). In Hawaiian Gardens, a manufactured/ factory-built house is a single-family detached dwelling unit and is treated as such. The mobile home housing program has proved successful at providing a low to moderate income housing option within the city and will continue to be supported. Mobile homes are included in the beautification program for grant funding for housing improvements. Grant funding is ongoing throughout the next cycle.	Modify. Combine with Program 11, <i>City Beautification</i> . Ongoing with benchmarks at the end of 2024 and 2025.
19. General Plan Energy Conservation	<ul style="list-style-type: none"> Develop an educational outreach program that provides the CDD with useful information regarding energy efficiency and conservation. Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. Revise the Zoning Code to include guidelines to support energy efficient residential and nonresidential design. Revise the Zoning Code to include green building guidelines for new residential and nonresidential development. 	Timeframe: 2013 Responsibility: CDD Funding Source: GF	Ongoing, is monitored annually (coinciding with the fiscal year). The City continues to review energy conservation improvements as part of the rehabilitation program. Title 18, Zoning Code, includes a section on nonresidential design. Title 15, Buildings and Construction, includes a section on small residential rooftop solar energy system. Title 6, Health and Safety, includes references to green building standards code. Title 13, Utilities, references green roofs. Title 18, Zoning Code, pending amendment for green building guidelines.	Modify. Renamed Program 19 (<i>now Program 14</i>), <i>Energy Conservation</i> . 2024 Incorporate information on energy conservation in Program 11, <i>City Beautification</i> .



7 HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This section of the City of Hawaiian Gardens Housing Element addresses the State's housing element requirements for a "*statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.*"

The goals, policies, and programs identified in this Housing Element serve to support the State of California's overarching goal of providing, "decent housing and a suitable living environment for every California" (Government Code Section 65580). The programs have been reviewed, in relationship to the General Plan, updated analysis, and state housing laws, and modified accordingly.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the City throughout the 2021-2029 planning period given the limitations imposed by current, economic circumstances; social conditions; budget constraints; and available local, State, and federal funding.

7.1 HOUSING GOALS, POLICIES, AND PROGRAMS

The City's housing goals have been developed to respond to the key housing related issues facing the City. The City of Hawaiian Gardens adopted the City's General Plan in 2010, stating that the City's Housing Element goals were established for the preservation, improvement, and development of housing in the City. The following list are the goals, with respective policies, that the City adopted for the 5th cycle Housing Element. The City has modified these policies where necessary to address current housing needs and will apply these goals and policies for the 6th Cycle Housing Element as a guide for implementation of the City's continued, modified, and new housing programs, to provide a variety of housing opportunities for all residents. Following the Goals and Policies, list is a description of the continued, modified, and new programs.

6th Cycle Goals and Policies

Goal 1. Accommodate housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Policies:

- 1A. Implement the Land Use Element and Zoning Code to achieve adequate housing sites.
- 1B. Facilitate the construction of the maximum feasible number of housing units for all income groups.



- 1C. Encourage the development of mixed-use housing opportunities in the General Commercial land use designation.

Goal 2. Provide housing affordable to extremely low-, very low, low- and moderate-income households.

Policies

- 2A. Continue to implement land use regulations that facilitate meeting affordable housing needs.
- 2B. Continue to pursue the development of an affordable housing development.
- 2C. Provide rental assistance to extremely low-, very low, and low- income households through programs administered by the Hawaiian Gardens Housing Authority.

Goal 3. Remove existing governmental constraints to the maintenance, preservation, improvement, and development of housing.

Policy

- 3A. Approve Zoning Code amendments as they are needed in order to comply with State law.

Goals 4, 5. 4. Achieve a housing stock free of substandard dwelling units; 5. Conserve and improve the existing stock of affordable housing.

Policies

- 4, 5A. Continue to support a Housing Code Enforcement Program to help maintain the physical condition of housing.
- 4, 5B. Continue to support a Housing Rehabilitation Program subject to funding availability.
- 4, 5C. Continue to implement the City Beautification Program subject to funding availability.

Goal 6. Attain a housing market with “fair housing choice,” – the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

Policies

- 6A. Continue to promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.



- 6B. Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

Goal 7. Preserve the existing supply of affordable housing that is financially assisted by City, County, and State or Federal governments.

Policies

- 7A. Monitor and protect the supply of affordable housing.
- 7B. Ensure the long-term affordability of future affordable housing developments.

Goal 8. Achieve reductions in energy consumption.

Policies

- 8A. Educate residents regarding the need for energy conservation.
- 8B. Encourage the use of passive solar design for new projects.
- 8C. Encourage the use of green building techniques and sustainable building practices.

Housing Programs – Continued, Modified, And New

Following the evaluation of the 5th Cycle Housing Element programs, the City proposes to continue many of the programs due to their community success and support. Additionally, a number of programs have been modified to be combined with similar programs, and or, include additional information. Finally, in response to community needs, analysis from this Housing Element, and statutory regulations, the City is proposing several new programs. Table 7.1 provides a list of the programs, followed by a description of each respective program.



Table 7.1 6th Cycle Housing Element Programs

Program	Program Name	Responsible Department	Time Frame
Continued and Modified 2013-2021 Programs – Now included as Programs in 2021-2029			
1	Adequate Sites	Community Development	Each fiscal year beginning in 2024 through 2029.
2	Promote Lot Consolidation	Community Development	End of 2024 through 2029
3	Affordable Housing Incentives	Community Development	Ongoing, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024.
4	General Plan and Zoning Code Review	Community Development	Any required statutory regulation amendments shall be completed in 2024. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified
5	State Density Bonus Law	Community Development	2024
6	Section 8 Rental Assistance	Community Development	Each year 2024 and ongoing through 2029.
7	Nonprofit Housing Partnership	Community Development	2024
8	Extremely Low-Income Housing	Community Development	Each year 2024-2029, with benchmarks in 2024 and 2025
9	Code Enforcement	Community Development	Each year 2024-2029, with benchmarks in 2024 and 2025.
10	Pre-Sale Inspection	Community Development	Ongoing
11	City Beautification	Community Development	Ongoing with benchmarks at the end of 2024 and 2025
12	Fair Housing	Community Development	Ongoing with benchmarks at the end of 2024 and 2025
13	At-Risk Housing Preservation	Community Development	Ongoing 2024-2029
14	Energy Conservation	Community Development	2024
15	Accessory Dwelling Units	Community Development	Ongoing with milestones in 2025 and 2026 and



Program	Program Name	Responsible Department	Time Frame
			annual updates as needed
16	Consistency with the General Plan	Community Development	The time frame will coincide with the time frame established in Program 4.
New Programs 2021-2029			
17	Disability Access	Community Development	Ongoing
18	Emergency, Transitional, and Supportive	Community Development	Ongoing, with benchmarks by the end of 2024
19	Food Distribution	Recreation and Community Services	Ongoing
20	Housing Conditions Survey	Community Development	The survey shall be completed by the end of 2024 and a subsequent survey shall be completed between January 2029 and June 2029.
21	Infrastructure Availability	Community Development	Ongoing
22	Low Barrier Navigation Centers	Community Development	2025
23	Persons with Special Needs	Community Development	Ongoing, with benchmarks in 2024
24	Public Participation	Community Development	Ongoing, with benchmarks in 2024
25	Replacement Housing	Community Development	2024
26	Single Room Occupancy	Community Development	2024
27	Zone District Densities Update	Community Development	2024
28	Join the Gateway Cities Affordable Housing Trust (AHT)	Community Development	Ongoing monitoring each year during the planning period with benchmarks in 2024 and 2025.
29	Cottage/Carriage Dwelling Units	Community Development	2024
30	Permit Streamlining	Community Development	2024
31	Place based mobility and strategies	Public Works Department	2023-2024



Program	Program Name	Responsible Department	Time Frame
32	Permanent Supportive Housing	Community Development	Ongoing through 2029
33	Mixed-Use Zones	Community Development	2024
34	Inclusionary Housing Ordinance	Community Development	2024, with review in 2026
35	Religious Institution Housing Zone	Community Development	2024
36	City-Owned Parcel Affordability Requirements	Community Development	Concurrent with development of the site
37	"Reused" RHNA Sites	Community Development	2024



7.2 PROGRAM DESCRIPTIONS

Program 1: Adequate Sites

The City will prepare an annual monitoring report for vacant and underutilized sites. This report shall identify any changes to use, potential environmental concerns, and site development that occurs in each fiscal year beginning in 2024 through 2029. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Government Code §65863 states that no jurisdiction shall “reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, than projected” for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction’s need. The City will evaluate residential development proposals for consistency with statutory requirements, and the City’s General Plan goals and policies as they relate to the housing needs of the community.

Time Frame: Each fiscal year beginning in 2024 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 2: Promote Lot Consolidation

The City will play an active role in facilitating lot consolidation for multi-family residential and/or mixed-use development. The City will work with the development community and property owners to develop an informational pamphlet that will detail the consolidation procedure and specific incentives to assist with consolidating lots. This information will be posted on the City’s website by the end of 2024. Lot consolidation requests will be processed ministerially. City staff will discuss lot consolidation information and incentives with developers during the preliminary review team process.

Specifically, beginning in 2025, the City will take the following actions:

- Establish development incentives for lot consolidations, including but not limited to fee waivers/reductions, allowing additional density, parking requirement waivers, flexibility in development standards, infrastructure support;
- Prepare a list of potential consolidation sites;
- Provide assistance with compliance with the state’s Subdivision Map Act requirements; and
- Increase developer contact to promote the City’s lot consolidation program.



At the end of 2025, the City aims to have at least five lot consolidation approvals in the City. If this goal is not met, the City will evaluate the program's effectiveness and revise as necessary by the beginning of 2026. The City will continue to track the number of lot consolidation applications each year to monitor the program's effectiveness.

Time Frame: End of 2024 through 2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 3: Affordable Housing Incentives

As part of the City's proactive efforts to provide a variety of affordable housing throughout the community, the City shall prepare a letter that includes incentives for affordable housing development and distribute the letter to developers active in the City and region, including non-profit housing partners, the Building Industry Association, and Chamber of Commerce.

The letter shall be distributed in December of each year starting in 2024. Additionally, the letter shall include the City's contact information and invite the developers to meet with City staff to discuss affordable housing opportunity sites and incentives in the City. City staff shall contact the recipients of the letter at least once during each year to discuss opportunities for affordable housing development in the City.

The letter distributed in December 2025 and each year after shall include the action plan developed as part of Program 7.

This 6th Cycle Housing Element includes the following new incentives that shall be added to the incentive list in 2024:

- Expedited processing;
- Fee waivers;
- Reduced/shared parking;
- Relaxation of enclosed parking requirements; and
- Increased heights and reduced setbacks.

The General Plan Update will include incentives for all affordable projects. The City will also provide technical assistance and information to interested affordable housing developers and post (at the Planning Department and on the City website) the Housing Element Sites Inventory table that identifies residential development sites and a technical assistance memo on the use of the State's Density Bonus provisions and the City's lot consolidation procedure and incentives.



At the end of 2025, the City aims to have at least four approvals of housing developments that include affordable housing in the City. If this goal is not met, the City will evaluate the program's effectiveness and revise as necessary by the beginning of 2026. The City will continue to track the number of affordable housing applications each year to monitor the program's effectiveness.

This program shall be targeted City-wide.

Time Frame: Ongoing, the first update to the incentive list shall occur in 2024 and be distributed to developers by the end of 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 4: General Plan and Zoning Code Review

The City shall review the General Plan and Zoning Code and complete the required amendments including the following:

- Remove the 1-acre minimum requirement that applies to mixed-use projects from the City's General Plan;
- Review and update definitions section of Municipal Code, for definitions that include housing related terminology including family. The definition will be changed to: Family means one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit;
- Review and amend definitions for employee/farming, garage conversion, accessory dwelling unit, and other terminology pursuant to statutory regulations;
- Eliminate the term "granny flat";
- Review and amend requirements for Single Room Occupancy units to be approved ministerially with permissive development standards by the end of 2024;
- Review and amend development standards for ADUs (including garage conversions) to provide incentives to promote the development ADUs for very low-, low-, and moderate-income households by the end of 2024;
- Review and amend parking standards, remove the MUP requirements to allow for residential care facilities with six or fewer persons by-right as a single family use, and remove the CUP requirement to allow for residential care facilities with seven or more persons by-right in all zones that allow residential uses similar to the residential uses of the same type in the same zone;



- Amend parking standards for residential uses to be determined by unit size as follows: 1 space for 1 bedroom, 1.5 spaces for 2 bedrooms, 2 spaces for 3 bedrooms, with carports permitted in lieu of garages in zones that allow multi-family uses;
- Amend guest parking standards to 1 space per every 3 units;
- Amend the R-2 front setback requirement to 15 feet; the R-3 front and rear setback requirements to 10 feet; and the R-4 front, rear, and standard side setback requirements to 5 feet.
- Amend the common open space requirement for multi-family projects in the R-2, R-3, and R-4 zones to 250 sq. ft. per unit and establish the common open space requirement for multi-family projects in the new MU-1, MU-2, and RIH zones to be at least 15% of total gross development area, up to a maximum required area of 20,000 square feet.
- Amend the private open space requirement for multi-family projects in the R-2, R-3, and R-4 zones to 100 sq. ft. per unit and establish the private open space requirement for multi-family projects in the new MU-1, MU-2, and RIH zones to be 100 sq. ft. per unit.
- Amend the maximum height requirement in the R-3 and R-4 zones to 3 stories or 36 feet, whichever is less by the end of 2024;
- Eliminate the per-unit lot size requirement for residential zones by the end of 2024;
- Establish the permitted density range within the C-2 and C-4 zones to be 20 to 30 units/acre. Amend development standards for mixed-use projects in the C-2 and C-4 zones to ensure maximum densities are feasible.
- Review and amend guidelines to support energy efficient residential and nonresidential design and green building guidelines for new residential and nonresidential development;
- Review preservation of the mobile home park zone.
- Amend Zoning Code to permit emergency shelters in residential zones that allow multi-family uses (R-2 through R-4) and zones that allow mixed-use development pursuant to the objective design standards codified in Section 18.70.110 of the City's Municipal Code.
- Revise the definition of "emergency shelter" in the City's Zoning Code to include "other interim interventions" beyond those enumerated in the statute.
- Remove reasonable accommodations approval finding number 5.

Time Frame: Any required statutory regulation amendments shall be completed in 2024. Other amendments shall be completed within three years of adoption of this 6th Cycle Housing Element unless otherwise specified above.

Responsibility: Community Development Department.

Funding: City General Fund.



Program 5: Density Bonus Program

The City shall review the City's density bonus standards and amend the Zoning Code as necessary to comply with State Density Bonus Law. The City will implement the State's density bonus laws and extend the bonuses beyond what is required in State law to further encourage the inclusion of affordable units in all new housing developments. As part of this program, the City will assess additional density bonus standards that better encourage and reward projects that meet the City's demonstrated housing needs for lower-income households.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 6: Section 8 Rental Assistance

The City Housing Authority will continue to provide rental assistance to City residents through the Section 8 Rental Assistance Program. The City will conduct active outreach to work with landlords of existing apartment buildings and rental property owners during the initial lease-up process to promote participation in the Section 8 Housing Program. The City will prepare a record detailing the landlords in the City that accept Section 8 vouchers and how many vouchers are currently being used each month for each participating building by the end of 2024. This record will be updated annually to track the progress of the program.

Once the participation numbers for 2024 are recorded, the City will determine feasible goals for this program to evaluate its effectiveness. For instance, one of the goals might be to increase the number of landlords accepting Section 8 Rental Assistance vouchers by 10 percent each year during the planning period.

This program shall be targeted City-wide.

Time Frame: 2024 and ongoing through 2029.

Responsibility: Community Development Department, Housing.

Funding: HUD funding and City General Fund.

Program 7: Non-Profit Housing Partnership.

The City will continue to implement a Non-profit Partnership Program in order to promote housing for low- and extremely low-income households and supportive housing. Specifically, the Community Development Director will develop an action plan with the City's nonprofit partners to develop housing for extremely low-income households by the end of 2024.



Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives. The City will implement the action plan each year during the planning period starting in 2025 and track the number of low- and extremely low-income units and supportive housing units each year to monitor the program's effectiveness.

As part of Program 3, the City will market this action plan in the letter distributed to affordable housing developers in the local region each year starting in 2025. The letter shall include the City's contact information and invite the developers to meet with City staff to discuss affordable housing opportunity sites and incentives in the City. City staff shall contact the recipients of the letter at least once during each year to discuss opportunities for affordable housing development in the City.

Time Frame: 2024.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.

Program 8: Extremely Low-Income Housing

The City will work with the Harbor Regional Center to create and implement an outreach program that informs families within Hawaiian Gardens on housing, funding, and services available for extremely low-income households, including persons with disabilities. The City is required to meet with the Harbor Regional Center to create an outreach program by the end of 2024, and implement the outreach program by the end of 2025. The outreach program would continue until 2029.

The outreach program will consist of specific actions, including but not limited to conducting a community-wide event, distributing informational pamphlets at strategic public areas, posting information on the City's website, and holding an educational workshop each year.

Once the outreach program is implemented, the outreach program will be evaluated each year and amended as necessary to ensure its continued success. The outreach program could include a community-wide event sponsored by the City where materials about housing, funding, and services available for extremely low-income households would be distributed.

Information will also be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to extremely low-income households.

Time Frame: 2024-2025, and each year after 2025 until 2029.

Responsibility: Community Development Department, Housing.

Funding: City General Fund.



Program 9: Code Enforcement

The City will continue to implement the Code Enforcement Program, with modifications to address the requirements of AB 838 and ensure a more proactive code enforcement program during the planning period. The program is implemented primarily on a complaint basis, and also includes Pre-Sale Inspections. City staff will inspect the properties prior to sale and provide notices to property owners having code violations.

In accordance with AB 838, the City shall inspect a property when it receives a complaint that alleges violation of Health and Safety Code Sections 17920.3 or 17920.10, including, but not limited to, lack of working bathrooms or kitchens, lack of room dimensions, natural light, or ventilation required by code, or lack of electricity. Inspections shall take place at least as promptly as the City provides final building inspections. If the complaint is substantiated through the inspection, the City shall notify the property owner of the code violations and schedule a reinspection to ensure the violations have been properly addressed.

The City will also create a code enforcement progress program by the end of 2024 and will be implemented by June 2025. The code enforcement program will include a windshield survey conducted annually during the planning period. The windshield survey will include streets where the City has received more than 3 complaints in the same month. Code enforcement officers will be required to take the necessary actions (e.g., warning letter, fine) to ensure the violation is corrected. The key elements of this program are to take a more active approach towards code enforcement in the City, ensure that the City maintains adequate records of code violations and current housing conditions, and substantially reduce the number of code violations in the City.

Violations may include violations of the Fire, Building, and Zoning Codes, the State Vehicle Code, and the State and County Public Health Codes. This program will also to educate homeowners on the requirements and process to legally convert garages to an attached or detached ADU; promote and encourage the security bar removal program; work with homeowners of illegal accessory dwelling units to make permitting and code compliance easier; and provide information on accessibility compliance.

As of 2023, there are approximately 423 homes in need of rehabilitation. With implementation of this program, the City aims to reduce the number of homes in need of rehabilitation in the City by 35% (148 homes) by October 2029. As discussed in Program 20 below, the number of units in need of rehabilitation (423) and the City's reduction goal (148 homes) might be updated after the Housing Conditions Survey is completed at the end of 2025.

Time Frame: Ongoing, with benchmarks in 2024 and 2025.

Responsibility: Community Development Department.



Funding: City General Fund.

Program 10: Pre-Sale Inspection

This program requires an inspection report prior to the sale of residential and commercial property. Through this program, the City inspects the property and pertinent City records and issues a disclosure report that: will identify the property, its zone classification, authorized uses, discretionary approvals such as variances and conditional use permits, and any special restrictions applicable to the property. In addition, the report will identify the results of the visual inspection, including but not limited to, major land use violations, unpermitted additions, modifications, or alterations.

The owner or agent of the property must correct the noted violations. Upon correction of the violations, the Community Development Director issues a Certificate of Correction.

This program will ensure that properties in violation of City code are corrected before the sale of a property, thereby reducing the number of homes in need of rehabilitation during the planning period. By ensuring that property owners correct code violations before the sale of their property, this program will help achieve the City's goal of reducing the number of homes in need of rehabilitation in the City by 35% by October 2029.

Time Frame: Ongoing.

Responsibility: Community Development Department, Code Enforcement.

Funding: City General Fund.

Program 11: City Beautification

The City's housing rehabilitation program is called the City Beautification program and serves to assist all income households in the elimination of blight, address building code and zoning violations, remove security bars from windows, enhance the City of Hawaiian Gardens neighborhoods, and bring properties into compliance with the Municipal Code. The program offers grants to residents that range from \$3,000 to \$25,000. The City receives approximately \$165,000 of CDBG funding per year in total and typically provide grants to approximately 10 households per year to assist in home rehabilitation projects.

The grants are available to low- and moderate- income residents and there are also grants for residents with no income requirements. Condominiums and mobile homes may participate in the program. The contractor must be in good standing with the California State Contractor License Board to perform construction work as identified by the City. The contractor is responsible for obtaining all applicable City building permits, zoning clearances, and following health and safety regulations.



The program shall be expanded to provide grants to improve energy efficiency and conservation by the end of 2024. Additionally, the City shall continue to research other grant opportunities and additional funding sources throughout the planning period to be able provide more grants to lower-income households by the end of 2025. The City shall also prioritize the distribution of grants to lower-income residents who live in areas with higher poverty rates by the end of 2024.

Overall, this program will also help achieve the City's goal of reducing the number of homes in need of rehabilitation in the City by 35% by October 2029.

Time Frame: Ongoing with benchmarks at the end of 2024 and 2025.

Responsibility: Community Development Department.

Funding: City General Fund, Public Housing Authority and CDBG funding.

Program 12: Fair Housing

The City's Fair Housing Services Program will continue to promote fair housing through its participation in the federally funded Housing Choice Voucher/ Section 8 Program. The City will also continue to work with the Housing Rights Center and Stay Housed LA to provide fair housing counseling, discrimination/investigation, and education services to all City residents, including landlords and tenants participating in the Public Housing Authority's Section 8 Program.

To City will increase its outreach efforts to educate residents on fair housing issues and services. This will include information on the City's website and shared through the City's social media channels at least annually. In addition, the City will provide fair housing brochures at City Hall, provided by Housing Rights Center and Stay Housed LA.

The City will also meet with other cities in the County who have implemented policies that address fair housing issues, such as eviction diversion, moratorium on major renovation related evictions, and rent control or rental caps, by the end of 2024. Based on outreach and meetings with other cities, the City will create feasible policies to address fair housing issues by the end of 2025.

Time Frame: Ongoing, with benchmarks at the end of 2024 and 2025.

Responsibility: Community Development Department.

Funding: City General Fund.



Program 13: At-Risk Housing Preservation

This Housing Element identified 241 at-risk units for the conversion to market rate; however, these units are considered to have low risk level. The City will continue to monitor and work with the available affordable housing entities and ensure that any at-risk units are identified and assisted to ensure no at-risk units are converted to market rate during the planning period. Specifically, the City will implement the following technical assistance activities during the 2021-2029 planning period:

- Evaluation of the legal and procedural framework for preservation of at-risk units.
- Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion.
- Analysis of Federal, State, and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion.
- Estimates of the amounts local funding resources that could be dedicated to housing preservation, including Section 8 rental assistance funds and the Los Angeles County Community Development Commission HOME funds.
- Maintain an inventory of qualified nonprofit housing organizations, meet with nonprofit housing corporations each year.
- In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program before the contract is terminated to facilitate the preservation of the affordable rental housing.

Time Frame: Ongoing 2024-2029.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 14: Energy Conservation

The City will develop an educational outreach program that provides the community with useful information regarding energy efficiency and conservation by the end of 2024, which will include information posted on the City website, informational pamphlets provided at City hall, and informational pamphlets dispersed at community-wide events.

To promote energy conservation in residential development and rehabilitation projects, the City will also expand the residential rehabilitation program to include improvements that promote energy conservation by the end of 2024 (Program 11), revise the Zoning Code to include guidelines to support energy efficient residential and nonresidential design (Program 4), and include green building guidelines for new residential and nonresidential development in the



Zoning Code (Program 4). As part of this program, the City will prioritize outreach efforts and rehabilitation grants to lower-income residents who live in areas with higher poverty rates.

Overall, this program will also help achieve the City's goal of reducing the number of homes in need of rehabilitation in the City by 35% by October 2029.

Time Frame: 2024.

Responsibility: Community Development Department, Building/Planning.

Funding: City General Fund.

Program 15: Accessory Dwelling Units

The City updated the Accessory Dwelling Unit (ADU) requirements within the Zoning Code, and adopted Ordinance No. 2022-607, to comply with State statutory requirements (see Chapter 18.90.080 of the City's Zoning Code). The City will continue to update the Zoning Code regularly to reflect any forthcoming changes to State law and promote the development of ADUs.

As part of Program 28, the City will join the Gateway Cities Affordable Housing Trust, which will make available additional financing options for the construction of ADUs that provide housing for lower income households.

Since the beginning of the planning period, 2 building permits were issued in 2021 and 6 were issued in 2022. With implementation of this program and Program 28, the City aims to issue approximately 78 total permits during the planning period. Specifically, this goal assumes that ADU permits will increase by one ADU per year during the planning period. The City will monitor and report ADU program use as part of the Annual Progress Report.

If the City has not issued at least 32 total ADU permits by the end of 2025, the City will revise this program to increase its effectiveness. Possible alternative actions could include providing more incentives for ADU development, increasing financing options for ADU development, conduct outreach efforts to property owners to promote ADU development, and rezoning, as appropriate, to meet the City's RHNA targets. The City shall implement alternative actions by the end of 2026.

This program shall be targeted in residential zones City-wide.

Time Frame: Ongoing, with benchmarks in 2025 and 2026 and with annual updates as needed.

Responsibility: Community Development Department, Planning.



Funding: City General Fund.

Program 16: Consistency with the General Plan

The City shall conduct a comprehensive review as part of its General Plan implementation to achieve consistency with other General Plan elements, policies, programs, and community goals to reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. Similarly, as the Zoning Code is amended to increase densities, the General Plan will be reviewed for any required amendments to maintain consistency.

Time Frame: The time frame will coincide with the time frame established in Program 4.

Responsibility: Community Development Department, Planning.

Funding: City General Fund.

Program 17: Disability Access

The City currently requires new development to comply with State disability access standards and the 2022 Los Angeles County Building Code. The City shall continue to enforce the American with Disabilities Act (ADA). Additionally, the City Zoning Code includes reasonable accommodations procedures. The City will continue to monitor requests and make findings and update the code as necessary to provide reasonable accommodations.

Time Frame: Ongoing.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 18: Emergency, Transitional, and Supportive Housing

Regarding emergency shelters and in accordance with Gov. Code Section 65583(a)(4)), the City will amend the Zoning Code to permit emergency shelters by-right in all residential zones, zones that allow multi-family uses and mixed-uses pursuant to the objective design standards codified in Section 18.70.110 of the City's Zoning Code (see Program 4). Additionally, the City will revise the definition of "emergency shelter" to include "other interim interventions" beyond those enumerated in the statute in accordance with Gov. Code Section 65583(a)(4)) (see Program 4).

The City will continue to monitor the inventory of sites appropriate to accommodate transitional housing and supportive housing and facilitate the development of permanent supportive housing in the City with implementation of Program 32, *Permanent Supportive Housing*.



Additionally, the Gateway Cities Affordable Housing Trust (GCAHT) forthcoming ADU loan program will provide ADU development loans for homeowners willing to rent their ADUs to households with vouchers to provide housing for extremely low-income households (see Program 28).

The City will continue to work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. Specifically, the City's Public Safety Department will partner with the Los Angeles Homeless Service Authority (LAHSA), who visits the City weekly, to reach out to the homeless and offer temporary sheltering at a regional shelter which serves the City's homeless. The City will also work with PATH LA and neighboring cities to provide formerly homeless people in short-term and long-term housing with essential supportive services (e.g., medical, addiction, senior, veteran, mental health).

The City will work towards providing short-term (e.g., shelters) and long-term (e.g., rental housing) housing in the City and/or surrounding cities to serve the local homeless population. The City will do this through the following three actions:

- (1) Create a program to provide incentives to property owners to waive standard requirements (e.g., income and credit requirements) to people with rental subsidies.
- (2) Meet with nearby cities (e.g., Redondo Beach, Hawthorne) who have invested in creative design solutions (e.g., tiny homes) to provide short-term and long-term housing.
- (3) Collaborate with neighboring cities (e.g., Lakewood, Cypress, and Long Beach) to provide more short-term and long-term housing to serve the local homeless population.

The above three actions shall occur no later than December 31, 2024. A report detailing these efforts, including meeting dates and proposed implementing actions for items 1-3 above shall be prepared by the beginning of 2025. Evidence that at least one of the three actions listed above resulted in a meaningful outcome to address the City's homeless population shall be documented by the end of 2025. For instance, by the end of 2025, the City has entered into a non-profit partnership to develop tiny homes to provide permanent supportive housing for unsheltered persons in the City.

Time Frame: Ongoing, with benchmarks by the end of 2024.

Responsibility: Community Development Department, Planning, Housing.

Funding: City General Fund.

Program 19: Food Distribution

The City will continue to provide the City's food distribution program on a weekly basis. The City will also refer residents to the Hawaiian Gardens Food Bank and St. Peter Chanel Catholic Church who also provide food distribution. The City shall assist public and non-profit



agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.) with food distribution services.

Time Frame: Ongoing.

Responsibility: Recreation and Community Services Department.

Funding: City General Fund.

Program 20: Housing Conditions Survey

As of 2023, the City estimates that 423 units in the City are in need of rehabilitation. To accurately monitor housing conditions during the planning period, the City shall complete a Housing Conditions Survey to better identify the number of units in need of rehabilitation and replacement by the end of 2024. The City shall work with residents and landlords to facilitate rehabilitation and replacement efforts to improve housing conditions in the City. The City shall refer residents and landlords to funding sources available to assist with repairs (Program 11). The City shall complete a subsequent Housing Conditions Survey by June 2029 to maintain an accurate record of housing conditions in the City during the planning period.

Time Frame: The survey shall be completed by the end of 2024 and a subsequent survey shall be completed between January 2029 and June 2029.

Responsibility: Community Development Department, Planning/Housing.

Funding: City General Fund.

Program 21: Infrastructure Availability

The City shall continue to work with the Golden State Water Company to identify and coordinate water services and with Los Angeles County to coordinate sewer services. The City will review new development to determine levels of infrastructure needed to ensure appropriate levels of water, sewer, circulation, storm drainage, and other utilities' are available and have capacity.

Time Frame: Ongoing.

Responsibility: Community Development and Public Works Departments.

Funding: City General Fund.

Program 22: Low Barrier Navigation Centers

The City shall review the City's non-residential zones and amend the permitted uses sections of the appropriate zone districts to include low barrier navigation centers, in compliance with



statutory requirements. Low barrier navigation centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including the commercial zones.

Time Frame: 2025.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 23: Persons with Special Needs

The City shall seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with special needs. The City shall create and implement a regulatory incentive program that specifies incentives, such as expedited permit processing and fee waivers and deferrals, for projects targeted for persons with special needs including physical and developmental disabilities, seniors, large families, female-headed households, farmworkers, and the homeless by the end of 2024.

The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with special needs and provide information on the incentive program. The City shall continue working with the Harbor Regional Center to create and implement an outreach program by the end of 2024 to inform families within the City of housing and services available for persons with special needs.

Information will be made available on the City's website, at City Hall, and other sites deemed appropriate by the City that are accessible to persons with special needs.

This program shall be targeted City-wide.

Time Frame: Ongoing, with benchmarks in 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 24: Public Participation

The City encourages community participation in all City programs. Residents have a number of opportunities to access information and keep updated on community events and public hearings, accessing informational brochures, and learning of City activities including: the City's website, City newsletter, postings at City Hall, Library, Safety Center, Senior Center, social media, and Recreation Centers. The City also advertises hearings, as well as other City programs, in the local newspaper (Los Cerritos Community Newspaper).and in the City newsletter.



Information is provided in English and Spanish, and in Korean when applicable. A Spanish interpreter is also available during public hearings to facilitate communication between individuals who only speak Spanish. Brochures at City Hall are available in both English and Spanish. Spanish-speaking employees also facilitate the dissemination of information regarding City programs. The City shall utilize the local newspaper (Los Cerritos Community News) to post notices and utilize the City's website to encourage residents to attend City Council and Planning Commission meetings.

The City shall also participate in at least one communitywide event (e.g., Hawaiian Gardens Carnival) per year of the planning period. The City shall distribute a progress survey at the event, which shall include questions related to fair housing issues (e.g., affordability, access to resources, environmental hazards, and range of housing types). The first progress survey shall occur in the year 2024. The results of the progress survey shall be used to evaluate the effectiveness of Programs identified to affirmatively further fair housing. This will allow the City to get more input into its programs and tailor them to meet the needs expressed by residents.

In accordance with Assembly Bill 1483, the City will post the current schedule of fees and exactions on the City's website by 2024.

Time Frame: Ongoing, with benchmarks in 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 25: Replacement Housing

Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915 (c)(3). This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. The City shall prepare a Replacement Unit program, and amend the Zoning Code as required, in compliance with statutory requirements.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.



Program 26: Single Room Occupancy

The City will amend the Zoning Code to allow Single Room Occupancy (SRO) units ministerially with permissive development standards within residential zones and non-residential zones by the end of 2024. The City will monitor and track the number of SRO permits issued each year to evaluate the program’s effectiveness to address housing mobility.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 27: Zone District Densities Update

To promote the development of more units and affordable housing, the City will adopt new density standards to increase allowable minimum and maximum densities for nonresidential zone districts that allow multi-family housing. Additionally, as part of Program 4, the City will revise its development standards within residential zones and non-residential zones that allow multi-family uses to encourage the development of maximum densities within these zones.

Table 7.2 shows the respective density increases to be adopted:

Table 7.2 Proposed Residential Densities

Zoning	Current Densities		Proposed Densities	
	Minimum	Maximum	Minimum	Maximum
R-1: 10,000 Single Family Estate Zone ¹	1.0 units/acre	4.0 units/acre	1.0 units/acre	4.0 units/acre
R-1 Single Family Residential ¹	4.1 units/acre	8.4 units/acre	4.1 units/acre	8.4 units/acre
R-2 Medium Density Residential	8.5 units/acre	17.0 units/acre	8.5 units/acre	17.0 units/acre
R-3 Intermediate Residential	17.1 units/acre	19.0 units/acre	17.0 units/acre	19 units/acre
R-4 High Density Residential	19.0 units/acre	24.0 units/acre	19.0 units/acre	24 units/acre
C-2 Downtown Commercial	Not specified	Not specified	20 units/acre	30 units/acre
C-4 General Commercial	Not specified	Not specified	20 units/acre	30 units/acre

¹ Zoning standards for R-1 only allow 1 du per lot or 2 as a Two-unit project (Zoning Code Section 18.40.025).

For zone districts that allow eligible types of housing, densities could be increased with a density bonus.



Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 28 Join the Gateway Cities Affordable Housing Trust (GCAHT)

The City will join the Gateway Cities Affordable Housing Trust (GCAHT) to work collaboratively with neighboring cities to address regional issues of affordability, substandard housing stock, and homelessness. The GCAHT will provide funding sources that can be towards affordable housing projects in the City and permanent supportive housing developments to support unhoused people in the City. The City will monitor and track the funds dedicated to affordable housing projects and permanent supportive housing developments in the City each year to ensure that this program is effective in addressing the City's issue of affordability and homelessness. If the City has not received any funds from the GCHAT for affordable housing projects or permanent supportive housing development in the City by the end of 2025, the City will revise this program by the end of 2026 to increase its effectiveness during the planning period.

This program shall be targeted City-wide.

Time Frame: Ongoing monitoring each year during the planning period with benchmarks in 2025 and 2026.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 29: Cottage/Carriage Dwelling Units

The City will amend the Zoning Code to include Cottage/Carriage Dwelling Units by the end of 2024. The City will establish a Cottage/Carriage Dwelling Unit ordinance including but not limited to the following: permitted use in residential zones, processed ministerially, design review administrative process, four to eight units per parcel, number of units determined by floor area ratio rather than density (units/acre), common open space, one-two story units, parking one space per unit (if located outside a 0.5-mile radius of a major transit station), parking allowed in set aside area not necessarily at each unit (carriage unit above parking space), and reduced setbacks.

The City will monitor and track the number of Cottage/Carriage Dwelling Unit permits issued each year to evaluate the program's effectiveness to address housing mobility.

This program shall be targeted in residential zones City-wide.



Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 30: Permit Streamlining

The City will continue to operate expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). The City will also develop written procedures for SB 35 by the end of 2024. The City will also advertise the expedited permit process on the City's website and circulate a notice with the Building Industry Association and Chamber of Commerce.

Time Frame: 2024.

Responsibility: Community Development Department.

Funding: City General Fund.

Program 31: Place-Based Mobility and Strategies Program

The City will implement several place-based strategies to improve mobility and community amenities, including the following:

1. City Bicycle Master Plan. While this plan will implement bike mobility infrastructure City-wide, the City will ensure that bicycle lanes are provided within areas of the City that have higher poverty rates.

Funding: ATP Cycle 6 Grants

Estimated Completion Date: June 2025

2. Traffic calming and speed reduction strategies throughout the City. The City will ensure that traffic calming and speed reduction strategies are implemented within areas of the City that have higher poverty rates.

Funding: HISP Cycle 12 Grants

Estimated Completion Date: August 2026

3. Street Reconstruction Projects. These projects are for basic road maintenance, rehabilitation, and critical safety projects. The City will ensure that improvements are implemented within areas of the City that have higher poverty rates.

Funding: SB1, CDBG, and Measure R

Estimated Completion Date: December 2024, June 2025, and August 2025



4. Phase II of the Carson Beautification Project. This project includes upgrades to sidewalks, driveways, and curbs and gutters for ADA accessibility. New wayfinding signs, bus shelters, landscaping, hardscaping, pedestrian lighting, and asphalt grind and overlay will also be constructed. The boundaries of the project are along Carson Street from Norwalk Boulevard to Bloomfield Avenue, which borders the northern portion of the eastern quadrant of the City where there are higher rates of poverty.

Funding: ARPA, Reserves/General, Measure R, Measure M, and Measure W

Estimated Completion Date: 2025

Additionally, the City has already completed two park improvement projects during the planning period, including renovated restrooms at Lee Ware Park in 2023 and a play structure replacement at Pioneer Park in 2024. Both of these parks are located in areas of the City with higher poverty rates. The City's community center is also being upgraded with a new roof installed in 2023 and a new HVAC system that will be completed by the end of 2024.

As part of this program, the City will continue to apply for funding to continue to implement place-based mobility strategies during the planning period. Additionally, as part of this program, the City will prioritize mobility infrastructure and community amenities in areas with higher poverty rates.

Time Frame: See estimated completion dates provided above.

Responsibility: Public Works Department.

Funding: See funding sources provided above.

Program 32: Permanent Supportive Housing

The City will apply for Permanent Local Housing Allocation Program (PLHA) funds from the Los Angeles County Development Authority to acquire a suitable site to provide Permanent Supportive Housing within the City. Once acquired, the site will be made available to affordable housing developers for the development of affordable housing, with a permanent supportive housing component that will provide the necessary units to house the City's unhoused population in accordance with the most recent Point in Time Count at the time the site is offered to developers for development.

Time Frame: Ongoing through 2029.

Responsibility: Community Development Department.

Funding: Permanent Local Housing Allocation Program.



Program 33: Mixed-Use Zones

The City shall adopt a Mixed-Use 1 (MU-1) zone that will allow residential uses at a minimum density of 20 units/acre and a maximum density of 30 units/acre. As part of this program, the City shall adopt objective development standards that ensure maximum densities can be achieved in the MU-1 zone. Sites 1, 3, and 5 identified in the Sites Inventory shall be rezoned to MU-1.

The City shall also adopt a Mixed-Use 2 (MU-2) zone that will allow residential uses at a minimum density of 30 units/acre and a maximum density of 40 units/acre. As part of this program, the City shall adopt objective development standards that ensure maximum densities can be achieved in the MU-2 zone. Sites 2 and 4 identified in the Sites Inventory shall be rezoned to MU-2.

Rezoned sites shall comply with the by-right requirements of Government Code section 65583.2 (h) and (i), including:

- Permitting owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodating a minimum of 16 units per site;
- Requiring a minimum density of 20 units per acre;
- Allow 100 percent residential use in the MU zone; and
- Require at least 50 percent of the floor area to be for residential uses.

Time Frame: 2024

Responsibility: Community Development Department.

Funding: City General Fund

Program 34: Inclusionary Housing Ordinance

The City shall adopt an Inclusionary Housing Ordinance to require 10% of base units to be made affordable to low-income residents. Projects with less than 20 units will be exempt from this Ordinance. Other provisions of the ordinance include, but are not limited to in-lieu fees, cost of a comparable unit and how the inclusionary regulations relate to state density bonus law and other City development standards. This Ordinance shall be adopted by the end of 2024.

As part of this program, the effectiveness of the Inclusionary Housing Ordinance will be reviewed in 2026 and additional changes will be made to the Ordinance if it is determined that it is an impediment to housing development.



Time Frame: 2024, with review in 2026

Responsibility: Community Development Department.

Funding: City General Fund

Program 35: Religious Institution Housing Zone

The City shall adopt a Religious Institution Housing (RIH) Zone that will allow residential uses at a minimum density of 20 units/acre and a maximum density of 30 units/acre. As part of this program, the City shall adopt objective development standards that ensure maximum densities can be achieved in the RIH zone.

Site 6 identified in the Sites Inventory shall rezoned from R-1 to the new RIH zone. Site 6 shall comply with the by-right requirements of Government Code section 65583.2 (h) and (i), including:

- Permitting owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Accommodating a minimum of 16 units per site;
- Requiring a minimum density of 20 units per acre;
- Allow 100 percent residential use in the RIH zone; and
- Require at least 50 percent of the floor area to be for residential uses.

Time Frame: 2024

Responsibility: Community Development Department.

Funding: City General Fund

Program 36: City-Owned Parcel Affordability Requirements

City-owned parcel APN 7066-013-913 can be developed as part of Site 3 or 6. In exchange for contributing the parcel to the project, the City shall require that the project applicant include at least 12 units made affordable to very low-income households. These units can be located anywhere within the site and are not required to be located exclusively on the City-owned parcel.

Time Frame: Concurrent with development of the site.

Responsibility: Community Development Department.

Funding: City General Fund



Program 37: “Reused” RHNA Sites

Pursuant to the requirements of Government Code section 65583.2 (h), the City shall amend the Zoning Code to require the by-right approval of housing development that includes 20 percent of the units affordable to lower-income households on “reused” RHNA sites at appropriate allowable densities (e.g., at least 30 units per acre). Reused RHNA sites are sites used in this 6th cycle to meet the City’s RHNA that were previously identified to meet the City’s RHNA in the 4th and 5th cycle Housing Elements.

Time Frame: 2024

Responsibility: Community Development Department.

Funding: City General Fund

7.3 PROPOSED QUANTIFIED OBJECTIVES FOR 2021-2029

Local jurisdictions are required under section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

The quantified objectives are provided in Table 7.3 for the new construction (new units), rehabilitation (existing units), and conservation/preservation (at-risk units) of affordable and special needs housing units and or households, as a result of implementation of the actions set forth in the Goals, Policies, and Programs sections of this Housing Element.



Table 7.3 Quantified Objectives for 2021-2029

Income Group	New Construction	Rehabilitated ¹	Conservation ²
Extremely Low	74	50	241
Very Low			
Low	81	50	0
Moderate	55	48	0
Above Moderate	267	0	0
Total	477	148	241

¹ This Housing Element identified 423 units in need of rehabilitation. The City aims to reduce the number of units by 35% during the planning period (148 homes) and will be addressed by Program 9. However, the number of units in need of rehabilitation may change after the Housing Conditions Survey is completed in 2025.

² This Housing Element identified 241 at-risk units for the conversion to market rate; however, these units are considered to have low risk level and will be addressed by Program 13.