GARDENA CITY COUNCIL

Special Meeting Notice and Agenda

Website: www.cityofgardena.org

Wednesday, January 26, 2022
Open Session 7:00 p.m.

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
PAULETTE C. FRANCIS, *Council Member*
ART KASKANIAN, *Council Member*
MARK E. HENDERSON, *Council Member*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*
PETER L. WALLIN, *Deputy City Attorney*

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed AB 361. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at youtube.com/CityofGardena
2. PARTICIPATE BEFORE THE MEETING by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
3. PARTICIPATE DURING THE MEETING VIA ZOOM WEBINAR
    - Join Zoom Meeting Via the Internet: https://us02web.zoom.us/j/82959724270
    - Via Phone Conference, Phone number: US + 1 669 900 9128, Meeting ID: 829 5972 4270 Press *9 to Raise your Hand and *6 to unmute when prompted.
    - If you wish to speak live on a specific agenda item during the meeting you, may use the “Raise your Hand” feature during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation

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1. **ROLL CALL**

2. **SPECIAL MEETING**

   2.A PUBLIC HEARING: RESOLUTION NO. 6542, Amending the Gardena General Plan by Adopting the 6th Cycle 2021-2029 Gardena Housing Element and Directing Staff to File a Notice of Exemption

   Staff Recommendation: Adopt Resolution No. 6542
   City Council Staff Report
   Planning Commission Packet dated January 4, 2022
   Resolution No. 6542

3. **PUBLIC COMMENT**

4. **ADJOURNMENT**

The Gardena City Council will adjourn to the Joint Special Meeting / Workshop on Thursday, January 27, 2022.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 21st day of January 2022.

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

City of Gardena
City Council Meeting

AGENDA STAFF REPORT

AGENDA TITLE:

PUBLIC HEARING: RESOLUTION NO. 6542, Amending the Gardena General Plan by Adopting the 6th Cycle 2021-2029 Gardena Housing Element and Directing Staff to File a Notice of Exemption

RECOMMENDATION:

Staff respectfully recommends the City Council:

1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution No. 6542, amending the Gardena General Plan by adopting the 6th Cycle 2021-2029 Gardena Housing Element and directing staff to file a notice of exemption.

BACKGROUND

State law requires that each city adopt a General Plan to guide land use and development. Among the required "elements" of the General Plan is the Housing Element which sets forth goals, policies, and programs that address the future housing needs for all income levels in the City over an eight-year planning period which coincides with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The City has been working on its Housing Element since December 2019 when it entered into a consultant agreement with Veronica Tam & Associates (VTA). Full details

of the State law requirements and steps the City has taken are set forth in the attached Planning Commission staff report.

At the close of the Planning Commission public hearing, the Commission adopted Resolution No. PC 1-22 recommending that the City Council approve the 6th Cycle Housing Element on a vote of: ayes – 3, noes – 0, absent – 1.

Since the time of Planning Commission, staff noted that the Site Inventory list had not been revised to match the changes by the City Council along Crenshaw Boulevard to reduce the overlay zone from O-5 to O-4. This change results in a reduction of 27 units over the four income categories. Prior to submitting the Housing Element to HCD, VTA will make sure all tables accurately reflect this change. However, as the City had a surplus of affordable housing sites, there is no need to identify any new sites.

State law provides that the housing element was to be adopted by October 15, 2021. Until AB 1398 was approved by Governor Newsom at the end of September 2021, Government Code section 65583 provided that if the City did not adopt a housing element within 120 after October 15, 2021, i.e., February 12, 2022. The City would be subject to a four-year mid-term review of the Housing Element and rezoning of any sites had to be completed within three years and 120 days, i.e., by February 12, 2025. Finding of substantial compliance on the adopted housing element was not required to occur within the 120-day grace period.

AB 1398 changed the law without any consideration being given to cities in the SCAG region that were at the tail end of the housing element process. Government Code section 65583 now provides that "for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline. . . rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline. . . ." In other words, changes to the Land Use plan and zoning must occur by October 15, 2022.

While the City would have been in compliance with the previous version of section 65583 as the housing element will be adopted prior to the February 12, 2022 deadline, HCD will not have found that the changes are (or are not) in substantial compliance within this time frame as they have 60 days after submittal of the adopted Housing Element to finish their review and have indicated that they are taking the full time with every jurisdiction. Of the 191 jurisdictions in the SCAG region, only 41 have adopted their housing element as of January 20, 2021, and out of those, only two have been found to be in compliance.

Luckily, staff had always planned on making these changes quickly and the City Council had approved the environmental consultant back in October of 2020. Staff has already begun work on the changes in consultation with the consultant.

CEQA

This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061, Review for Exemption of the

CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As the Housing Element is a policy document which will be implemented by changes to the Land Use Element and zoning and does not provide any entitlements on its own, there will be no impact from its adoption.

NOTICING

The public hearing notice was published in the Gardena Valley News on January 13, 2022. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the record.

IN CONCLUSION, Staff respectfully recommends that the City Council adopt Resolution No. 6542 amending the Gardena General Plan by adopting the 6th Cycle 2021-2029 Gardena Housing Element and directing staff to file a notice of exemption.

Submitted by: Greg Tsujiuchi Date: 1/20/2022

Attachments:

1 - Planning Commission staff report with attachments
- A – Draft Revised Housing Element
- B – Sites Inventory Map
- C – HCD comment letter
- D – Notice of Exemption
- E - Planning Commission Resolution No. PC 1-22 (without attachment)

2 - City Council Resolution No. 6542

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 1-22

AGENDA ITEM # 5.A

DATE:	January 4, 2022
TO:	Chair Langley and Members of the Planning and Environmental Quality Commission
FROM:	Greg Tsujiuchi, Community Development Director
PLANNER:	Gregg McClain, Special Projects Manager Amanda Acuna, Senior Planner
APPLICANT:	City of Gardena
LOCATION:	Citywide
REQUEST:	Adoption of Resolution No. PC 1-22 recommending that the City Council amend the Gardena General Plan by adopting the 6th Cycle 2021 – 2029 Gardena Housing Element

Background

State law requires that each city adopt a General Plan to guide land use and development. Among the seven required "elements" of the General Plan is the Housing Element which sets forth goals, policies, and programs that address the future housing needs for all income levels in the City over an eight year planning period which coincides with the Regional Housing Needs Assessment (RHNA} projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The City is required by State law to update its Housing Element every eight (8) years. Housing Element planning periods are sometimes referred to as "cycles." The City's existing housing element covers the planning period extending from 2014-2021, which is referred to as the "Fifth Housing Element Cycle" in reference to the five required updates that have occurred since the comprehensive revision to the State Housing Element law in 1980. Every city and county in the Southern California Association of Government (SCAG) region is required to prepare a Housing Element update for the sixth planning cycle, which spans the 2021-2029 period (October 15, 2021 - October 15, 2029). The following provides a general

timeline describing major milestones in preparing Gardena's draft 2021-2029 Housing Element Update:

- December 10, 2019 – City entered into a consultant agreement with Veronica Tam & Associates
- March 5, 2020 – SCAG releases draft RHNA numbers
- October 13, 2020 – City entered into a consultant agreement with De Novo Planning Group for Environmental Services related to the Housing Element and other elements
- October 23, 2020 – City files appeal of RHNA allocation
- January 2021 – City begins analysis of potential housing sites
- January 13, 2021 – SCAG denies City's appeal along with almost every other jurisdiction's appeal
- February 4, 2021 – Virtual workshop on Housing Element process, including review of likely housing sites and zoning options
- March 22, 2021 – SCAG adopts final RHNA
- March 31, 2021 – Virtual workshop on Housing Element – potential sites and densities
- May 4, 20201 – Virtual Planning Commission meeting on site inventory
- May 11, 2021 – Virtual City Council meeting on Housing Element update
- June 1, 2021 – Virtual Planning Commission/City Council meeting on goals, policies, programs and inventory sites
- September 14, 2021 – Virtual City Council meeting on Draft Housing Element
- September 21, 2021 – Virtual Planning Commission meeting on Draft Housing Element
- November 24, 2021 – Comment letter from HCD
- January 4, 2022 – Planning Commission hearing on adoption of Housing Element
- January 26, 2022 – *Planned* special City Council hearing for adoption of Housing Element

Additionally, the City has maintained an information page on its website where information, power point presentations, and the draft Housing Element can be found. https://cityofgardena.org/housing-element/

The purpose of this meeting is for the Commission to review the Draft Housing Element, provide comments, and recommend approval to the City Council. The Housing Element must be adopted by the City Council no later than February 12, 2022 to be compliant with State law.

Gardena's RHNA

Gardena's regional housing needs allocation was 5,735 units, distributed as follows:

Gardena 6th Cycle RHNA	UNITS
Very low income (<50% AMI)	1,485
Low income (50-80% AMI)	761
Moderate income (80-120% AMI)	894
Above Moderate Income (>120% AMI)	2,595
Total	**5,735**

In terms of dollars, the income levels are as follows for Los Angeles County where the Average Median Income is $80,000:

Household Size	1-Person	2-Person	3-Person	4-Person	5-Person
Extremely Low	$24,850	$28,400	$31,950	$35,450	$38,300
Very Low	$41,400	$47,300	$53,200	$59,100	$63,850
Low	$66,250	$75,700	$85,150	$94,600	$102,200
Moderate	$67,200	$76,800	$86,400	$96,000	$103,700

The 6th Cycle 2021 – 2029 Housing Element

Gardena's Housing Element consists of five chapters and five appendices. Within these chapters and appendices are the detailed, State mandated contents.

Chapters

I. Introduction – this chapter provides the context and general explanation of the Housing Element
II. Housing Needs Assessment – this chapter provides information on the City's population, characteristics, housing costs, special needs, and other topics
III. Housing Constraints – this chapter looks at market constraints such as construction and land costs, governmental constraints such as land use controls, development impact fees, and environmental constraints such as flood hazards
IV. Housing Resources – this chapter sets forth the RHNA and development credit and discusses the residential sites inventory and strategies for meeting the RHNA
V. Housing Plan – this chapter lays out the City's goals, policies and housing programs

Appendices

A Acronyms

B Community Meetings – lists the various meetings that have been held

C Sites Inventory – Table C-1 provides for a total of 6,000+ units in order to provide a buffer and includes a number of factors on each site such as APN, address, size, general plan designation, zoning, proposed overlay, and existing use. Table C-2 assigns the proposed density at various income levels to each site.

D Evaluation of Accomplishments under the 2014-2021 Housing Element – this appendix looks at the last set of housing programs and evaluates the progress, effectiveness and makes a determination as to appropriateness of inclusion in the 6th Cycle Housing Element

E Affirmatively Furthering Fair Housing – this appendix implements Assembly Bill 686 which was passed in 2017 to examine fair housing issues

Sites Inventory - Accommodating the City's RHNA

For Gardena, probably the most significant portion of this 6th Cycle Housing Element is the identification of sufficient sites to accommodate the City's RHNA. Sites cannot just be identified, they must meet certain requirements and development must be shown to be feasible based on the size of the parcel or ability to assemble parcels, current use and existing development trends. Additionally, in order to qualify as a site that can support

lower income housing, housing must be allowed by right at a minimum density of 30 dwelling units to the acre.

In order to understand what a significant hurdle Gardena faces in meeting its statutory obligation to identify sites, it is important to realize that Gardena is essentially 99 percent built-out. The RHNA allocation for the 5th Cycle Housing Element was only 397 units. This cycle's allocation of 5,735 was almost 15 times larger.

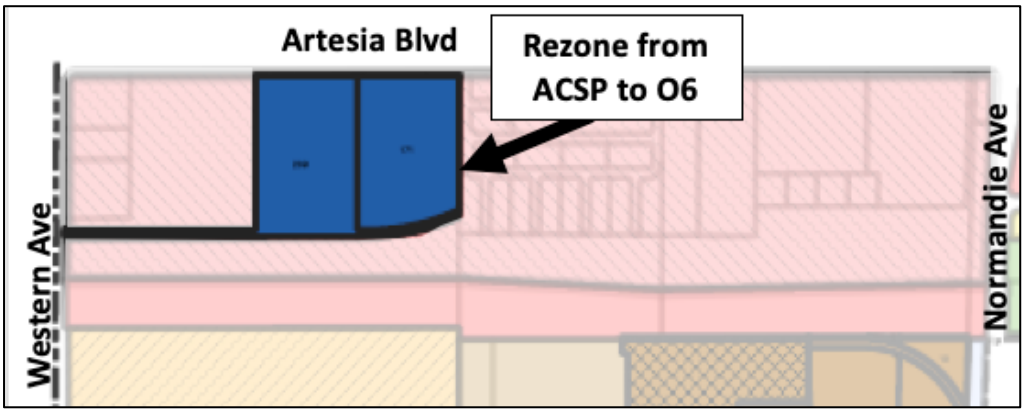
Given that Gardena has virtually no vacant land, the only method in which to accommodate the RHNA is to put overlay zones on commercial and industrial areas throughout the City. Gardena's recent history of developing residential in mixed-use overlay areas, SRO apartments in the manufacturing zone, and converting industrial and commercial uses for housing developments shows that such strategy will be successful.

Four levels of overlay zones will be implemented through and amendment to the City's Land Use Plan and zoning. These will be:

- O3 12 – 20 units/acre
- O4 21 – 30 units/acre
- O5 31 – 50 units/acre
- O6 51 – 70 units/acre

In addition to the sites identified in Appendix C of the Housing Element, the overlay zone will also be applied to adjacent properties to allow further development opportunities and site assemblage if possible. Maps of the inventory sites and proposed overlays are included as Attachment B.

The only two sites which are proposed for rezoning as opposed to an overly entirety are the properties with non-conforming industrial uses within the Artesia Corridor Specific Plan. Unlike the other areas which are receiving overlays, the Artesia Corridor is not a location where manufacturing should be allowed and the original plans for big box retail are no longer realistic.



The Sites Inventory list will be used throughout the housing cycle. Under State law, whenever housing is built on a site identified for affordable housing an examination must be made of the income level housing that was assigned to that site. If less affordable housing is built than identified, or if the property in an overlay zone is developed for a non-residential use, the City must make a finding that there is still sufficient inventory left

to satisfy the RHNA. This is the reason a buffer has been included in identifying sites for lower income housing. If the finding cannot be made, the proposed housing development must still be approved if it meets the objective development standards (and similarly, a use allowed by right may not be denied). Instead, the City is required to identify and appropriately zone additional property within six months.

At this point in time, the City is only under an obligation to make sites available, not to actually develop the housing.

Housing Programs

Through the goals, policies and programs set forth in Chapter 5, the City will continue to move towards providing quality housing for all income levels.

HCD Review

The Housing Element is the only element of the General Plan which has State oversight. The State legislature has repeatedly declared an adequate supply of housing at all income levels to be a matter of statewide concern and has given the Department of Housing and Community Development (HCD) authority to review each jurisdiction's housing element and determine if it is in compliance with State law. A finding of compliance by HCD is referred to as "certification" of the Housing Element.

Certification is necessary to enhance the City's eligibility for grant funds as well as avoid lawsuits by the State Attorney General or other interested parties. A non-compliant housing element can be grounds to halt all development within the City. If the Housing Element is not found to be in substantial compliance with State law by February 12, 2022, which seems very unlikely, the City must modify its zoning changes to implement the Housing Element by October 15, 2022.

On November 24, 2022 HCD issued a letter to Gardena identifying necessary revisions to the draft Housing Element. (Attachment C.) In response, the City made the revisions included in the redlined version of the Housing Element.

Next Steps

Once the Housing Element is approved by the City Council, staff will begin the process of developing new General Plan Land Use categories and zones to accommodate the overlay zones with objective standards that meet the requirements of State law. Additionally, staff will be bringing forward additional ordinances as indicated in the Housing Element.

General Plan Compliance

The proposed 2021-2029 General Plan Housing Element Update is internally consistent with the goals, objectives, and policies contained in the other elements of the Gardena General Plan including the following:

Land Use	
LU Goal 1 Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.	
LU 1.3: Protect the character of lower density residential neighborhoods.	By placing higher density housing along arterials and in commercial and industrial areas, lower density residential neighborhoods can be preserved.
LU 1.4: Locate new medium- and high density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.	The higher density overlay zones are being proposed along arterials and major collectors where there will be better access to transportation, shopping and services
LU 1.9: Allow well designed and attractive residential mixed-use development to occur on Gardena General Plan 2006, Updated June 2012 and March 2013 Community Development Element Land Use Plan LU-20 existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay.	The Housing Element continues the policy of placing higher density housing in commercial/industrial areas
Economic Development	
ED Goal 2 Expand, retain and revitalize quality businesses. **ED Goal 3 Attract desirable businesses to locate in the City**	In order to retain and attract businesses, there must be housing for workers. The various overlay densities will provide for a variety of new housing within the city. In turn, new residents will provide a customer base to support businesses within the City.
Circulation Plan	
CI Goal 1 Promote a safe and efficient circulation system that benefits residents and businesses, and integrates with the greater Los Angeles/South Bay transportation system.	
CI 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.	The identified sites promotes infill development and places higher density uses along arterials and major collectors making access to public transportation more readily available.

CEQA

This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As the Housing Element is a policy document which will be implemented by changes to the Land Use Element and zoning and does not provide any entitlements on its own, there will be no impact from its adoption.

NOTICING

The public hearing notice was published in the Gardena Valley News on December 23, 2021. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution PC 1-22 recommending that the City Council adopt a Resolution amending the Gardena General Plan by adopting the 6th Cycle 2021-2029 Gardena Housing Element and directing staff to file a notice of exemption.

ATTACHMENTS

A – Draft Revised Housing Element

B – Sites Inventory Map

C – HCD comment letter

D – Notice of Exemption

E - Planning Commission Resolution No. PC 1-22

- Exhibit A – City Council Resolution

City of Gardena

2021-2029 Housing Element

December 2021

Community Development Department

1700 West 162nd Street

Gardena, CA 90247

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I. Introduction

A. Community Context

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

After its incorporation in 1930, Gardena experienced its fastest growth during the 1950s when population more than doubled and the number of housing units grew by more than 150 percent. Part of this growth was the result of annexation of the northwest portion of the city. Growth slowed during the 1960s and 70s, but over the past 20 years the City grew marginally by approximately 6 percent.

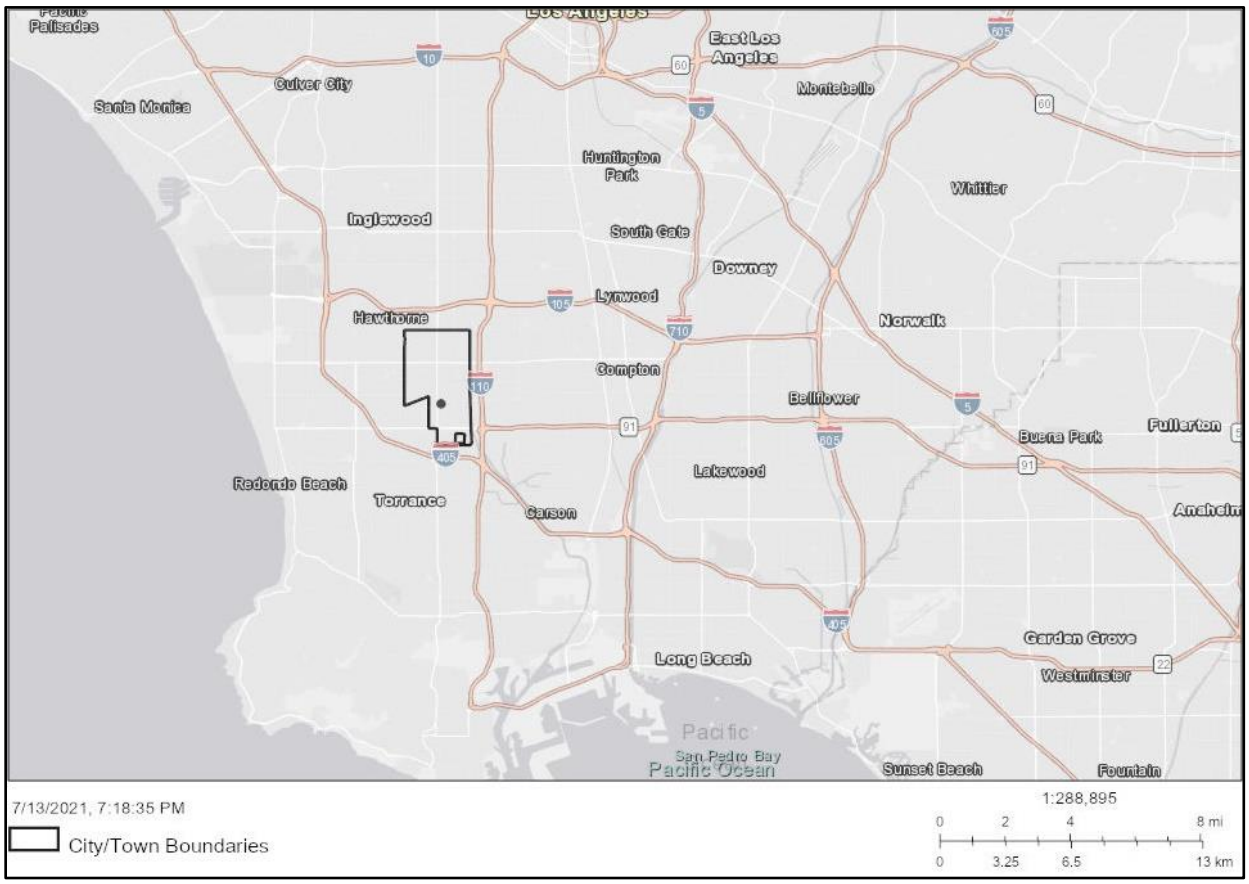
Housing in Gardena originally consisted almost entirely of single-family homes. However, as the City grew and vacant land became more limited, higher density housing was necessary to accommodate the population. The housing stock now consists of a balance between single-family homes and multi-family units.[1]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

Much of the recent new housing construction in Gardena occurred through the implementation of specific plans. The first three (Emerald Square, Redondo Village, and Gardena Village) were adopted in 1999 and resulted in 283 net new residential units. There are now 12 specific plans in Gardena, 11 for residential development and one for mixed use. The Gardena Transit Oriented Development Specific Plan, adopted in 2021, is the newest residential specific plan in Gardena. In total, almost 1,000 residential units have or will be developed in the specific plan areas.

Although Gardena is built out and lacks available vacant land for development, the City must look at creative methods to provide decent affordable housing for all economic segments of the population. The 2021-2029 Housing Element continues the City's focus on maintenance of the housing stock and existing housing programs designed to increase homeownership in the community, incentives for the development of affordable housing and other programs aimed at meeting the needs of lower-income households and special needs populations are increasingly important priorities.

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

Figure I-1: Regional Setting



Source: California Department of Housing and Community Development (HCD), 2021.

B. Role and Organization of the Housing Element

This Housing Element is an eight-year program extending from 2021 through 2029. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law provides that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its share of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for assigning these regional needs, in the form of a Regional Housing Need Assessment (RHNA), to the six-county Southern California region (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). The 6th Cycle of the SCAG RHNA Allocation Plan,

which was adopted in 2021, indicates that between 2021 and 2029, the City of Gardena will need to accommodate the development of 5,735 units.

The Gardena 2021-2029 Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate sites for residential development; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints on housing development; and 5) affirmatively furthering fair housing.

The Housing Element is organized into the following main sections:

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

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

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

Evaluation of Accomplishments under 2014-2021 Housing Element – summarizes the City's progress in implementing the 5th cycle Housing Element. (Appendix D)

Housing Plan – Includes the City's goals, policies and programs to be undertaken during the 2021-2029 period of the Housing Element are identified in this chapter. (Chapter V)

Affirmatively Furthering Fair Housing (AFFH) – Includes an analysis of fair housing issues including fair housing enforcement and outreach, segregation patterns, access to opportunities, and disproportionate housing needs. (Appendix E)

C. Data Sources and Methods

In preparing the 2021-2029 Housing Element, various sources of information were consulted. The 2020 Department of Finance (DOF) and the American Community Survey (2014-2018 and 2015-2019 5-Year Estimates) (ACS) provide the basis for much of the population, households and employment information. Other information sources used in this Housing Element include:

- Economic Development Department (EDD) 2020 employment trends and projections
- Los Angeles Homeless Services Authority (LAHSA) 2020 Homeless Count

- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data to estimate housing problems including cost burden
- California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer
- 2021 HCD Income Limits
- 2021 HUD Fair Market Rents

D. Relationship to Other General Plan Elements

The Gardena General Plan was updated in 2006. The City consolidated the seven mandated topics into four elements: Community Development Element (Land Use Plan, Economic Development Plan, Community Design Plan, and Circulation Plan); Community Resources Element (Open Space Plan and Conservation Plan); Community Safety Element (Safety Plan and Noise Plan); and Housing Element.

As the Housing Element is updated, the City will review the other elements for consistency and modify if necessary. Specifically, this Housing Element proposes land use changes to accommodate housing growth over the next eight years. The Land Use Element will be amended to be consistent with this proposal. Furthermore, the City will be updating the Safety Element as well as adding an Environmental Justice Element to address new requirements in State law.

Pursuant to SB 1087, the City will provide the adopted Housing Element to its water and sewer service providers within 30 days of adoption.

E. Public Participation

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, the City held multiple virtual meetings during the development of the Draft Housing Element.

- February 4, 2021 – An introductory workshop on the Housing Element update and challenges in meeting the Regional Housing Needs Assessment (RHNA)
- March 31, 2021 – A Housing Element Workshop to obtain additional input on needs and potential sites strategy
- May 4, 2021 – Planning Commission (Sites Inventory)
- May 11, 2021 – City Council (Sites Inventory)
- June 1, 2021 – Joint City Council/Planning Commission (Housing Programs/ Site Inventory)
- September 14, 2021 – Presentation of the Housing Element to the City Council

- September 21, 2021 – Presentation of the Housing Element to the Planning Commission

Notifications of the community meetings were published on the City's website and social media platforms. Copies of the published notices, the notice flyers and outreach mailing list are included in Appendix B. In addition, the community meeting notices were posted at City Hall, Gardena Nakaoka Community Center, and the library. Notices were also sent to Gardena's City Council, Planning and Environmental Quality Commission members, housing advocacy groups, lenders, real estate agencies, and local housing agencies. The community meetings were announced on the City's official website: www.cityofgardena.org.

The City responded to community input by conducting additional public meetings to discuss the RHNA sites strategy and by continuing to refine the sites inventory. Programs such as religious facility overlay and inclusionary housing were also included in the Housing Element in response to community input.

The Draft Housing Element was available for review on the City's website beginning September 7, 2021, three weeks prior to initiating the mandatory HCD-review.

II. Housing Needs Assessment

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

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

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

Demographic and socioeconomic trends of a community such as population growth, household income, and changing age distribution among residents affect the types and quantities of needed housing. The characteristics of a city's current housing stock, defined as the collection of all housing units located within the city jurisdiction, serve as a baseline for future conditions and goals. The Housing Needs Assessment chapter presents a demographic profile and housing stock analysis of Gardena pursuant to Government Code Sections 65583(a)(1) and 65583(a)(2) to help guide this Housing Element to attain all future housing goals for the planning period of 2021 to 2029. The Housing Needs Assessment chapter is comprised of the following components:

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

A. Population Profile

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

1. Population Growth

After incorporation in 1930, Gardena experienced significant growth, and during the 1950s the population more than doubled and housing units grew by more than 150 percent. The rapid growth of the City was a result of the overall growth experienced throughout Los Angeles County and as a result of land annexed to the City. Growth slowed during the 1960s and 70s. By 2000 Gardena had a population of 57,746 residents. In 2010 Gardena's population had increased by 1.9 percent from a decade earlier to 58,829 residents. As shown in Table II-1, according to the latest 2020 DOF estimates, the population of Gardena was 60,937, an increase of 2,108 residents or 3.6 percent from 2010. During the 2010-2020 period, the neighboring city, Hawthorne, had the highest growth rate in the area after Gardena, at 3.1 percent. The City of Los Angeles had a higher growth rate of 5.7 percent, while the County grew at the same rate as Gardena.

Table II-1: Regional Population Trends (2000-2020)

Jurisdiction	2000	2010	2020	Growth	
				2000-2010	2010-2020
Gardena	57,746	58,829	60,937	1,083 1.9%	2,108 3.6%
Carson	89,730	91,714	93,108	1,984 2.2%	1,394 1.5%
Hawthorne	84,112	84,293	86,903	181 0.2%	2,610 3.1%
Lawndale	31,711	32,769	32,799	1,058 3.3%	30 0.09%
Los Angeles	3,694,820	3,792,621	4,010,684	97,801 2.6%	218,063 5.7%
Torrance	137,946	145,438	145,546	7,492 5.4%	108 0.1%
Los Angeles Co.	9,528,330	9,818,605	10,172,951	290,275 3.0%	354,346 3.6%

Source: 2000 Census (Table P001), Department of Finance (DOF) E-5: Population and Housing Estimates, 2010-2020.

The Southern California Association of Governments forecasts growth for the cities and six counties within its region. In 2016, SCAG adopted its Final RHNA Methodology and accompanying population and household projections for years 2020-2045. The SCAG forecasts for the City of Gardena are shown in Table II-2. Total population within the City is forecast to increase from 61,042 in 2020 to 65,681 in 2045, an increase of 4,639 or 7.6 percent. Total households in Gardena are forecast to increase from 21,333 in 2020 to 23,695 in 2045, which represents an increase of 2,362 households or 11.1 percent.[2]

Table II-2: Population and Household Growth Forecast (2016-2045)

Forecast	2016	2020	2045	Growth 2020-2045	Percent Growth
Population	60,628	61,042	65,681	4,639	7.6%
Households	20,817	21,333	23,695	2,362	11.1

Source: SCAG Final Methodology Data Appendix 2020-2045, 2016.

2. Age Composition

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

Table II-3 shows the age distribution of Gardena residents and Los Angeles County residents between 2014 and 2018. Gardena's working adults (ages 25 to 64) represented 55.2 percent of the total population, while students (ages 5 to 24) represented 22.9 percent. Seniors (ages 65 and over) made up 16.2 percent and youth ages (4 and under) represented 5.7 percent of the total population of Gardena. Compared to Los Angeles County, Gardena's population was older with a median age 40.5 years as compared to 36.2 years in the County. The larger senior population is also evident in the 65 years and over category, where seniors in Gardena represented 16.2 percent as compared to 12.9 percent countywide.

[2] This local growth rate is unrelated to the Regional Housing Needs Allocation, which is projected statewide and allocated to the region. Local growth rate is based on actual City trends. Furthermore, RHNA is a only a planning goal.

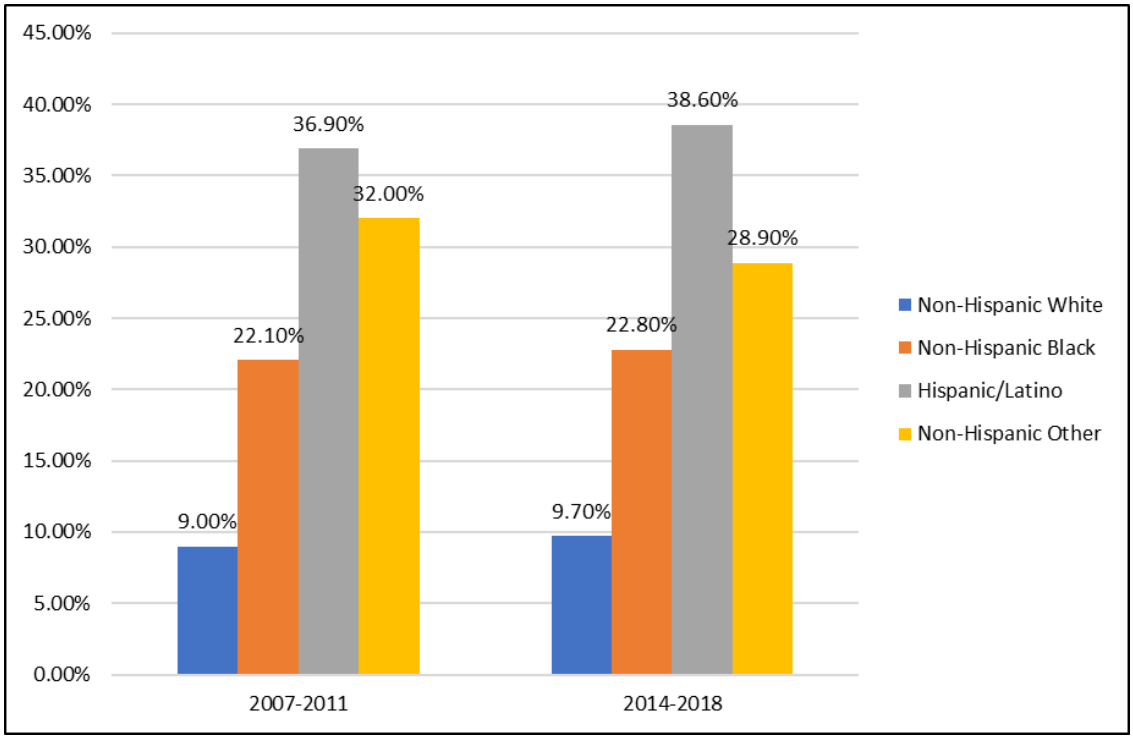
Table II-3: Age Composition (2014-2018)

Age Groups	City of Gardena		Los Angeles County	
	Total	Percent	Total	Percent
0-4 years	3,391	5.7%	624,745	6.2%
5-19	10,445	17.4%	1,889,402	18.7
20-24	3,305	5.5%	738,416	7.3
25-34	8,088	13.5%	1,609,935	15.9
35-44	8,586	14.3%	1,387,454	13.7
45-54	8,361	14.0%	1,369,838	13.6
55-64	8,040	13.4%	1,178,985	11.7
65 & over	9,708	16.2%	1,299,277	12.9
Total	**59,924**	100.0%	**10,098,052**	100.0
Median Age	40.5		36.2	
Source: ACS 2014-2018 (5-Year Estimates), Table S0101.				

3. Race and Ethnicity

Gardena residents pride themselves on being a racially, ethnically and culturally diverse community. Figure II-1 illustrates the racial/ethnic breakdown of Gardena residents. Since 2011, the fastest growing racial/ethnic group in the City was Hispanic/Latino. From 2014 to 2018, the Hispanic/Latino ethnic group represented the largest share of the City's ethnic population at 38.6 percent. This is lower than the countywide share of 48.5 percent. The second largest ethnic/racial group was the Asian/Other population at 28.9 percent, followed by the African American/Black population at 22.8 percent, and Non-Hispanic White population at 9.7 percent. According to the American Community Survey (ACS), Gardena's racial/ethnic composition changed modestly between 2007-2011 and 2014-2018.

Figure II-1: Race/Ethnicity (2011-2018)



Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP05.

B. Employment Characters

Employment trends for Gardena and Los Angeles County are shown in Table II-4. According to the California Economic Development Department (EDD), the total estimated employment in the City grew from 25,900 jobs in 2010 to 29,400 jobs in 2020, a 14.8 percent increase, or 3,800 jobs. Countywide, the number of jobs increased at a slightly higher rate during the same ten-year period (16.5 percent).

Table II-4: Employment Trends (2010-2020)

Jurisdiction	2010	2020	Growth 2010-2020	Percent Growth
City of Gardena	25,600	29,400	3,800	14.8%
Los Angeles Co.	4,256,700	4,956,900	700,200	16.5
Source: State of California EDD, January 2010 and 2020.				

Table II-5 shows the estimated civilian employment population age 16 and over by occupation for Gardena and Los Angeles County between 2014 and 2018. According to the 2014-2018 ACS, only 30.0 percent of Gardena residents have occupations in the highly skilled fields, which are identified as management/professional, as compared to 37.0 percent for all county residents. The occupational categories that usually require the highest training and skill levels are those considered management and business and financial operations or those that fall under professional and related occupations. However, Gardena residents have higher

proportions of employment in the occupational categories of sales and office, production, transportation and material moving, and service, as compared to the countywide averages in the same categories.

Table II-5: Civilian Employed Population Distribution by Occupation (2014-2018)

Occupation Category	City of Gardena	Los Angeles County
Management/Professional	30.0%	37.0%
Service	21.9%	18.9
Sales and Office	27.2%	22.7
Natural Resources, Construction, Extraction & Maintenance	6.3%	7.6
Production, Transportation & Material Moving	14.6%	13.8
Total	**28,562**	**4,869,658**
Source: ACS 2014-2018 (5-Year Estimates), Table DP03.		

The ACS data presented in Table II-6 indicates the proportion of Gardena residents employed in relatively high-paying management/professional occupations increased slightly from 28.8 percent to 30.0 percent between the 2007-2011 and 2014-2018 surveys. There was an increase in the proportion of those employed in relatively lower-paying service-related occupations, from 17.3 percent to 21.9 percent. The share of Gardena residents employed in all other occupations declined slightly between the two reporting periods despite an increase in more than 2,200 employed residents. This trend demonstrates the growing prevalence of white-collar and service occupations and a relative decline in the traditional blue-collar occupations (i.e., manufacturing and logistics).

Table II-6: Occupation Distribution of Gardena Residents (2007-11 and 2014-18)

Occupation	2007 – 2011		2014 – 2018	
	Number	Percent	Number	Percent
Management/Professional	7,575	28.8%	8,577	30.0%
Service	4,551	17.3%	6,249	21.9
Sales and Office	8,273	31.5%	7,759	27.2
Natural Resources, Construction, Extraction & Maintenance	1,937	7.4%	1,801	6.3
Production, Transportation & Material Moving	3,953	15.0%	4,176	14.6
Total	**26,289**	100.0%	**28,562**	100.0
Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP03.				

C. Household Characteristics

The U.S. Census Bureau defines a “household” as one or more persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a dwelling. People living in retirement or convalescent homes, school dormitories or other group living situations are not considered households but are considered part of the group quarters population. Household characteristics are an important indicator of housing need in a community. The household characteristics section is divided into the following components: household growth, household type, household tenure, household composition and size, household income, and special needs groups and households.

1. Household Growth

Household trends for the City and County are shown in Table II-7. The total number of households (as indicated by occupied housing units) in the City increased by 234 units between 2000 and 2010 for a total of 20,558 households, an increase of 1.15 percent. During the same period, countywide households increased by 3.37 percent. In the last ten years, it is estimated that Gardena had a net gain of 667 households or 3.24 percent, while the County experienced an increase of 4.06 percent.

Table II-7: Household Growth (2000-2020)

Jurisdiction	2000	2010	2020	Growth 2000 – 2010	Growth 2010 – 2020
Gardena	20,324	20,558	21,225	234 1.15%	667 3.24%
Los Angeles Co.	3,133,774	3,239,280	3,370,663	105,506 3.37%	131,383 4.06%
Source: 2000 U.S. Census; DOF E-5: Population and Housing Estimates, 2010-2020,					

2. Tenure

As presented in Table II-8, Gardena's household tenure between 2014 and 2018, was 51.1 percent renters and 48.9 percent owners. Household tenure trends, though slight, indicate that the proportion of household renters is declining as owners are proportionately increasing in the City.

Table II-8: Household Tenure (2007-2018)

Tenure	2007-2011		2014 – 2018	
Owner	10,113	47.60%	10,090	48.9%
Renter	11,129	52.40%	10,529	51.1
Total Occupied	21,242	100.00%	20,619	100.0
Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP04.				

3. Household Composition and Size

Table II-9 summarizes the distribution of household types (families and nonfamilies) between 2007 to 2011 and 2014 to 2018. The share of households consisting of families increased slightly from 65.0 percent between 2007 and 2011 to 68.0 percent between 2014 and 2018. This increase in family households was accompanied by a slight increase in average household size during this same period, from 2.73 to 2.87 persons per household. The average household size of the County has been higher. It increased from 2.99 in 2011 to 3.00 in 2018.

Table II-9: Household Characteristics (2007-2018)

Household Type	2007-2011	2014 - 2018
Families	13,798 65.0%	14,020 68.0%
Nonfamilies	7,444 35.0%	6,599 32.0%
Total Households	21,242	20,619
Average Household Size	2.73	2.87
Source: ACS 2007-2011 and 2014-2018 (5-Year Estimates), Table DP02.		

4. Household Income

Household income in Gardena has typically been below that of Los Angeles County as a whole, with a greater percentage of households falling into the lower income categories of very low and low income. Table II-10, which reflects the results of the 2014-2018 ACS, presents the household income distribution for households in Gardena and Los Angeles County. Approximately 21.2 percent of the households in the City had an annual income under $25,000 during this period compared to 19.9 percent of households countywide. An estimated 45.9 percent of all households in Gardena had incomes under $50,000 annually, while 40.1 percent of county households fell into this income category. The same relationships are valid at the upper end of the household income spectrum. An estimated 23.7 percent of all households in Gardena had incomes over $100,000 between 2014 and 2018, considerably lower than the 31.7 percent observed at the County level. The median household income in Gardena during the 2014 – 2018 period was $55,351 compared to Los Angeles County's $64,251, a difference of $8,900.[3]

[3] In April 2020, the State HCD published the official 2020 Federal and State Income Limits, which reported that the median income for a four-person household in Los Angeles County was $77,300.

Table II-10: Distribution of Households by Income

Income Category	Gardena - Percentage	Los Angeles County - Percentage
Less than $10,000	7.1%	5.8%
$10,000 to $14,999	4.9	5.1
$15,000 to $24,999	9.2	9.0
$25,000 to $34,999	10.9	8.5
$35,000 to $49,999	13.8	11.7
$50,000 to $74,999	17.6	16.2
$75,000 to $99,999	12.7	12.0
$100,000 to $149,999	13.9	15.1
$150,000 to $199,999	5.0	7.3
$200,000 or more	4.8	9.3
Median Household Income	$55,351	$64,251
Source: ACS 2014-2018 (5-Year Estimates), Table DP03,		

SCAG, in projecting and allocating housing growth, provides estimates of jurisdictional income distribution based on Area Median Income (AMI). Data provided by SCAG allocates households into four income categories:

- Very Low Income – up to 50 percent AMI
- Low Income – 51-80 percent AMI
- Moderate Income – 81-120 percent AMI
- Above Moderate Income – more than 120 percent AMI

As shown in Table II-11, existing income distribution in Gardena is skewed toward the lower income levels compared to the County.

Table II-11: Distribution by Income Category

Income Category	Gardena Percentage	Los Angeles County Percentage
Very Low Income	29%	26%
Low Income	19	15
Moderate Income	17	16
Above Moderate Income	34	43
Source: SCAG RHNA Calculator, March 2021		

D. Housing Characteristics

1. Housing Growth

As shown in Table II-12, Gardena's housing supply increased over the decades from 11,526 units in 1960 to 21,982 units in 2020. Much of the increase since 1960 was the result of annexation of unincorporated county land. Some of the increase between 1990 and 2010 was through development of residential specific plans. For example, in 1999, the implementation of the Emerald Square Specific Plan resulted in the development of 159 single-family units, and in 2004 the Carnelian Specific Plan resulted in the construction of 101 new single-family units. However, with very little vacant land available for residential development, most of the housing growth since 2010 came from recycling of developed land to higher-density residential uses. With the significant demand in housing, the City anticipates that most future housing growth will involve the recycling of older commercial and industrial uses, and continuing intensification of existing residential uses.

Table II-12: Housing Growth (1960-2020)

Year	Number of Units	Percent Change
1960	11,526	--
1970	14,694	27.5%
1980	17,540	19.4
1990	19,037	8.5
2000	21,037	10.5
2010	21,472	2.1
2020	21,982	2.4
Source: 2010 U.S. Census; DOF E-5: Population and Housing Estimates, 2020.		

2. Housing Type

Gardena is primarily a residential community with almost 45 percent of the total land area designated for residential use in the General Plan. According to the DOF estimates, there were 21,982 housing units in Gardena in 2020. Table II-13 shows that in 2020 over 52 percent of the total units in Gardena were single-family units and 42.1 percent were multiple-family units. Mobile homes accounted for the remaining 5.7 percent of the housing stock. In comparison, the 2020 countywide housing total of approximately 3.59 million units was 54.8 percent single-family, 43.6 percent multiple-family units and 1.6 percent to mobile homes.

Table II-13: Housing Type (2020)

Jurisdiction	Single-Family		Multiple-Family		Mobile Homes	Total
	Detached	Attached	2 to 4 units	5+ units		
Gardena	9,783 44.5%	1,711 7.8%	2,571 11.7%	6,672 30.4%	1,245 5.7%	21,982
Los Angeles Co.	1,732,045 48.2%	234,107 6.5%	295,700 8.2%	1,270,425 35.4%	58,297 1.6%	3,590,574
Source: DOF E-5: Population and Housing Estimates, 2020.						

3. Housing Stock Age and Condition

Most of the City's housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. As shown in Table II-14, nearly 89 percent of the existing housing stock in Gardena was built prior to 1990. In general, older buildings require greater maintenance, which results in higher costs. Thus, maintenance is often deferred, leading to the further physical deterioration of the City's housing units. In addition, older, deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, building codes were revised to ensure structures could withstand seismic activity of similar magnitude and motion characteristics. Therefore, the current age of Gardena's housing stock strongly suggests there will be an increased need for structural improvements during the next decade.

Based on estimates from the Code Enforcement division, as of December 2021, 250 to 300 units, or 1.4 percent of the housing stock in the City are considered substandard. The majority of these units are suitable for rehabilitation. Less than five percent (12 to 15 units) of the substandard units would need to be completely demolished and replaced.

Table II-14: Age Distribution of Existing Housing Stock

Year of Construction	Units Constructed	Percent of Total
2010 or later	279	1.3 %
2000-2009	670	3.1
1990-1999	1,449	6.8
1980-1989	2,306	10.8
1970-1979	2,387	11.1
1960-1969	3,585	16.7
1950-1959	7,123	33.2
1940-1949	2,414	11.3
Prior to 1939	1,228	5.7
Source: ACS 2014-2018 (5-Year Estimates), Table DP04.		

4. Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for prospective residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rentals have greater attrition than owner-occupied units. A healthy vacancy rate—one which facilitates choice and mobility among a variety of housing units—is considered to be two to three percent for ownership units and five to six percent for rental units.

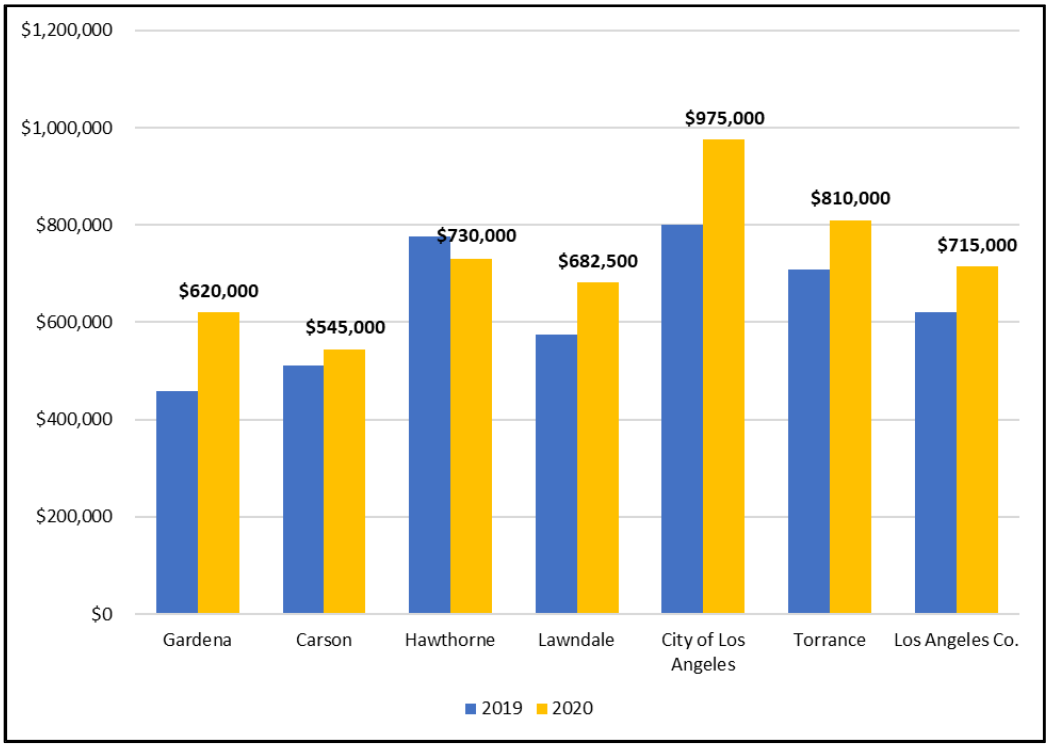
According to the 2014-2018 ACS, the vacancy rate was 1.1 percent for homeowners and 2.9 percent for renters. The low homeowner and rental vacancy rates in Gardena indicate high demand for housing regardless of tenure.

E. Housing Costs and Affordability

1. Home Prices

Homes located in Gardena are comparable to nearby cities and Los Angeles County as a whole (Figure II-2). The median home sale price in Gardena in 2020 was $620,000, lower than most of the neighboring cities and the county. Median home sale prices in the City have increased 27.8 percent since 2019. Nearby cities and the county also increased between 2019 and 2020, with the exception of Hawthorne, but to a lesser extent than Gardena.

Figure II-2: Median Home Prices, 2020



Source: Corelogic.com California Home Sale Activity by City, October 2020.

2. Average Rents

Information on current rental rates in the City was obtained through a review of advertisements on Zillow and Westside Rentals during December 2020. Table II-15 summarizes average rental prices by unit size. The average list price for rental units in December 2020 was $2,281. Of the 92 rentals found to be available, approximately 49 percent were 2-bedroom units, 22 percent were 3-bedroom units, 19 percent were 1-bedroom units, 8 percent were studios, and 3 percent were 4-bedroom units. Overall, available rental housing costs ranged from $1,299 for single room studios to $3,600 for four-bedroom units.

Table II-15: Average Rent by Unit Size (2020)

Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5+ Bedroom
$1,299	$1,587	$2,138	$2,784	$3,600	N/A
Note: There were no rentals available with 5+ bedrooms. Source: www.zillow.com and Westside Rentals, accessed December 2020					

3. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 percent of the gross household income on housing expenses.

Table II-16 summarizes affordable rents and purchase prices by income category based on the 2021 HCD median income of $80,000 in Los Angeles County.[4] General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a three percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower and moderate income households are usually confined to rental housing, but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes.

The extremely low income households are the most vulnerable group. With limited income, 81.2 percent of the households in this income group experienced one or more housing problems, compared to just 50.3 percent citywide, 73.3 percent of very low income households, and 58.3 percent of low income households.[5] More importantly, severe housing cost burden (spending half of the household income on housing) impacted 67.8 percent of the extremely low income households, compared to 30.4 percent of very low income households, 14.5 percent of low income households, and 22.9 percent of households citywide. Households with severe cost burdens are most at risk of becoming homeless.

4 State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

5 Housing and Urban Development Department (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 2020 (based on 2013-2017 ACS).

Table II-16: Housing Affordability Matrix (2021) – Los Angeles County

Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Taxes, Ins., HOA (Ownership)	Maximum Affordable Price	
					Rent	Sale
Extremely Low Income (<50% AMI)						
1-Person	$24,850	$621	$151	$217	$471	$66,715
2-Person	$28,400	$710	$166	$249	$544	$77,877
3-Person	$31,950	$799	$190	$280	$608	$86,667
4-Person	$35,450	$886	$223	$310	$664	$93,135
5-Person	$38,300	$958	$264	$335	$694	$94,447
Very Low Income (50% AMI)						
1-Person	$41,400	$1,035	$151	$362	$884	$137,592
2-Person	$47,300	$1,183	$166	$414	$1,017	$158,818
3-Person	$53,200	$1,330	$190	$466	$1,140	$177,672
4-Person	$59,100	$1,478	$223	$517	$1,255	$194,418
5-Person	$63,850	$1,596	$264	$559	$1,332	$203,868
Low Income (80% AMI)						
1-Person	$66,250	$1,656	$151	$580	$1,506	$244,014
2-Person	$75,700	$1,893	$166	$662	$1,727	$280,444
3-Person	$85,150	$2,129	$190	$745	$1,938	$314,501
4-Person	$94,600	$2,365	$223	$828	$2,142	$346,450
5-Person	$102,200	$2,555	$264	$894	$2,291	$368,105
Moderate Income (120% AMI)						
1-Person	$67,200	$1,680	$151	$588	$1,529	$248,083
2-Person	$76,800	$1,920	$166	$672	$1,754	$285,154
3-Person	$86,400	$2,160	$190	$756	$1,970	$319,854
4-Person	$96,000	$2,400	$223	$840	$2,177	$352,446
5-Person	$103,700	$2,593	$264	$907	$2,329	$374,529

Notes:

Assumptions: 2021 HCD income limits; Health and Safety code definitions of affordable housing costs (30% of household income); Los Angeles County Development Authority (LACDA) 2020 utility allowance schedule; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Los Angeles County: 4-person household median income = $80,000

According to the 2020 HCD State Income Limits Briefing Materials Report, the very low income limit does not equal 50% and the low income limit does not equal 80% of the AMI due to “adjustments for high housing cost relative to income, the application of state nonmetropolitan income limits in low income areas, and the national maximums in high income areas.”

Sources: State Department of Housing and Community Development 2021 Income Limits; Los Angeles County Utility Allowance Schedule, 2020; Veronica Tam and Associates, 2021

F. Special Needs

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

Table II-17 summarizes the special needs populations in Gardena based on available information from the 2014-2018 ACS and the Los Angeles Homeless Services Authority. Each population group, as well as its specific circumstances and housing needs, are described below.

Table II-17: Summary of Special Needs Populations

Special Needs Groups[1]	Persons or Households	Percent
Seniors/Elderly (65 years and over)	9,708	16.2 %
With a Disability	3,275	33.7
Senior-Headed Households	5,578	27.1
Renter	1,817	32.6
Owner	3,761	67.4
Disabled Persons	6,651	11.2
Single Female-Headed Households	3,484	16.9
With Related Children (<18)	1,248	6.1
Large Households (5+ persons)	2,601	12.6
Renter	1,217	46.8
Owner	1,384	53.2
Farmworkers[2]	49	0.2
Homeless Persons	97	0.2

1. Each group is a separate category, but can be overlapping category with another special needs group. Percent represent that group as a proportion of the total population or total households in the City and not intended to total across different special needs groups.
2. Persons employed in agriculture, forestry, fishing, and hunting occupations.

Source: ACS 2014-2018 (5-Year Estimates), Tables S0101, S1810, S2502, DP02, B25009, S2403), Los Angeles Homeless Services Authority, 2020.

1. Seniors

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

As presented in Table II-18, there were 5,578 elderly householders in Gardena between 2014 and 2018. Of the elderly householders, 67.4 percent owned their home, while 32.57 percent rented. As presented previously in Table II-3, the 65 years and older population represents 16.2 percent of the total population of Gardena.

Table II-18: Senior Householders by Tenure

Age	Owner	Renter	Total
65-74 years	1,934 61.11%	1,231 38.89%	3,165
75 plus years	1,827 75.71%	586 (24.29%)	2,413
Total	3,761 67.43%	1,817 32.57%	5,578
Source: ACS 2014-2018 (5-Year Estimates), Table B25007.			

Resources Available

In order to help meet the needs of elderly residents, the City promotes affordable housing conservation through the following rehabilitation assistance programs.

- **Residential Rebate Program:** Designed to cover expenses for major household repairs. It is available for low to moderate income homes and mobile homeowners. The refund is a 50 percent cash rebate up to a maximum of $3,000.
- **Handy-worker Fix-Up Program:** Designed to provide qualified low and moderate-income households with free home improvement assistance. Housing units must be owner-occupied single-family or mobile homes. This program offers free handy-worker crew labor and materials up to $600 for qualifying improvements, including health and safety corrections and ADA improvements.
- **Mobile Home Rehabilitation Program:** Offers up to $10,000 in City housing rehabilitation loan assistance to low-income mobile homeowner-occupants residing within the City of Gardena.

According to the California Department of Social Services, as of December 2020 there were five residential care facilities within the City that serve the elderly with a combined capacity to serve 132 residents. In addition, the Gardena Senior Citizens Day Care Center located at 14517 South Crenshaw Boulevard provides services to the elderly population. The Center is a social day care and provides supportive socialization and rehabilitation programs for older

adults who are experiencing memory loss, dementia, or Alzheimer's disease. Respite and support services to caregivers and family members are also provided, as well as transportation for Gardena residents.

Additional assistance to elderly Gardena residents is provided by the Senior Citizens Bureau, a division of the City's Human Services Division. The office of the Senior Citizens Bureau is located at 1670 West 162nd Street in the Kiyoto "Ken" Nakaoka Community Center. The Senior Citizens Bureau provides a variety of support services to seniors. These services include: information and referral services; case management; in-home support; daily nutritional meals at seven community sites and home-delivered meals; health clinics; escort and shopping services; specialized care for people suffering from Alzheimer's Disease; and programs for the chronically mentally ill who live in board and care and family group homes.

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

2. Persons with Disabilities

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty**: Deaf or having serious difficulty hearing
- **Vision difficulty**: Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty**: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty**: Having serious difficulty walking or climbing stairs
- **Self-care difficulty**: Having difficulty bathing or dressing
- **Independent living difficulty**: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons of disabilities and include programs for the removal of such constraints or provide reasonable accommodation for housing designed for persons with disabilities.

Disability status does not necessarily indicate a need for special need/supportive housing, and data on the total number of disabled persons needing supportive housing in the City is not available. Using the national standard of one to three percent of the disabled population needing supportive housing, it can be estimated that the City has approximately 67 to 201 disabled individuals in need of supportive housing.

Individuals with disabilities can often have difficulties participating in the labor force or finding employment, whether because of an inability to leave one's home, an inability to meet the physical requirements of the job, discrimination on the part of prospective employers, or other factors. Table II-19 provides a breakdown of working-age individuals with disabilities by employment status. According to the 2014-2018 ACS, of the 3,019 working-age (18-64) disabled persons in Gardena, more than 55 percent were not in the labor force. Of the remaining 44 percent, approximately 95 percent were employed. The low labor force participation among working-age disabled persons indicates a need for low-cost housing.

Table II-19: Persons with Disability Employment Status

Persons with a Disability	Number	Percent
Employed Persons with a Disability	1,273	42.2 %
Not Employed Persons with a Disability	71	2.4
Persons Not in Labor Force with Disability	1,675	55.5
Total Working-age Persons with a Disability	3,019	100
Note: Civilian non-institutionalized population aged 18-64. Source: ACS 2014-2018 (5-Year Estimates), Table C18120.		

Table II-20 gives a breakdown of the population of persons with disabilities in the 64 and under-age group and the 65 years and over age group between 2014 and 2018. The types of disability by the age groups are also presented. Approximately half of the total persons with disabilities in Gardena were in the 65 years and over age group. Persons with ambulatory disabilities represented a significant portion of both age groups. Approximately 50 percent of the total persons with disabilities were in the 64 and under-age group and 57 percent of those 65 years and over had ambulatory disabilities. For persons with disabilities in the 65 years and over-age group, about 71 percent also suffered from sensory disabilities (hearing and vision) and 53 percent had an independent living difficulty.

Table II-20: Persons with Disabilities by Type

Population	Number	Percent
Total Persons with Disabilities	6,651	100.0%
Persons with Disabilities Aged 64 and younger	3,376	50.8
Hearing Difficulty	601	17.8
Vision Difficulty	888	26.3
Cognitive Difficulty	1,375	40.7
Ambulatory Difficulty	1,681	49.8
Self-Care Difficulty	895	26.5
Independent Living Difficulty	1,005	29.8
Persons with Disabilities Ages 65 and Over	3,275	49.3
Hearing Difficulty	1,404	42.9
Vision Difficulty	907	27.7
Cognitive Difficulty	1,041	31.8
Ambulatory Difficulty	1,866	57.0
Self-Care Difficulty	888	27.1
Independent Living Difficulty	1,746	53.3

Notes:

1. Independent Living Difficulty does not include persons under 18.
2. Disability type categories are not mutually exclusive; individuals may have more than one disability. Thus, the sum of all categories for a particular age group will be greater than the total for the same age group.

Source: ACS 2014-2018 (5-Year Estimates), Table S1810.

Resources Available

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. According to California Department of Social Services records, 40 State-licensed community care facilities operate in Gardena. Table II-21 summarizes the facilities by type and capacity. These facilities have a total capacity of 553 persons. There are four types of facilities within Gardena:

- **Adult Day Care:** Serves seniors and developmentally disabled adults who are able to live at home but require a certain level of care during the day. Some adult day care facilities provide health care services, while others provide non-medical care in the form of personal hygiene and meals.
- **Adult Residential Facilities:** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or intellectually disabled.
- **Residential Care Facilities for the Elderly:** Provide care and supervision for persons aged 60 and above and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

- **Small Family Homes:** Provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Table II-21: Licensed Community Care Facilities

Facility Type	Facilities	Capacity
Adult Day Care	6	262
Adult Residential	19	107
Residential Care – Elderly	5	132
Small Family Home	2	8
Total	40	553
Source: Department of Social Services, Community Care Licensing Division, December 2020.		

Title 24 of the California Building Standards Code, which has been adopted by the City of Gardena, includes requirements to provide adequate housing to meet the needs of people with disabilities.[6] The State updates the Building Standards Code every three years. Title 24 provides regulations for adaptability and accessibility of apartments units to provide for the safety and welfare of physically handicapped residents and visitors. An adaptable apartment is one that has accessible floor entry and circulation, and that can be easily adapted in the future to meet the specific needs of a handicapped person. The adaptations include installation of wider doors, grab bars, lower cabinets, and lower light switches, as well as sidewalk-to-front-door ramps.

The City offers home improvement programs that provide for handicapped access improvements. Furthermore, the City contracts with the Fair Housing Foundation to provide fair housing and landlord/tenant services which benefit many disabled people that are denied reasonable accommodations.

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

[6] The State updates the California Building Standards Code as set forth in Title 24 of the California Code of Regulations. The City is then required to adopt the most recent edition. The most recent adoption by the City was in 2020 when it adopted the 2019 California Building Standards Code.

3. Persons with Developmental Disabilities

As defined by State law, "developmental disability" means a substantial disability of an individual which:

- Is attributable to mental retardation, cerebral palsy, epilepsy, autism, or disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation;
- Is manifested before the individual attains age 18;[7]
- Is likely to continue indefinitely;
- Results in major impairment of cognitive and/or social functioning, representing sufficient impairment to require interdisciplinary planning and coordination of special or generic services to assist the individual in achieving maximum potential; and,
- Results in substantial functional limitations in three or more of the following areas of major life activity: (a) self-care; (b) receptive and expressive language; (c) learning; (d) mobility; (e) self- direction; (f) capacity for independent living; or (g) economic self-sufficiency.

According to Table II-22, as of December 2020, there were a total of 1,041 persons in the three zip codes that include Gardena addresses who have been diagnosed with developmental disabilities. According to the State Department of Developmental Services, about 51 percent of these persons were children under the age of 18 and 78 percent were living at home with parents or guardians.

Table II-22: Developmentally Disabled Residents by Age

Zip Code*	0-17 Years	18+ Years	Total
90247	297	240	537
90248	69	59	128
90249	163	213	376
Total	529	512	1041

Source: California Department of Developmental Services, December 2020.

* Each of Gardena's zip codes include areas outside of the City's boundaries.

Resources Available

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

[7] The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

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

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The South Central Los Angeles Regional Center (SCLARC), which serves Gardena, is a non-profit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families.

Multiple housing types are appropriate for people living with a development disability: rent subsidized homes; licensed and unlicensed single-family homes; inclusionary housing; Section 8 Housing Choice Vouchers; special programs for home purchase; HUD housing; and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Almost all public housing units in the county are reserved for seniors and disabled persons. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

4. Female Heads of Households

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

As shown in Table II-23, there was a total of 3,484 female-headed households from 2014 to 2018, representing 16.9 percent of total households in the City. There were 1,516 female-headed households with children under 18 years of age, representing 7.4 percent of the total households. Of the households under the poverty level, 669 total (3.2 percent) female head of households in the City lived below the federal poverty line, but this group accounts for nearly half of Gardena households living in poverty.

Table II-23: Female Householders

Householder Type	Number	Percent of Total Households
Total Households	20,619	100.0%
Total Female Heads-of-Household	3,484	16.9
Female Heads-of-Household with Children under 18	1,516	7.4
Total Households Under Federal Poverty Level	1,556	7.6
Female Headed Households Under Federal Poverty Level	669	3.2
Source: ACS 2014-2018 (5-Year Estimates), Tables B17012, S1702.		

Resources Available

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

Female heads of households in Gardena can also benefit from general programs and services for lower-and moderate-income households, including the Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

5. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or multi-generational families. It can also include multiple families living in one housing unit. Large households are a special needs group because the availability of adequately sized, affordable housing units is limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

As shown in Table II-24, the 2014-2018 ACS identified 2,601 large households in Gardena, representing 12.6 percent of all households. Among the City's large households, 46.8 percent were renters, while 53.2 percent owned their home.

Table II-24: Household Size by Tenure

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	8,706	48.3%	1,384	53.2%	10,090	48.9%
Renter	9,312	51.7	1,217	46.8	10,529	51.1
Total	18,018	100.0	2,601	100.0	20,619	100.0
Source: ACS 2014-2018 (5-Year Estimates), Table B25009.						

Resources Available

Large households in Gardena can also benefit from general programs and services for lower- and moderate-income persons, including Housing Choice Vouchers, and various community and social services provided by non-profit organizations in the region.

6. Homeless Persons

A homeless individual or family is defined by federal regulations as those that lack a fixed, regular, and adequate nighttime residence. Homeless individuals and families have differing housing needs. Both groups are in crisis and need food, clothing and shelter. Long-term transitional shelters, however, have different emphases for individuals and families. An individual would do well in transitional housing such as cooperative or single-room occupancy facilities. Families require more housing amenities to accommodate their size and diverse age-related needs; thus, lower income reentry housing such as single or multi-family units are more appropriate. Both groups require supportive housing and social services. The needs of homeless families are more complicated than those of homeless individuals. Childcare, pediatric care, and education are additional to basic health, mental health, employment, and other supportive social and housing needs.

The Los Angeles Homeless Services Authority (LAHSA) enumerated 79 homeless persons in the City of Gardena in 2020 and an estimated 4,560 homeless persons in the South Bay Service Planning Area (SPA).[8] Approximately 81 percent of the homeless were individuals and 19 percent were families. LAHSA estimated that 29 percent of the homeless were survivors of domestic violence and 35 percent suffered from substance abuse. An additional 20 percent were estimated to be mentally disabled and nearly 24 percent suffered from physical disability.

Resources Available

The Gardena Human Services Division responds to homeless individuals and families, as well as lower income persons threatened with homelessness, through the Emergency Services Program. This program gives referrals and transportation vouchers to shelters and provides food vouchers and clothing. The Human Services Division assists approximately 32 persons identified as homeless annually through the Emergency Services Program.

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

- Los Angeles Homeless Services Authority (LAHSA)
- Los Angeles County Department of Mental Health
- Harbor Interfaith Services (670 W. 9th Street, San Pedro)
- Rainbow Services (453 W. 7th Street, San Pedro)
- Los Angeles County Department of Children and Family Services (3530 Wilshire Boulevard Suite 400, Los Angeles)

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

- 1736 Family Crisis Center (21707 Hawthorne Boulevard, Torrance)
- House of Yahweh Social Services (4046 Marine Avenue, Lawndale)

[8] 2020 Greater Los Angeles Homeless Count (https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results&ref=hc)

- Harbor Interfaith Services (670 West Ninth Street, San Pedro)

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

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

Government Code section 65583(a) includes a requirement that the analysis of special housing needs include an analysis of families and persons in need of emergency shelter based on annual and seasonal need, as well as an identification of zones(s) where emergency shelters are allowed as a permitted use. The City amended the Gardena Municipal Code in 2012 to allow emergency shelters in the Industrial (M-1) and General Industrial (M-2) zones and will provide additional amendments to meet the new requirements relating to employee parking requirements.

7. Extremely Low Income Households

Extremely low-income households earn up to 30 percent of the Area Median Income. This group is considered a special needs groups because of the limited housing options available to them. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. In Gardena, 4,260 households were considered extremely low-income according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data by HUD, which represents about 21 percent of the overall households. Approximately 64 percent of the extremely low income households were renters. Furthermore, 81 percent of the extremely low-income households were experiencing at least one housing problem (overcrowding, cost burden, or inadequate housing). Specifically, 84 percent of the extremely low-income renters and 75 percent of the extremely low-income owners were experiencing at least one housing problem.

Resources Available

Housing Choice Vouchers (HCV) represent a significant resource for extremely low-income households as HUD policy requires that at least 70 percent of all new HCV be available to this income group. Furthermore, the City has four publicly assisted rental developments for seniors.

8. Farmworkers

Farmworkers are identified as persons whose primary source of income is seasonal agricultural labor. Their housing needs stem from their relatively low income and job instability. Permanent and seasonal farmworker data is available only at the county level. According to the 2017 Census of Agriculture, there were 3,266 farmworkers in Los Angeles County. Of the farmworkers countywide, 1,749 (54 percent) were employed 150 days or more and 1,517 (46

percent) were employed for less than 150 days. While there is a substantial farmworker population in the County, very few reside in Gardena. According to the 2014-2018 ACS, 24 residents in the City were employed in the farming, fishing, and forestry category, comprising less than 0.1 percent of the total employed population. Gardena is located in a highly urbanized area of Los Angeles County and any major agricultural uses in the immediate vicinity ceased decades ago. There is no evidence of a sizeable community of migrant farm workers residing within City limits, as the great distance between the City and agricultural areas makes the commuting cost prohibitive. Given that so few residents are employed in this industry, the housing needs of farmworkers can be addressed by the overall programs for affordable housing, such as rent subsidies, and affordable new incentives for construction.

G. Publicly Assisted Housing

1. Los Angeles County Development Authority

The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher Program (HCV) for Gardena residents. Approximately 630 Gardena households were receiving HCVs as of 2019. Appendix E, Affirmatively Furthering Fair Housing, includes a map showing the concentration of HCVs by census tract. LACDA has been allocated 25,696 HCVs according to the 2021-2022 FY Annual Plan. LACDA's Section 8 program has a wait list of 37,388 applicants, 29 percent of which are elderly and 30 percent disabled. According to LACDA, as of August 2021, there are 439 registrants currently residing in the City of Gardena on the Section 8 Waiting List, 16 percent of which are elderly and 25 percent disabled.

2. Units at Risk of Converting to Market-Rate Housing

According to California Government Code Section 65583(a)(8) and (c)(6), jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low-income housing in ten years and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from October 15, 2021, through October 15, 2031. This section identifies the City's assisted units at-risk of conversion to market rate housing.

3. Assisted Housing Inventory

Currently four assisted rental housing projects are located in the City; these are:

- **Gardena Valley Towers:** Gardena Valley Towers, located at 1715 West 158th Street, Gardena, is an 80-unit project built for seniors. The project was financed under the HUD Section 202 program, which provides capital advances to non-profit sponsors to finance the development of rental housing with support services for the elderly. The advance is interest free and does not have to be repaid as long as the units remain affordable for at least 40 years. The affordability controls under Section 202 extend until 2038 but are contingent upon the continued availability of Section 8 funding.
- **South Park Manor:** South Park Manor, located at 17100 South Park Lane, Gardena, is a126 unit senior housing project. This project was also financed under the HUD

Section 202 program. The affordability controls extend until 2026 but are contingent upon the continued renewal of Section 8 funding.

- **Meadowlark Manor:** Meadowlark Manor, located at 17150 South Park Lane, Gardena, is a 73-unit project restricted to seniors. Similar to the other two projects, Meadowlark Manor was financed under the HUD Section 202 program. The affordability controls extend until 2031 but are contingent upon the continued renewal of Section 8 funding.
- **Spring Park Senior Villa:** In 2015, the Spring Park Senior Villas, a 37-unit affordable housing project, was completed in Gardena. The project was awarded HOME funds, with an affordability covenant of 50 years.

Table II-25 details the assisted housing projects in the City. According to the inventory, the four projects contain 314 assisted rental units. Three were financed under the HUD Section 202 funds and maintain Section 8 contracts. One recent project was funded with HOME funds. These projects are housing for the elderly and are owned and operated by non-profit corporations. The long-term affordability of the projects is fairly secure based on their non-profit status and, therefore, the risk levels are considered low. However, two of the assisted housing projects located in Gardena may expire in less than ten years. The newly constructed Spring Park Senior Villa is not considered at risk during the ten-year analysis period.

In addition, a three-bedroom unit located at Casimir Avenue offers affordable housing to three persons in a group home situation. This type of affordable accommodation is not covered under the at-risk analysis.

Table II-25: Assisted Rental Housing Projects

Assisted Housing Projects	Address	Assisted Units	Total Units	Overall Exp. Date	Owner	Risk Level
Gardena Valley Towers	1715 W 158th St	79	80	3/29/2038	Non-Profit	Low
Meadowlark Manor	17150 S Park Ln	73	74	2/1/2031	Non-Profit	Low
South Park Manor	17100 S Park Ln	126	126	3/1/2026	Non-Profit	Low
Spring Park Senior Villa	2010 W El Segundo Blvd	36	37	2065	Non-Profit	Low
Total		314	317			
Source: City of Gardena, December 2020.						

4. Preservation and Replacement Options

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

Transfer of Ownership

Non-profit corporations currently own all of the assisted-housing projects in Gardena. Therefore, transfer of ownership is not needed. However, the following entities serving Los

Angeles County may have the potential capacity to acquire and preserve the at-risk units identified:

- Los Angeles County Development Authority (LACDA)
- Innovative Housing Opportunities, Inc.
- Jamboree Housing
- Mercy Housing
- Meta Housing
- National CORE

Rental Assistance

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

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

Given the bedroom mix of the 278 Section 8 assisted rental units, the total cost of subsidizing the rent for the units is $173,486 per month, as shown in Table II-26. This translates into approximately $2.1 million annually or $41.6 million over a 20-year period.

Table II-26: Required Rental Subsidies

Unit Size	Total Units	Fair Market Rents	HH Size	Very Low Income Limits	Affordable Cost	Utility	Per Unit Subsidy	Monthly Subsidy
Studio	52	$1,369	1	$39,450	$986	$151	$533	$27,716
1-Bdrm	226	$1,605	2	$45,050	$1,126	$166	$645	$145,770
Total	278							$173,486
Source: HUD Fair Market Rent Documentation, 2021.								

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. In 2015, the Spring Park Senior Villas, a 37-unit affordable housing project, was completed in Gardena. Of the 37 units, 36 are assisted units affordable to lower income households, and one is a manager's unit. The project was awarded HOME funds. Total development cost of the project was approximately $9.3 million. The City owns the land and leases it for one dollar per year, up until the year 2088. The project totals 40,800 square feet of internal building space, which includes the residential units, subterranean parking garage, communal space and accessory space. Each tenant unit is 540 square feet and includes one bedroom. The one manager's unit is 800 square feet and includes two bedrooms. Based on the project costs, the average development cost per unit is approximately $250,000. This represents approximately $250 per square foot of building space. This includes the residential units, common space areas, subterranean parking and other amenities.

Assuming the average size of a studio apartment is 450 square feet, and the average size of a one-bedroom apartment is 600 square feet, construction to replace the 278 at risk-units would cost approximately $39,750,000.

Purchase of Affordability Covenants

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

Cost Comparisons

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

H. Housing Needs

This section provides an overview of existing housing needs in Gardena. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students.

1. Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding.

Based on the 2014-2018 ACS presented in Table II-27, 9,527 households or 47.8 percent of the total household were overpaying (over 30 percent of household income) and 5,401 or 22.7 percent were severely overpaying (over 50 percent of household income). Of those severely overpaying households, almost two-thirds (63.7 percent) were renters and just over one-third (36.3 percent) were homeowners.

Table II-27: Household Cost Burden by Tenure

Cost Burden	Renters	Owners	Total HHs
<10%	290	2,172	2,462
10% to 14.9%	515	1,053	1,568
15% to 19.9%	1,146	1,127	2,273
20% to 24.9%	899	1,211	2,110
25% to 29.9%	1,141	866	2,007
30% to 34.9%	914	573	1,487
35% to 39.9%	835	508	1,343
40% to 49.9%	1,357	806	2,163
>50%	2,890	1,644	4,534
Total Households	9,987	9,960	19,947
Note: Cost burden was not computed for 542 renter and 130 owner households. Source: ACS *2014-2018 (5-Year Estimates), Table B25009.*			

Table II-28 presents rates of cost burden for lower income households in Gardena. Extremely low and very low income renters have the highest rate of cost burden of 83.3 percent and 83.5 percent, respectively. For all income levels, cost burden is more common amongst renter

households. Of all lower income households (extremely low, very low, and low), 67.2 percent are cost burdened including 75 percent of lower income renters and 54 percent of lower income owners. Cost burden amongst lower income households is significantly more common than cost burden amongst moderate and above moderate income households. Only 9.7 percent of renter households and 19.3 percent of owner households earning more than 80 percent of the AMI are cost burdened.

Table II-28: Lower Income Household Cost Burden by Tenure

Income Category	Renters	Owners	Total HHs
Extremely Low Income <=30% AMI	83.3%	68.4%	78.0%
Very Low Income 30-50% AMI	83.5%	43.8%	70.4%
Low Income 50-80% AMI	56.4%	50.0%	53.8%
Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.			

2. Overcrowding

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

As presented in Table II-28, households with 1.01 or more persons per room totaled 2,000 or 9.7 percent of the total households in Gardena. Additionally, 824 households or 4.0 percent lived in severely overcrowded conditions (at least 1.51 persons per room).

Renters were much more likely to experience overcrowding than homeowners. While approximately half (51.1 percent) of Gardena households rent their units, the number of overcrowded renter households was about two times as large as the number of overcrowded homeowners. Renters represented over two-thirds (69.2 percent) of all overcrowded households in the City — indicating a need for more three-bedroom rental units to accommodate larger renter households. Households that own homes generally are able to take advantage of the ample stock of single-family houses in Gardena, most of which have three or more bedrooms; thus, severe overcrowding is not as much of a problem for owners as it is for renters, and the latter group would benefit more than the former from large units.

Table II-29: Household Crowding by Tenure

Persons per Room	Renters	Owners	Total Households
0.5 or Less	4,651	6,308	10,959
0.51 to 1	4,491	3,169	7,660
1.01 to 1.5	761	415	1,176
1.51 to 2	482	130	612
2.01 or More	144	68	212
Total Households	10,529	10,090	20,619
Source: ACS 2014-2018 (5-Year Estimates), Table B24014.			

3. Future Housing Need

For this Housing Element period, the City of Gardena was allocated a RHNA of 5,735 units, as shown in Table II-29. Approximately 39.2 percent of these units should accommodate lower income households.

The 2014-2021 Housing Element demonstrated that based on the adequate sites inventory of vacant land, underutilized land and prime opportunity sites, the City could accommodate 1,358 units, more than the 2014-2021 RHNA of 397 units. However, Gardena's 2021-2029 RHNA is significantly higher than the previous Housing Element cycle. The 2021-2029 Housing Element proposes housing programs and zone amendments, including a residential overlay, to increase the potential for housing units. Implementation of these programs would adequately accommodate the potential shortfall in the need for affordable units in the City. Chapter IV of this Housing Element demonstrates the City strategies for meeting this RHNA.

Table II-30: Regional Housing Needs Allocation for Gardena (2021-2029)

Income Category	Dwelling Units	
	Number	Percent
Extremely Low/Very Low-Income	1,485	25.9%
Low-Income	761	13.3%
Moderate-Income	894	15.6%
Above Moderate-Income	2,595	45.2%
Total	5,735	100.0%
Note: *50% (742 units) of the very low income units are designated as extremely low income units.* Source: SCAG RHNA – Planning Period 2021-2029		

III. Housing Constraints

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

A. Market Constraints

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

1. Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock, and influence rents and sale prices when new units are placed on the market. According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from $184,125 in 2011 to $296,625 in 2019.[9] The NAHB construction cost survey indicated the average size of single-family homes has decreased from 2,802 square feet in 2015 to 2,594 square feet in 2019. In 2019, total construction cost of a home accounted for 61.1 percent of the total sales price.

2. Land Costs

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

Undeveloped land in Gardena is limited. A survey of lots for sale in Gardena was conducted on December 7, 2021 on Realtor.com (**Table** III-1). The survey found three lots listed, two

[9] National Association of Home Builders (NAHB), Cost of Constructing a Home (Special Studies), 2020.

vacant and one developed with an older single-family home and duplex. Cost per unit if built at maximum capacity ranged from $120,000 to $233,000.

Table III-1: Land Costs

Address	Lot Size (acres)	Density Allowed (Max.)	Listing Price	Per Unit Land Cost
16705 S. Berendo Ave.	0.16	R-3 (17 du/ac) – 3 units	$699,000	$233,000
1452 W. Artesia Blvd.	0.23	MUO (20 du/ac) – 5 units	$600,000	$120,000
15617 & 15701 S. Normandie Ave.*	0.37	R-4 (25 du/ac) – 9 units	$1,900,000	$211,111

Note:
* Contingent lots already developed with older single-family home and duplex.
Source: Survey of Realtor.com, assessed December 7, 2021.

3. Availability of Mortgage and Rehabilitation Financing

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

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

According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) monthly interest rate survey from 2016 to 2020, as shown in Table III-1, annual average mortgage interest rates have declined significantly, from 3.65 percent in 2016 to 3.11 percent in 2020.

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

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

Table III-2: National Annual Average Mortgage Interest Rates

Year	Average Interest Rate
2016	3.65%
2017	3.99
2018	4.54
2019	3.94
2020	3.11
Source: Federal Home Loan Mortgage Corporation, Primary Mortgage Market Survey.	

4. Density and Timing

With limited vacant land available for residential development, the City has been accommodating new housing construction through the recycling of lower-density residential uses and underutilized nonresidential uses into higher intensity multi-family developments.

Developers in the R-3 zone have been able to achieve maximum densities. Developers in the R-4 and MUO zones have not achieved the maximum density allowed by the zones not because of constraints imposed by the City, but because of the choice of housing that is being developed. With the exception of the 265-unit apartment building on Crenshaw Boulevard approved in 2021, and the proposed Specific Plan apartment project on Crenshaw Avenue, developers are choosing to build two- to three-story townhome style condominiums. In 2019 the City hosted a workshop with developers and architects to discuss impediments to development. The workshop identified development constraints related to parking. Parking requirements and other constraints discussions related to this workshop are further described in Section 4, *Residential Development Standards*, below.

Residential development has been active in Gardena, with limited delays between entitlement and building permit issuance. Typically, the time between receiving entitlements and the issuance of building permits is approximately six months based on review of projects over the past five years, depending on how quickly corrections are made by the developer.

B. Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the city. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

1. Transparency in Development Regulations

The City of Gardena complies the requirement to demonstrate transparency in development regulations by providing information online and at public counters:

- General Plan - https://cityofgardena.org/general-plan/
- Zoning Information - https://cityofgardena.org/zoning-information/
- Permits and Fees - https://cityofgardena.org/community-development-permits-and-fees/

2. Land Use Controls

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

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

Table III-3: Residential Land Use Categories

General Plan Land Use Category	Zoning Designations	Max. Density (DUs/Acre)	Residential Types
Low-Density Residential	R-1	9, limited to 1 per lot	Single Family Residences
Medium-Density Residential	R-2, R-3	17	Multiple-Family Residential
High-Density Residential	R-4	25 if <.5 acre 27 if .5 – 1.0 acre 30 if > 1.0 acre	Multiple-Family Residential
Mixed-Use	C-R H-B	34 9, limited to 1 per lot	Commercial/residential mixed use
Specific Plan	SP	At Least 20	Any
Mixed Use Overlay	MUO	20 if <.5 acre 25 if .5 – 1.0 acre 30 if > 1.0 acre	Commercial/residential mixed use
Source: Land Use Element, Gardena General Plan 2013			

Each residential designation is defined as follows:

Low Density Residential - The single-family areas within Gardena are recognized as the backbone of the community and serve as one of its most important assets. The Low- Density Residential designation is implemented by the Single-Family Residential (R-1) zone, which provides for the development of conventional single-family detached houses.

Medium Density Residential - The Medium-Density Residential designation is intended to provide a quality multiple-family living environment. This category is implemented by the Low-Density Multiple-Family Residential (R-2) and Medium-Density Multiple-Family Residential (R-3) zones. It typically includes lower density multi-unit residential development and higher density single-family residential development such as those in the specific plan areas.

High Density Residential - The High-Density Residential designation provides for a high quality, compact, multiple-family living environment. This category is implemented by the High-Density Multiple-Family Residential (R-4) zone and consists of two to three story multi-unit buildings.

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

Mixed Use Overlay - The Mixed-Use Overlay permits mixed use development and solely residential development pursuant to a site plan review. A conditional use permit (CUP) is required for live-work units that are developed in conjunction with a restaurant or any use that may result in noise levels that exceed the City residential noise standards. The site plan review and CUP requirements are the same for all zones in the City and are detailed in this section's discussion of permit and processing procedures. The purpose of this land use designation is to allow greater flexibility of development alternatives. The minimum permitted residential density for any mixed use project approved after August 1, 2012 is 20 units per acre.

3. Specific Plans

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

As presented in Table III-3, there are 12 specific plans within the City. The land use for 11 of the specific plans is residential and the Artesia Corridor Specific Plan includes mixed-residential and commercial uses. Each specific plan is summarized in the following table and illustrated on the General Plan Land Use Plan map.

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

Table III-4: Specific Plans

Specific Plans	Adoption Year	Location	Land Use Plan Description	Status
Emerald Square	1999	177th St. between Budlong Ave. and Vermont Ave.	159 single-family homes within a 21.5-acre gated community.	Built out
Redondo Village	1999	Redondo Beach Blvd. west of Van Ness Ave.	Two gated residential communities consisting of 65 detached condominium units within a 5-acre gated community.	Built out
Gardena Village	1999	North side of Artesia Blvd. between Denker St. and Western Ave.	59 detached condominium units within a 5.7-acre gated community.	Built out
Cottage Place	2003	Budlong Ave. between 144th St. and 146th St.	35 detached condominium units within a 2.9-acre gated community.	Built out
Carnellian	2004	Vermont Ave. between 141st St. and 135th St.	101 single-family detached homes within an 11.4-acre gated community.	Built out
Artesia Corridor	2006	South side of Artesia Blvd. between Western Ave. and Normandie Ave.	375,000 square feet of General Commercial, 40,000 square feet of restaurant and up to 300 residential units on 44-acre area.	Built out*
Normandie Place	2008	14532 – 14602 Normandie Ave.	12 single-family homes within a 38,280 square foot area.	Built out
Ascot Village	2011	1249 W. 139th St.	14 single-family homes with.in a 43,000 square foot area	Built out
Platinum Row	2015	14504 S. Normandie Ave.	96 townhome development on a 4.69-acre property	Built out
Western Avenue	2017	16958 Western Avenue	46 attached condominium units within a 2.31-acre property.	Built out
Normandie Estates /Normandie Courtyard	2004/ 2019	Southeast corner of Normandie Ave. and 168th St., and property to the east	30 detached condominium units within a 2.21-acre area	Phase I, 21 units built out
Gardena Transit Orientated Development	2021	12850-12900 Crenshaw Blvd.	265 residential units within a 1.33-acre property.	Approved 2021, in plan check

Source: City of Gardena, 2021.

*158 residential units were built; the remaining area is required to be commercial.

4. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and welfare of the public, as well as implement the policies of the General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. Table III-4 summarizes the City zoning requirements relating to residential development standards, including density, lot area, lot coverage, and parking.

Parking and Site Requirements

In a workshop hosted by the City in 2019, developers and architects identified parking requirements as a possible development constraint. As a result of this workshop, the City revised its parking standards for high-density developments. The City implemented the following revisions in the R-4 and MUO zones:

- Tandem parking allowed;
- Parking for studio units reduced to one space per unit;
- Of the two spaces per unit for units larger than a studio, only one must be in an enclosed garage (the other requires covering only);
- 25 percent of guest parking may be compact;
- Stall length reduced for parking spaces; and
- Garage spaces reduced from 20' x 20' to 19' x 19'.

These changes allowed developers to increase the density of their projects and reduce costs. Residential parking in the multi-family zones requires 0.5 guest spaces per unit. In accordance with State law, parking is reduced for density bonus projects.

Parking for SRO facilities are required at the rate of one space per unit. The City has approved two SRO projects in its manufacturing zones. A third project is currently under review and expected to be approved. Two of these projects are providing parking through puzzle parking systems (mechanical structures that can shuffle around multiple platforms), saving valuable space.

Parking requirements are show in Table III-5. The site development requirements are summarized in Table III-4 and Table III-5.

Table III-5: Parking Requirements

	Spaces/Unit	Dimensions (in ft)	Guest Parking Required?	Guest Parking Rate
R-1 zone	2	20 x 20[1]	no	
Multi-family residential, <20 units	2	20 x 20	yes	0.5
Multi-family residential, >20 units	2	20 x 20[2]	yes	0.5
R-4 zone, MUO	2	19 x 19[3]	yes	0.5
Studio units in all zones	1			
Senior and income restricted units in R-4 zone	1			
C-R zone studio or 1 bedroom	1		yes	0.25
C-R zone larger than 1 bedroom	2			

1. Municipal Code Section 18.40.020(E) was amended in 2012 to provide a waiver of this requirement for the expansion of existing residences if it was not physically possible to provide such a garage.

2. At least one space must be in a garage or in an enclosed parking facility and the other space can be in a covered parking area.

3. R-4 and MUO zones allow tandem parking.

Unit Sizes

The Zoning Code generally requires a single-family unit to be at least 800 square feet. For multi-family units, the minimum sizes are 400 square feet for a studio, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, and 1,000 square feet for a three-bedroom unit. There is no minimum unit size for multi-family units with an affordable housing agreement.

Cumulative Impact of Development Standards

Gardena's multi-family zones (R-2, R-3, R-4, C-R, and MUO) contain development standards relating to density, height, setbacks, parking and usable open space. In the R-2 and R-3 zones, these standards generally allow the construction to achieve the higher end of the density range for these zones. However, in the R-4 zones development standards can interfere with reaching the maximum density for the types of units that are currently being developed, i.e., three-story condominiums. There are no floor area ratio requirements in these zones.

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

feet for the two dwelling units, or 1,050 square feet per unit. Open space can include balconies and roof-top decks.

This is more than enough room to accommodate two, two-bedroom units (minimum of 800 square feet each) in a single-story building. Three-bedroom units, however, require at least 1,000 square feet. A developer wishing to construct these larger units may have to build them in two stories, perhaps with garages tucked under the upper floor. The major constraint on the supply of housing in these two zones is the R-2 zone's maximum of two units on any single lot; however, this impediment could be avoided by subdividing larger R-2 parcels or obtaining a specific plan designation. On larger R-3 parcels, this density would be even easier to achieve, as the setbacks would account for a smaller percentage of the lot and thus allow for a larger building envelope in which the structure and parking facilities could be configured more flexibly.

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

In the case of the R-4 zone, the open space requirement was reduced to 300 square feet to support additional density on sites over one acre). On sites smaller than one acre but larger than half acre, the density remained the same as before the zone amendment. Many small R-4 sites in the City are already developed at close to 27 du/ac under the previous development standards, so these small lots presumably will have minimal issues achieving the new maximum densities in the future.

In the Mixed-Use Overlay zone, the development standards were similarly reviewed and revised to accommodate higher densities. The open space requirement for residential uses was reduced to 150 square feet and reduced further to 100 square feet for live/work uses. As a result, most mixed-use projects will likely be able to build the maximum number of units allowed if they include at-grade podium or subterranean parking.

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

Table III-6: Development Standards in Residential Zones

	R-1 (Single-Family)	R-2 (Low Density)	R-3 (Medium Density)	R-4 (High Density)
Min. Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Min. Lot Width	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft	50 ft, corner lot = 55 ft
Min. Lot Depth	80 ft	80 ft	80 ft	80 ft
Max. Density	9 du/acre 1 du/lot except ADUs	17 du/acre 2 du/lot	17 du/acre	25 du/ac if <½ acre 27 du/ac if ½ to 1 acre 30 du/ac if >1 acre
Min. Density	N/A	N/A	N/A	20 du/ac
Max. Height	25 ft	30 ft	35 ft	40 ft
Min. Front Yard	20 ft	20 ft	20 ft	15 ft
Min. Side Yard	5 ft, 10 ft street side corner lot	5 ft, 10 ft street side corner lot, 10 ft if bldg fronts side yard, 10 ft semi-sub parking	5 ft. for 1 or 2 stories, 7½ ft. for 2 stories with semi-sub parking or 3 stories, 10 ft. if bldg abuts R-1 or R-2, 10 ft street side corner lots, 10 ft if bldg fronts side yard	5 ft, 10 ft street side corner lots, 10 ft if bldg height ≤35 ft or bldg abuts R-1 or R-2, 15 ft if bldg height >35 ft and abuts R-1 or R-2
Min. Rear Yard	10 ft. for new 5 ft for existing 1 story	10 ft	5 ft for 1 or 2 stories, 7½ ft. for 2 stories with semi-sub. parking or 3 stories, 10 ft if bldg abuts R-1 or R-2, 10 ft. if bldg fronts rear yard	5 ft, 10 ft. street side corner lots, 10 ft. if bldg height ≤35 ft or bldg. abuts R-1 or R-2, 15 ft if bldg height is >35 ft and abuts R-1 or R-2
Min. Open Space	Not applicable	600 sf per unit	600 sf per unit	300 sf per unit
Min. Landscaping	50% front yard	50% front yard	50% front yard	50% front yard

Table III-7: Residential Development Standards in Mixed-Use Zones

	MUO (Mixed Use Overlay)	C-R (Commercial Residential)	H-B (Home Business)
Min. Lot Size	1 acre (with some exceptions)	5,000 sf	5,000 sf
Min. Lot Width	80 ft w/curb cuts, 50 ft w/o	50 ft	50 ft
Min. Lot Depth	N/A	N/A.	N/A
Max. Density	20 du/ac if <½ acre 25 du/ac if ½ to 1 acre 30 du/ac if >1 acre	34 du/acre	9 du/acre (1 unit per lot
Min. Density	20 du/acre	24 du/acre if all residential	N/A
Max. Building Height	40 ft if adj to R-1 or R-2 or adj collector/major or collector street 55 ft if adj to any zone other than R-1 or R-2, or adj to arterial street	45 ft if <0.5 acres 55 ft if ≥0.5 acres 4 story limit for residential	25 ft
Min. Front Yard	5 ft public ROW to bldgs w/o front doors facing street 20 ft public ROW to bldgs w/ front doors facing street 12 ft from face of curb for all else	Mixed use 0 ft on 1-2nd, 5 ft on 3-4th floors Residential only 5 ft on 1-2nd, 10 ft on 3-4th floors	20 ft
Min. Side Yard	10 ft if bldg ≤35 ft & abuts R-1 or R-2 15 ft if bldg >35 ft & abuts R-1 or R-2 5 ft if bldg does not abut R-1 or R-2 10 ft if street side corner lot	Mixed use 5 ft for 1 or 2 story bldg 10ft if bldg 2+ stories 10 ft if street side corner lot 10 ft if fronts side yard of multi-family Residential Only 5 ft if bldg ≤2 stories, 10 ft for others	5 ft if on front half of lot
Min. Rear Yard	10 ft. if bldg ≤35 ft & abuts R-1 or R-2 15 ft. if bldg >35 ft & abuts R-1 or R-2 5 ft. if bldg does not abut R-1 or R-2 10 ft if street side corner lot	5 ft if adj to commercial 10 ft on 1-2nd if adj to multi-family 15 ft on 3-4th if adj to multi-family Residential Only 20 ft on 3-4th if adj to MFR & >45 ft	N/A
Min. Open Space	150 sf per unit, 100 sf if live/work	150 SF per unit	N/A
Min. Landscaping	N/A	50% of setback if all residential	N/A

5. Planning and Development Fees

The City assesses various development fees to cover the costs of permit processing, as well as the costs of providing public services to the developments. Table III-6 presents a summary of total development fees for a residential development.

The City exacts from all new-construction residential development projects a multi-family development impact fee at the rate of $1,000 per unit. The rationale of the City in charging the fee, as articulated in the Municipal Code, is that additional multi-family development creates a burden on public service provision, and that additional revenue is needed to offset the cost of these increased services [Gardena Municipal Code Section 15.48.010]. Revenue collected from the fee is placed in a development impact fund, to be applied to the increased public service costs. Overall, planning and development fees total to about $7,000 per unit. However, this varies, as permit fees are based off of valuation of the work.

The multi-family development impact fee imposes an additional cost on the construction of each individual unit, and may have an impact on the financial feasibility of larger-scale development. For this reason, the fee could be considered a constraint on affordable housing production. Non-profit multi-family developments for seniors are exempted from the fee. Additionally, the City, as part of a recent Municipal Code update, adopted Section 15.48.090 to waive the fee for affordable units in multi-family projects that will be kept affordable to lower-income households (i.e., those whose income is less than or equal to 80 percent of AMI). Resolution No. 6433, adopted May 12, 2020, waives Quimby fees for lower income units with 30-year restrictions and reduces Quimby fees by 50 percent for moderate income units with 30-year restrictions.

Table III-8: Typical Planning and Zoning Fees

Service	Department	Fee
Site Plan Review (Admin. Approval)	Multi-department	$2,181.00
Environmental Impact Report (EIR)	Community Development	$600.00 + actual cost
Public Noticing	Community Development	$350.00
Building Permit Issuance	Community Development	$66.00
Building/Demolition	Community Development	$34.00 to $7,679 + $5.50 / $1000 valuation*
Building Plan Check	Community Development	100% of Building Permit
Building Plan Check (Title 24, Part 6, Part 11 & Energy)SMIP	Community Development	Valuation x 0.00013%
Job Fee	Community Development	$1 per $1,000 of the total of building contract
Appeal of Planning Commission Decisions to City Council	Multi-department	$2,097.00
Appeal of CD Director Decisions to Planning Commission	Community Development	$1,265.00
Appeal of City Manager Decisions/Staff Determination to City Council	Multi-department	$1,257.00
Conditional Use Permits	Multi-department	$4,352.00

Table III-8: Typical Planning and Zoning Fees

Service	Department	Fee
General Plan Amendment	Multi-department	$5,351.00
Land Division – Parcel Map/Tract Map$4,352.00 Lot-Line Adjustment/Parcel Map Merger	Multi-department	$1,349.00
Specific Plan	Multi-department	$4,352.00
Variance	Multi-department	$4,352.00
Zone Change	Multi-department	$5,351.00
Residential Unit Fee	Community Development	$1,000
Quimby (park in-lieu) Fee	Community Development	$10,000 per unit; no fee for lower income units with 30-year agreement.
School District Fee (LAUSD)	LAUSD	$4.08 per sf
* For residential building; cost depends on building valuation. Source: Gardena Community Development Department, City Fees FY 2020-2021.		

6. On/Off Site Improvements

According to service providers and utility companies, the City's present infrastructure is adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. If the City determines that a street dedication or improvement is required, the street shall be in accordance with the width, standards and right of way lines of the General Plan Circulation Element which are presented in Table III-7.

Table III-9: Right-of-Way Standards

Street Classification	Right-of-Way Width (Feet)	Roadway Width (Feet)
Arterial 6 Lane	100	84
Arterial 4 Lane	100	80
Major Collector	80	72
Commercial-Industrial Collector	60	42
Residential Collector	60	40
Local	54	36
Source: Gardena General Plan Circulation Element.		

7. Permit and Processing Procedures

Development processing time is relatively short and expeditious due to a one-stop counter, streamlined procedures, and concurrent processing. Single-family units are ministerially approved. Any development of four or more units located on Western, Redondo Beach Boulevard, and Rosecrans, and any development that needs any other discretionary permit (i.e., map, General Plan amendment, zone change) requires a site plan review. Administrative projects generally require only one hearing before the Planning Commission. However, the City Council has requested review of many

residential projects, requiring an additional public hearings. The City has recently amended its call for review procedures to require two councilmembers to call a project for review. Housing projects that do not require legislative actions and meet development standards have not been rejected.

The City's development approval process and time frame for both single-family and multi-family developments are very similar; development of less than four homes outside of the MUO or CR zone and not located on Western Avenue, Redondo Beach Boulevard, or Rosecrans Avenue, does not require site plan review. Of course, larger developments may require additional time. Table III-8 presents the general processing time by level of approval required for a typical residential development project:

Table III-10: Residential Project Approval Processing Time

Process	Required Time Period	Review and Approval
Site Plan Review*	3-4 months	Community Development Dept. (CDD), Planning Commission (PC)
Plan Check/Building Permit	3-11 months	CDD, Public Works, Building and Safety, Fire Department
Conditional Use Permit	3-6 months	CDD, PC
Variance	3-6 months	CDD, PC
Subdivision	1-12 months	CDD, PC, LA County
Zone Change w/ EIR and Public Hearing	11-18 months	CDD, PC, City Council
* Not required for single-family homes Source: Gardena Community Development Department.		

Expedited Review

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

Site Plan Review

In addition to other entitlements that may be required, site plan review is required for any of the following types of residential development:

- Development that requires a zone change, general plan amendment, conditional use permit, variance, tract map, or other discretionary permit;
- Development on Western Avenue;
- Development on Redondo Beach Boulevard;
- Development on Rosecrans Avenue;

- Multi-family developments of four units or more;
- Any multi-family development, transitional housing, and supportive housing in the C-R zone;
- Any use allowed by right or by conditional use permit pursuant to the mixed use overlay zone, but not including any use allowed by itself in the underlying zone; and
- Any development in the R-1 or R-2 zone where the proposed development is out of character with the surrounding residential properties as determined by the community development director, based on floor area ratio.

Each of these reviews requires approval by the Planning Commission at a noticed, public hearing. Notice requires newspaper publication and the mailing of notice to owners and occupants within a 300-foot radius of the site. Each applicant must fill out a form, submit copies of the site plan and pay a filing fee.

A site plan will be approved if the proposed development, is consistent with the intent and general purpose of the general plan and the Gardena Municipal Code and will not adversely affect the general welfare. Factors the Planning Commission may consider include: dimensions, shape and orientation of the parcel; placement of buildings and structures; height, setbacks, bulk and building materials; distance between buildings or structures; off-street parking; landscaping; lighting; signs; and the screening. The Planning Commission may impose conditions. The Planning Commission's decision may be appealed to the City Council or it may be called for review by a council member.

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

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

Conditional Use Permit

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

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

- The nature of the proposed use;
- The compatibility of the use with surrounding area and uses;

- The distance between the proposed use and residential areas, schools, houses of worship, and parks;
- The number of similar uses in the surrounding area and the distances between such uses;
- The input of person residing in the community regarding the proposed use and community support or opposition;
- The cumulative effect of the proposed use in the community; and
- Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use will be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental in injurious to property and improvements in the neighborhood or the city.

As with Site Plan Review, once the CUP is approved, it must be utilized within 12 months. After that time, the CUP becomes null and void. However, the developer may request an extension of up to six months from the Commission prior to the expiration of the 12-month period. The Commission, after due consideration, may deny or approve the extension. Upon showing good cause, the Commission may grant up to two extensions of up to six months each.

8. Building Codes and Enforcement

In addition to land use controls, the local building codes also affect the cost of housing. The City has adopted the California Building Standards Code (CBC) with minor amendments as allowed by State law. The CBC establishes the minimum standards for new construction. The City amended the Building Code for Gardena-based mostly on local climatic and geological conditions relating to winds, fire, and earthquake. Options in the Building Code that would not be allowed in Gardena based on seismic and climatic conditions were removed for clarification. These changes are insignificant as they relate to construction costs.

The City also adopted the State Housing Law Regulations, various provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings which, in conjunction with provisions of the California Health and Safety Code, provide standards for the maintenance of existing residential structures.

The City's code enforcement is administered on a complaint basis. Code enforcement focuses on health-and-safety and public nuisance violations that negatively affect quality of life in the community. For example, violations include:

- A building or structure that constitutes a health or fire hazard or a danger to human life
- A property that causes erosion or water runoff that may be harmful to people or adjacent property
- Abandonment of property in a way that leaves it vulnerable to unauthorized occupation

Code enforcement based on “deferred maintenance or deterioration that harms property values in the area or interferes with the peaceful use of nearby land use and structures” would also qualify for code enforcement under other objective standards listed above and in Section 8.64.020 of the Gardena Municipal Code. For example, past code enforcement actions have been administered to “pack-rat” houses where both the interior and exterior were filled with trash and debris. These houses not only diminish the aesthetic appeal of neighborhoods, but also create health and fire hazards due to lack of plumbing facilities, accumulation of material, and rats and vermin living among the debris. Other examples include homes with boarded windows, damage to exterior walls and windows, visible roof damage, and illegal wiring.

The code enforcement program places high priority on voluntary compliance and neighborhood empowerment, but includes citation, prosecution, and abatement activities when necessary to achieve its goals.

9. Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. The uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some people with disabilities may require residential care in a facility where they receive assistance in performing routine tasks. As stated previously in Chapter II, it is estimated that over 6,600 Gardena residents have a disability.

The City of Gardena adopted and currently enforces the 2019 California Building Standards Code. Gardena has not added any standards or restrictions that substantially differ from those used throughout the State. All regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the city.

A Group Facility is any type of residential facility, which, by State law, is required to be treated as a residential use of property when serving six or fewer persons. The Gardena Municipal Code, in compliance the State law, explicitly permits care facilities of this size as a by-right single-family use. Licensed care facilities for the disabled with more than six residents are allowed by CUP in the R-2, R-3 and R-4 zones, a requirement that is consistent with State law.

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

- Qualifying status of the individual;
- Necessity of the accommodation; and
- Financial or administrative burden on the City.

The City’s Handy Worker Program, operated by the Public Works Department, provides free repairs to low-moderate income qualified applicants for improvements related to ADA

accessibility. Eligible items include health and safety conditions, disability modifications, grip bars, wheelchair ramps, etc. The City will also adopt a reasonable accommodation ordinance during the 2021-2029 Housing Element planning period.

C. Environmental and Infrastructure Constraints

1. Environmental Constraints

Seismic Conditions

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

Figure III-1 illustrates the location of the local and regional fault zones in the vicinity of the city. Each of these faults is capable of an earthquake large enough to cause significant damage in the City and its vicinity. The probability of an earthquake affecting Gardena is dependent on the distance to the fault and the type and intensity of seismic activity.

Liquefaction

The area located along Artesia Boulevard and the Dominguez Flood Control Channel in the southern portion of the City is within a liquefaction zone identified in the Seismic Hazard Zones Map prepared by the California Department of Conservation, Division of Mines and Geology (Inglewood Quadrangle 1999 and Torrance Quadrangle 1999). Figure III-1 illustrates the area subject to potential liquefaction. Liquefaction zones are defined as areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

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

The properties on the south side of Artesia Boulevard which are identified for the O6 zone lie partially within a liquefaction zone. Like the other residential development in this area along Artesia Boulevard, this would not constrain the development of housing. Development would be required to comply with the recommendations in geotechnical

reports. Sites identified to meet the 2021-2029 RHNA are further described in Chapter IV, *Housing Resources*.

Hazardous Sites

The following sites are listed on the Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) database as sites of hazardous substances as of July 2021:

- Electronic Planting Services, Inc. – 13021 S. Budlong Avenue
- Gardena Sumps – Southwest corner of Artesia Boulevard and Normandie Avenue
- Hawthorne Printing – 2140 ½ W. 139th Street
- Sonic Planting Co. – 1930 W. Rosecrans Avenue

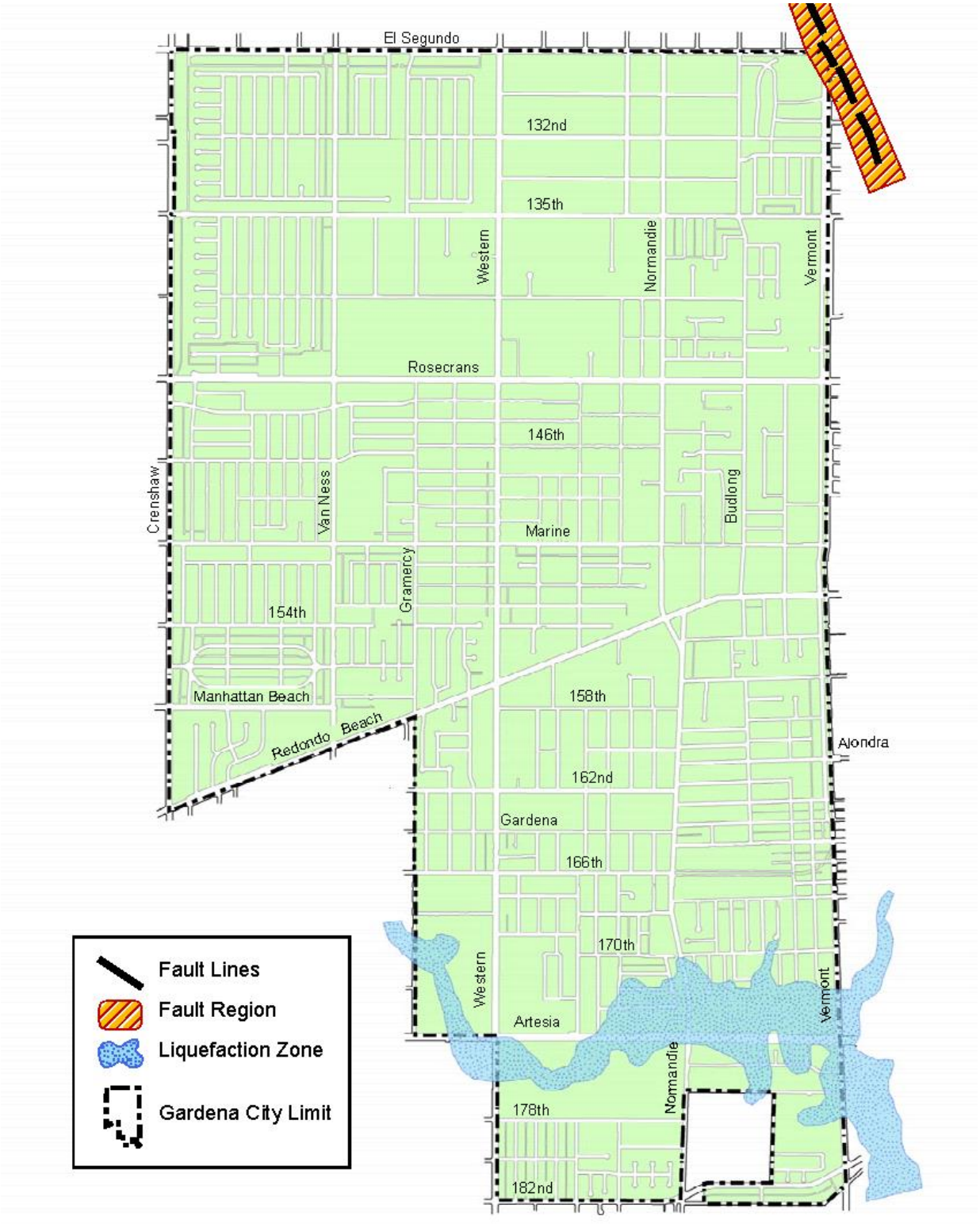
All sites listed on SEMS are active. Though none of the sites are included on the National Priority List (NPL), Gardena Sumps is part of the ongoing State cleanup program categorized as a site needing long-term attention. Atlantic Richfield has completed a Remedial Investigation/Feasibility Study and prepared a Remedial Action Plan based on a remedy that this study indicates would, if implemented, effectively protect the health of Gardena residents and the environment from unreasonable risks due to this site's environmental conditions. The California Department of Toxic Substances Control is reviewing this Plan which, when this agency approves it, Atlantic Richfield will be required to undertake.

There are 120 properties identified by the State Water Resources Control Board's Leaking Underground Storage Tank (LUST) database (GeoTracker) as potential contaminated sites. The contamination of the sites could affect not only the soil but also underlying groundwater resources. Three LUST cases in Gardena are open for remediation, two are open but eligible for closure, two are open for site assessment, and one is open for assessment and interim remedial action. All other LUST cases are completed and closed.

The Brownfield Program is the result of a grant from the Federal Environmental Protection Agency (EPA) to conduct environmental site assessments of existing industrial and commercial facilities that cannot redevelop or expand as a result of real or perceived environmental contamination. In 2021, there were 40 Brownfield sites within the City.

Many areas of Gardena have contamination and Phase I environmental reports are required by the City for all development in industrial areas. However, Phase I reports are routinely done by developers as part of their due diligence in purchasing property. A Phase I report generally costs between $3,000 and $5,000. Many residential projects in Gardena develop on contaminated sites. By way of example, a 113-unit residential development was built on a site listed on DTSC's Voluntary Cleanup Program database and subject to a Response Plan that included excavating contaminated soil for disposal and installation of a vapor intrusion mitigation system. Similarly, a 265-unit project on Crenshaw Boulevard required an impermeable vapor membrane, and a 114-unit development on 178th Street was also subject to a Remedial Action Plan.

Figure III-1: Seismic Hazard Zones



Source: City of Gardena General Plan Community Safety Element, 2006.

Stormwater Quality/Quantity

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

The NPDES program requires specific controls for housing developments that involve the construction of 10 or more units or has a project area over one acre. For housing developments in already built-out areas such as Gardena, the most cost effective and efficient way to mitigate runoff pollution is to create as much landscaped area as possible and to direct runoff from roof tops and other hardscaped areas to landscaped areas. If this is not possible because of space limitations, sub-surface infiltration systems should be required (e.g., storm water chambers, dry wells, French drains).

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

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

The City has one ESA: the Gardena Willows Wetlands Preserve. Runoff from adjacent projects have the potential to adversely impact biota and wildlife that exist in the wetlands. Any such project will be subject to a rigorous CEQA evaluation, to determine if pollution reduction controls are required as mitigation measures during and following construction.

2. Infrastructure Constraints

As an entirely urbanized community, Gardena already has in place all the necessary infrastructure to support future development. All sites included in the Residential Sites Inventory are adequately served by water, wastewater, stormwater, and dry utilities for energy and communications, although such systems may need to be upgraded. There should be no significant problems with connecting potential developments on these sites to the City's utility grid.

IV. Housing Resources

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

A. Regional Housing Needs Assessment (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure a distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (2021 to 2029) and is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Gardena's allocation is 5,735 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table IV-1.

Table IV-1 : Regional Housing Needs Assessment (RHNA)

Income Level	Units	Percent
Very Low Income	1,485	25.9%
Low Income	761	13.3%
Moderate Income	894	15.6%
Above Moderate Income	2,595	45.2%
Total	5,735	100.0%

Source: Southern California Association of Governments (SCAG), 2021.

Note: The City has a RHNA allocation of 1,485 very low-income units (inclusive of extremely low-income units. Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,485 very low-income units may be divided into 743 very low and 742 extremely low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category

B. Development Credit

1. Accessory Dwelling Units (ADUs)

Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. Gardena has seen a steady growth of ADUs in the community with 12 units permitted in 2018, 18 units in 2019, 23 units in 2020, and 26 units in 2021 (as of December 28, 2021) for an average of approximately 19.75 ADUs per year. Gardena anticipates permitting at least 20 ADUs per year for a total of 160 in the eight-year planning period based on the annual 2018-2020 average in conjunction with additional incentives to be provided by the City to facilitate ADU development. The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate if these ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Element Accessory Dwelling Unit program.

Table IV-2: ADU Projections and Affordability

Income Category	Units	SCAG ADU Affordability
Extremely Low	24	15.0%
Very Low	4	2.0%
Low	68	43.0%
Moderate	10	6.0%
Above Moderate	54	34.0%
Total	160	100.0%

Source: Southern California Association of Governments (SCAG) Regional Accessory Dwelling Unit Affordability Analysis – LA County I, 2020.

2. Entitled or Pending Units

There are currently several residential development projects with completed entitlements and one pending project in Gardena, totaling 648 units, including six lower income units. The following approved projects have established affordable housing agreements with the City, ensuring lower income units will be developed:

- 1348 W. 168th Street – one very low income unit
- Melia Moneta (13615 S. Vermont Avenue) – two low income units
- Normandie Place (15717 & 15725 S. Normandie Avenue) – two low income units

The approved and pending projects are shown in Table IV-3. All these projects can be completed within the timeframe of this Housing Element.

Table IV-3: Approved or Pending Residential Development

Address	Project Name	APN/s	Existing Use	General Plan	Zone	Total Acres	Density (du/ac)	Very Low Income Units	Low Income Units	Above Mod. Income Units	Total Units	Approval
1515 W. 178th Street	Melia Homes 178th (Ph II)	6106-013-040, 6106-013-041	Industrial Building	HDR	R-4	5.64	20	--	--	35	35	2019
1348 W. 168th Street		6111-012-003	SFD/Vacant Land	SP	NESP	0.71	13	1	--	7	8	2019
13615 S. Vermont Avenue	Melia Moneta	6115-019-042, 6115-019-043, 6115-019-044, 6115-019-045	Nursery, Motel	HDR	R-4	4.15	20.24	--	2	82	84	2020
1335 W. 141st Street	Olson - 141st	6115-013-007, 6115-013-008, 6115-013-009, 6115-013-010, 6115-013-011	Nursery	HDR	R-4	2.02	25	--	--	48	48	2020
2500 W. Rosecrans Avenue	Walnut Place	4064-003-028, 4064-003-040	Vacant Restaurant Building, Vacant Lot	MUO	MUO	2.36	22	--	--	52	52	2021
12850 Crenshaw Boulevard	GTODSP	4060-004-039	Vacant Warehouse	SP	GTOD SP	1.33	199	--	--	265	265	2021
15717 & 15725 S. Normandie Avenue	Normandie Place	6105-009-008, 6105-009-009	Storefront, Warehouse, Parking Lot	HDR	R-4	0.91	33	--	3	27	30	2021
1031 Magnolia Avenue	Gardena Havens	6113-035-015	Residential Duplex	MDR	R-3	0.34	18	--	--	6	6	Pending
Total								1	5	522	528	

HDR = High Density Residential
MUO = Mixed Use Overlay/Mixed Use Overlay Zone
NESP = Normandie Estates Specific Plan
MDR = Medium Density Residential
R-3 = Medium Density Multiple-Family Residential Zone
GTODSP = Gardena Transit-Oriented Development Specific Plan
SP = Specific Plan
R-4 = High Density Multiple-Family Residential Zone

3. Remaining RHNA

Based on the pipeline projects described in Table IV-3 and the anticipated ADUs shown in Table IV-2, the City has a remaining RHNA of 5,047 units. The remaining RHNA is presented by income category in Table IV-4 below. The City is required to provide adequate sites for the remaining RHNA of 2,144 lower income units, 884 moderate income units, and 1,899 above moderate income units. A healthy buffer of 15-30 percent is also recommended by the State to address the No Net Loss (SB 166) requirements.

Table IV-4: Credits and Remaining RHNA

Income Category	ADUs	Pipeline Projects	RHNA	Remaining RHNA
Extremely Low/ Very Low	28	1	1,485	1,456
Low	68	5	761	688
Moderate	10	--	894	884
Above Moderate	54	522	2,595	2,019
Total	160	528	5,735	5,047

C. Residential Sites Inventory

The RHNA period extends from June 30, 2021, to October 15, 2029. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in Table IV-4.

1. Housing Overlay

The City has limited vacant or underutilized properties within the existing residential and mixed-use zones to accommodate the significant RHNA number without changes to its land use policy and zoning regulations. Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. To accommodate the RHNA number for each income category, the City is introducing a housing overlay in this Housing Element to be created within the next two years. The City identified 123 sites (477 parcels consolidated) that will receive the overlay designation and are included considered viable for housing development. The actual overlays will be larger that these sites to allow for exploitation of residential development opportunities should they arise. Detailed parcel data for sites receiving the overlay designation is included in Appendix C, Sites Inventory. Of the 477 parcels, 75 were previously included in the 2014-2021 Housing Element, the rest were identified during this 6th Cycle planning period. The overlay provides for four density categories, shown below:

- O3 – 12-20 units/acre
- O4 – 21-30 units/acre
- O5 – 31-50 units/acre

- O6 – 51-70 units/acre

The City's 477 candidate parcels for rezoning to Housing Overlay can accommodate an estimated 6,711 units with application of the new overlay. Most of these sites also have the potential for lot consolidation and were selected based on the following criteria:

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

Gardena has had robust housing development since 2015. Table IV-5, below, presents recently completed and approved projects in the R-3 zone. The City's R-3 zone allows 0-17 du/acre. The last few projects that have been developed in the City in the R-3 zone have been developed at 17 du/acre. The City originally proposed an overlay zone of O3 for 0-17 du/acre. This has been amended to include a density range of 12-20 du/acre. The estimate of 17 du/acre for the O3 zone remains, but is now in the middle of the range rather than at the high end. Most recent development in the R-3 zone was built to full capacity at 17 units per acre, with the exception of 1715 E. 149th Street (15 units per acre) and 1333 168th Street (13 units per acre). The City assumes the O3 Overlay sites will be built to 17 units per acre based on the achieved densities of similarly sized R-3 projects.

Table IV-5: Recently Completed and Approved Residential Development in R-3 Zone

Address	APN	Year Approved	Lot Size/ Project Description	Max. Allowed Units	Units Achieved	Density Achieved
15808 Dalton Ave.	6105013014	2015	0.17 acres; 1,012 sf single-story dwelling	2.9	3	17 du/ac
15927 Brighton Ave.	6105014022	2017	0.17 acres; 1,992 sf 2-unit 2-story apartment building	2.9	3	17 du/ac
1715 W. 149th Street*	6103022091	2018	0.34 acres; five townhome units	5.5	5	15 du/ac
15309 S. Normandie Ave.	6103007036	2018	0.19 acres; 1,309 sf 2-story SFD	3.1	3	17 du/ac
1333 168th Street*	6111010041	2019	0.24 acres; three townhome units	4.07	3	13 du/ac
1938 W. 146th Street	4062007025	2020	0.33 acres; six townhome units	5.6	6	17 du/ac
1621 W. 147th Street	6103031075	2021	0.33 acres; six townhome units	5.5	6	17 du/ac
*Original project called for maximum allowed density.						

The O4 zone will be changed to 21-30 units/acre. As this is similar to the R-4 and MUO zones which have averaged 23 units/acre, the estimate for the O4 zone is similarly 23 units/acre. The O5 zone is 31-50 units per acre and the O6 zone is 51-70 units/acre. Both of these zones have been estimated at the minimum densities that can be built.

Three project-based Specific Plans have been developed since the 2014-2021 Housing Element. The densities were 20.47 du/acre, 19.91 du/acre, and 200 du/acre. Additionally, another 5.26 industrial site is being proposed for a residential specific plan for 351 units or 66.7 units/acre.

Under Provision of Adequate Sites under Housing Programs, the City has included amendments to the R-4 and MUO zone to eliminate the middle step so that anything 0.5 acre and over will be allowed to develop at 30 du/acre. This amendment would encourage lot consolidation of smaller parcels to facilitate development.

Gardena reached out to three of the major housing developers (Olson, Melia Homes, G3) in Gardena who are responsible for more than 500 housing units in 8 developments since 2015 regarding looking at sites in commercial/industrial properties. All three developers indicated that one of the important factors in considering commercial/industrial sites was proximity to residential areas. Almost all of the sites listed in the Housing Overlay Sites Inventory are adjacent or very close to residential areas. Size and infrastructure were other considerations. As the City is fully built out, infrastructure is available throughout the City. And while some sites are smaller than 0.5 acre, by themselves, the inventory sites can be assembled to create larger parcels.

As shown in Table IV-6, industrial and commercial development has not been an impediment to developing residential properties in Gardena. Many sites identified in the inventory have not undergone any major improvements in decades and are near the end of the useful life of a building. The lack of significant building improvements is also an indication of the oversupply of Class B or Class C commercial/industrial spaces in the City. According to the 2021 Kidder Mathews report on Industrial Market Trends, Gardena has 28.7 million square feet of industrial space, second only to Carson among the South Bay communities. Vacancy rate is 1.6 percent, higher than the South Bay subregional average of 1.5 percent, and also commanding lower than average rent.

Table IV-6: Residential Development in Commercial, MUO, and Industrial Zones

Address	GP/Zone	Description	Previous Uses	Units	Acres	Density (du/ac)	Approval
16958 S. Western Ave	[Specific Plan] Western Avenue Specific Plan	Residential Townhomes	Vacant, recreational vehicle storage	46	2.31	20	2017
14031 S. Vermont, 1017- 1101 W. 141Street	Medium Density Residential/R-3	Residential Townhomes	Vacant, surface parking	63	3.9	16	2019
1515 W 178th Street	High Density Residential/R-4	Residential Townhomes	Industrial trucking and distribution facility	114	4.49	25	2019
13615 S. Vermont Ave	High Density Residential/R4	Residential Townhomes	Plant Nursery	84	1.37	61	2020
12850 Crenshaw Blvd	[Specific Plan] GTODSP	Apartment rental units	Warehouse use	265	1.33	199	2021
16831-16911 S. Normandie Ave	[Specific Plan]	Apartment rental units/Residential Townhomes	Warehouse use	349	5.3	66	Pending
14504 S Normandie Ave	[Specific Plan] Platinum Row Specific Plan	Residential Townhomes	Plant Nursery	96	4.69	20	2015
1335 W. 141st Street	High Density Residential/R4	Residential Townhomes	Plant Nursery	50	2.02	25	2020
14321 S. Van Ness Ave	General Commercial-Mixed Use/C-3 - MUO	35 Residential Townhomes; 5 Live/Work Units	Vacant lot, previous auto dealership	40	2.04	20	2018
13919 S. Normandie Ave	Industrial/M-1	100% Residential (SROs)	Vacant lot	20	0.35	57	2018
16819 S. Normandie Ave	Industrial/M-1	100% Residential (SROs)	Plant Nursery	63	0.69	91	2018
2101/2129 Rosecrans Ave	General Commercial-Mixed Use/C-3 - MUO	100% Residential	Warehouse use	113	5.47	21	2020
2500 Rosecrans Ave	General Commercial-Mixed Use/C-3 - MUO	49 Residential Townhomes; 3Live/Work Units	Vacant stand alone restaurant	52	2.35	22	2020
15717 S. Normandie Ave	High Density Residential/R-4	100% Residential & Density Bonus	Industrial uses, recreational vehicle storage	30	0.91	33	2021
13126 S. Western Ave	Industrial/M-1	100% Residential & Density Bonus (SROs)	Auto repair, stand alone repair store	121	1.01	120	Pending

Table IV-7 illustrates how the candidate sites are being assigned an income/affordability level for RHNA purposes. Potential units have been calculated using a density of 17 units per acre for O3 sites, 23 units per acre for O4 sites, 31 units per acre for O5 sites, and 51 units per acre for O6 sites as a conservative estimate. Recent and pipeline projects in Table IV-3 demonstrate that projects on R-3 (0-17 du/ac) sites can max out at the allowable density. R-4 (20-30 du/ac) projects average to about 25 du/ac. For the new density ranges offered by O5 and O6, this sites capacity analysis uses the minimum density.

Candidate sites with the O5 and O6 Overlay are distributed into 50 percent lower income, 15 percent moderate income, and 35 percent above moderate income. It should be noted that based on the allowable density in the O5 Overlay (31-50 units/acre) and O6 Overlay (51-70 units/acre), all O5 and O6 Overlay sites are considered suitable for lower income units.

Table IV-7: Income/Affordability Assumptions

Housing Overlay	Density Assumption	Parcel Size	Lower	Moderate	Above Moderate
O3 (12-20 du/ac)	17 du/ac	---			✓
O4 (21-30 du/ac)	23 du/ac	---		✓	
O5 (31-50 du/ac)	31 du/ac	<0.5 acre		✓	
		≥0.5 acre	✓ (50%)	✓ (15%)	✓ (35%)
O6 (51-70 du/ac)	51 du/ac	<0.5 acre		✓	
		≥0.5 acre	✓ (50%)	✓ (15%)	✓ (35%)

O3 Overlay Sites

The O3 Overlay sites can accommodate 300 above moderate-income units. The 66 O3 Overlay sites are currently zoned for General Commercial (C-3), Industrial (M-1), or Home Business (H-B). Existing uses include vacant lots, vacant buildings, parking lots, and other uses such as office buildings, manufacturing buildings, and strip malls containing aging structures or vacancies. None of the candidate rezone sites using the O3 Overlay have been used in previous Housing Element cycles.

O4 Overlay Sites

The O4 Overlay sites can accommodate 940 moderate income units. The City selected 81 candidate O4 Overlay sites. All sites are currently zoned either General Commercial (C-3) or Industrial (M-1 or M-2). Existing uses include vacant lots, vacant buildings, warehouses, auto services and other manufacturing/commercial businesses. A majority of these sites contain aging structures, low floor-area-ratios (FAR), or vacancies. None of the candidate rezone sites using the O4 overlay were used in previous Housing Element cycles.

O5 Overlay Sites

The O5 Overlay sites can accommodate a total of 1,029 lower-income units, 310 moderate income units, and 727 above moderate-income units. Of the 204 candidate O5 sites, 26 were used in the previous 2014-2021 Housing Element. Most O5 sites are currently zoned for General Commercial (C-3), Industrial (M-1 or M-2), or Home Business (H-B). Many of the candidate sites in the C-3 zone are also in the Mixed-Use Overlay (MUO). Four sites are zoned Official (O) and one Parking (P). Existing uses include vacant lots or buildings, parking lots, offices, small restaurants, strip malls, and other commercial/industrial uses. A majority of the selected sites have old or deteriorating buildings, low FARs, vacancies, or large unused spaces (i.e., unused parking lots or open space).

O6 Overlay Sites

The O6 Overlay sites can accommodate a total of 1,702 lower-income units, 510 moderate-income units, and 1,193 above moderate-income units. Of the 126 O6 Overlay sites, most are currently zoned for either General Commercial (C-3) or Industrial (M-1 or M-2). Two sites are in the Artesia Corridor Specific Plan. The Artesia Corridor Specific Plan sites are to be rezoned to a density matching the O6 zone to eliminate the ability to redevelop the sites with commercial or industrial uses. Existing uses include vacant buildings, parking lots, auto services, industrial parks, warehouses, and other commercial/industrial uses. Most of the sites selected for the O6 Overlay have low FARs, contain aging or dilapidated buildings, or have vacancies or permanent closures. A total of 49 candidate O6 Overlay sites were used in the previous 2014-2021 Housing Element.

Summary

A detailed list of the candidate sites for the housing overlay are included in Appendix C. Table IV-5 below shows the potential rezone sites by Housing Overlay and affordability. The Housing Overlay rezone sites can accommodate a total of 6,711 units, including 2,731 lower income units (very low and low income) and 3,980 market-rate units (moderate and above moderate income) units.

Table IV-8: Summary of Candidate Housing Overlay Sites

Housing Overlay	Density Assumption	# of Sites	Total Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
O3 (12-20 du/ac)	17 du/ac	66	17.8	--	--	300	300
O4 (21-30 du/ac)	23 du/ac	81	40.9	--	940	--	940
O5 (31-50 du/ac)	31 du/ac	204	69.0	1,029	310	727	2,066
O6 (51-70 du/ac)	51 du/ac	126	68.1	1,702	510	1,193	3,405
Total		477	195.9	2,731	1,760	2,220	6,711

2. Density Bonus

Another way in which density may be increased in the City is through the Density Bonus Ordinance, which was originally adopted as Ordinance 1739 in June 2012 and added as Chapter 18.43 of the Municipal Code. The purpose of the Ordinance is to satisfy the requirements of State law which requires cities to provide a density bonus and concessions or incentives to applicants proposing to develop affordable housing, donate land, or provide childcare facilities within the City. The State Density Bonus law has been amended numerous times in recent years to enhance the density incentives for affordable housing and the City's Density Bonus provisions have been amended accordingly. This Housing Element includes a program to continue updating the City's Density Bonus Ordinance to be consistent with State law if other changes are made.

3. Lot Consolidation

The most promising opportunities for adding to Gardena's housing stock through lot consolidation of Housing Overlay sites lie along underutilized stretches of the City's commercial and industrial corridors that are zoned for General Commercial (C-3) or Industrial (M-1 and M-2). These sites are candidates for consolidation and redevelopment using the Housing Overlay described above. Additional opportunities lie on underutilized sites in the H-B, O and P zones, as well as two sites in the Artesia Corridor Specific Plan (ACSP). Of the 477 Housing Overlay parcels identified, 442 are suitable for consolidation. The 442 lot consolidation parcels occupy 178.7 acres and could yield a net gain of 6,287 units.

Lots are suitable for consolidation due to the contiguous location and similar existing conditions. In most cases, these sites consist of multiple parcels that are either developed with small or obsolete buildings exhibiting signs of blight or are vacant but cannot be developed individually due to regulatory obstacles. The City will continue to help consolidate these parcels through a variety of means, including making use of the specific plan process and potentially using federal CDBG and State HOME funds to help assemble properties. All sites with existing structures will require such buildings to be demolished before the sites can be developed to their full potential. Appendix C lists the

potential lot consolidation sites under existing zoning and presents the net increase in housing units.

All parcels suitable for lot consolidation are candidate sites for the Housing Overlay. The 442 parcels can be consolidated into a total of 88 sites. As shown in Table IV-3, most current and pipeline projects involve lot consolidation.

D. Summary of RHNA Strategies

As previously discussed, entitled or pending development projects, ADUs, and the proposed Housing Overlay, including lot consolidation strategies, can increase the city's housing stock. Table IV-6 reflects Gardena's total potential increase in housing units. It assumes housing densities of 17 units per acre on O3 sites, 23 units per acre on O4 sites, 30 units per acre on O5 sites, and 50 units per acre on O6 sites.

Table IV-9: Potential Housing Growth

Source	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	2,246	894	2,595	5,735
Credits	102	10	576	688
Entitled/Pending	6	0	522	528
ADUs	96	10	54	160
Sites Inventory	2,731	1,760	2,220	6,711
O3	0	0	300	300
O4	0	940	0	940
O5	1,029	310	727	2,066
O6	1,702	510	1,193	3,405
Surplus[1]	+587	+876	+201	+1,664
	+26%	+98%	+8%	+29%

1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA.

The 528 units from entitled or pending development projects, 160 ADUs, and the potential 6,711 units resulting from implementation of the Housing Overlay could result in 7,399 units, exceeding the total RHNA allocation for Gardena by 1,664 units or 29 percent. This buffer is necessary to address the No Net Loss (SB 166) requirement of maintaining an inventory of sites adequate to accommodate the City's remaining RHNA throughout the planning period as development occurs on the selected sites that may result in fewer units than assumed in this inventory.

Only one site (Site 60) has an existing residential unit. This unit is accounted for and is not included in the housing growth estimate. A detailed description of the sites identified for the Housing Overlay, including lot consolidation potential, is provided in Appendix C.

E. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes, single family housing, multifamily housing, mobile homes, emergency shelters, and transitional housing, among others. The various housing types permitted in Gardena are summarized in Table IV-7 and described below.

Table IV-10: Housing Types by Zone Category

Housing Types Permitted	Zone Category											
	R-1	R-2	R-3	R-4	H-B	C-R	C-P	C-2	C-3	C-4	MUO	M-1/M-2
Residential Uses												
Single-Family	P	P	P	---	P	---	---	---	---	---	---	---
Two-Family	---	P	P	P	---	P	---	---	---	---	P**	---
Multiple-Family	---	---	P*	P*	---	P**	---	---	---	---	P**	---
Mobile Home	P	P	P	P	P	C**	---	---	---	---	---	---
Mobile Home Park	---	---	C	C	---	---	---	---	---	---	---	---
ADU	P	P	P	P	P	P	---	---	---	---	P	---
Other Residential Uses												
Lodging house	---	C	C	C	---	---	---	---	---	---	---	---
Residential Group	P	P	P	P	---	---	---	---	---	---	---	---
Community Care (7 or more)	---	---	---	---	---	---	C	C	C	C	---	---
Group Care	---	C	C	C	---	---	C	C	C	C	---	---
Transitional Housing	P	P	P*	P*	---	P**	---	---	---	---	P	---
Supportive Housing	P	P	P*	P*	---	P**	---	---	---	---	P	---
Emergency Shelters	---	---	---	---	---	---	---	---	---	---	---	P
SRO	---	---	---	---	---	---	---	---	---	---	---	C
Low Barrier Navigation Centers	---	---	---	---	---	P	---	---	---	---	P	---

Note: P = Permitted

C = Conditionally Permitted

*Site Plan Review for all projects with 4 or more units

**Site Plan Review for all projects

Source: Gardena Municipal Zoning Code.

1. Multi-Family Housing

Multi-family developments are permitted in the R-2, R-3, R-4, MUO and C-R zones and in any zone that has been designated as a Housing Overlay site once the appropriate changes are made to the General Plan and Zoning Ordinance. The maximum densities are 17 dwelling units per acre in the R-2 and R-3 zones, 30 dwelling units per acre in R-4 and MUO zones, and 34 dwelling units per acre in the C-R zone.

In 2019, in an effort to increase housing production, the City held a workshop with developers, architects, and others to understand impediments to producing multi-family housing in the city. As a result, the City amended the Zoning Code in 2019 through Ordinance 1804, and again in 2020 through Ordinance No. 1820 to allow developers more flexibility in residential development design. Ordinance No. 1804 made the requirements for open space more flexible, allowed an increase in building height in the R-4 zones, reduced side and rear yard setbacks in the MOU zone, and allowed tandem parking for 50 percent of residential and live/work units in the MOU zone. The Ordinance also gave the Community Development Director some flexibility to make administrative adjustments. Ordinance No. 1820 updated development standards and removed the minimum dwelling size for affordable units in the R-2, R-3, R-4, and MUO zones, and altered standards related to parking, garage spaces, lighting, and Site Plan Review time limits.

The Housing Overlay will allow up to 20 units per acre in the O3 zone, 30 units per acre in the O4 zone, 50 per acre in the O5 zone, and 70 per acre in the O6 zone. The City will amend the Zoning Code within two years of the Housing Element statutory deadline to establish the Housing Overlay.

2. Accessory Dwelling Units and Junior ADUs

Section 18.13.030 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of Title 18 (Zoning) of the Gardena Municipal Code permits ADUs in any residential zone, including mixed-use zoned lots where a single-family dwelling exists or is proposed or where a multi-family dwelling exists in accordance with State law. The purpose of the ADU law is to facilitate the production of housing, especially for special needs groups such as students, the elderly, disabled persons, below the market-rate cost. The Gardena Municipal Code was amended in 2020 to comply with recent changes to State ADU laws, related to impact fee exemptions, review time, and other barriers preventing ADU production. Program 4.5, Accessory Dwelling Units, includes the City's plan to incentivize ADU production per AB 671 (see Chapter V, Housing Plan).

As defined in Section 18.04.163 of the Municipal Code, an accessory dwelling unit is an independent residential unit providing living, sleeping, eating, cooking, and sanitation facilities on the same parcel of land as a single-family dwelling or multifamily dwelling. A junior ADU is defined as a unit that is no more than 500 square feet and contained entirely within a single-family dwelling, not including an attached garage or other attached accessory structure.

ADUs include efficiency units and manufacturing homes as defined in Sections 17958.1 and 18007 of the Health and Safety Code, provided that such units shall be subject to all

development standards applicable to ADUs. ADUs are subject to the following key standards:

1. Maximum floor area of 850 square feet for a studio or one bedroom or 1,000 square feet for a unit that contains more than one bedroom;
2. Minimum size is 150 square feet;
3. Must be located behind the front yard setback unless the ADU is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage;
4. No higher than the primary residence or exceeding 25 feet;
5. One parking space required per ADU but none for an ADU created in an existing living space (no parking is required if within ½ a mile walking distance of a public transit stop);
6. Setbacks must comply with respective zone, but side and rear setbacks are not required to be greater than 4 feet;
7. Utility installations should be place underground;
8. Design should be consistent in architectural style, materials, colors, and appearances with the existing or proposed dwelling and the quality of the materials shall be the same or exceed that of the primary residence
9. Requires a separate entrance from the primary residence;
10. Windows will maintain privacy between the ADU, primary residence, and neighbors;
11. If new or separate utility connection between the accessory dwelling unit and the utility, a connection charge that is proportionate to the burden of the proposed ADU based on the size or number of plumbing fixtures.

The facilitate ADU development, the City will explore increasing the maximum unit size to 1,200 square feet for units with more than one bedroom.

3. Mobile Homes/Manufactured Housing

According to the 2015-2019 ACS, there are 971 mobile homes in the City, representing 4.5 percent of the housing stock. Individual mobile homes and manufactured housing are permitted in all residential zones and conditionally permitted in the C-R zone. Mobile home parks are conditionally permitted in the R-3 and R-4 zones. Individual mobile homes and manufactured housing are subject to all of the property development standards required by the Zoning Ordinance.

4. Transitional and Supportive Housing

Gardena Municipal Code Section 18.04.472 defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Per Municipal Code Section 18.04.454, supportive housing is

"housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code Section 50675.14 and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Transitional and supportive housing is permitted in all residential zones and pursuant to a site plan review approval in the C-R zone. The Municipal Code was amended during the 5th cycle Housing Element planning period to permit transitional and supportive housing in the MUO zone.

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

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

However, additional amendments to the City's Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within ½ mile from transit, is not subject to minimum parking requirements.

5. Residential Group Facilities

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

6. Community Care Facilities

Community Care Facilities are defined in Section 18.04.125 of the Gardena Municipal Code as a "nonmedical residential care, day treatment, adult day care, of foster family agency services for children, adults or children and adults, including but not limited to, the physically handicapped, mentally disordered, or incompetent persons, and abused or neglected children and includes those facilities and programs described in Health & Safety Code section 1502 et seq. as the same may be amended from time to time". These facilities are permitted with a CUP in the C-2, C-3, C-4 and C-P zones, provided they serve at least seven persons.

7. Group Care Facilities

Group care facilities are 24-hour residential facilities authorized, certified, or licensed by the State to provide medical or nonmedical care for seven or more individuals such as children, the elderly, mentally disordered person, developmentally disabled persons, or others handicapped persons. Group care facilities are allowed in the R-2, R-3, R-4, C-2, C-3, C-4, and C-P zones with a CUP.

In determining the issuance or denial for a CUP, the City must consider factors such as land use compatibility, distance from uses such as schools and parks, concentration of similar uses, and input from surrounding residents. This Housing Element includes a program to review the various provisions for Lodging Houses, Residential Group Facilities, Community Care Facilities, and Group Care Facilities in order to clarify definitions and to establish objective standards in order to ensure certainty in outcomes.

8. Single Room Occupancy (SRO)

Typically, SRO units typically consist of a single room housing of one or two people, with minimal amenities and shared kitchen facilities and are often created by converting former hotels. The Municipal Code permits SROs in the M-1 and M-2 zones with a CUP.

9. Emergency Shelters

Emergency shelters are permitted in the M-1 and M-2 zones without a CUP or other discretionary permit. As required by State law, the identified zones (M-1 and M-2) must have sufficient capacity to accommodate the emergency shelter, and at a minimum provide capacity for at least one year-round shelter. Emergency shelters are subject to the following design requirements according to Section 18.36.020 of the Municipal Code:

- The maximum number of beds or clients permitted to be served nightly shall not exceed one per 125 square feet of floor area;
- Parking is required at the rate of one space for every two rooms, plus one space per six rooms for employee parking with a minimum of three employee spaces. AB 139 requires that parking for emergency shelters be based on staffing level only. Therefore, the City intends to amend its Zoning Code to comply with State law requirements;
- The waiting and client intake area shall be a minimum of one hundred square feet of gross floor area, plus an additional ten square feet for every person which the shelter can serve over ten;
- Emergency shelters shall not be located within three hundred feet of each other.

According to LAHSA, there were 79 people experiencing homelessness in Gardena in 2020 (see Chapter II, Section F.6). Although the M-1 and M-2 zones are extensively developed with commercial and industrial uses, there are sufficient vacant, underutilized, and blighted properties within these zones to facilitate the development of a new structure or conversion of an existing structure to accommodate 79 homeless individuals. The City's General Plan Land Use Map in Figure IV-1 shows the industrial areas in Gardena. Sample sites appropriate for emergency shelters are included in Figure IV-2.

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

10. Low Barrier Navigation Centers

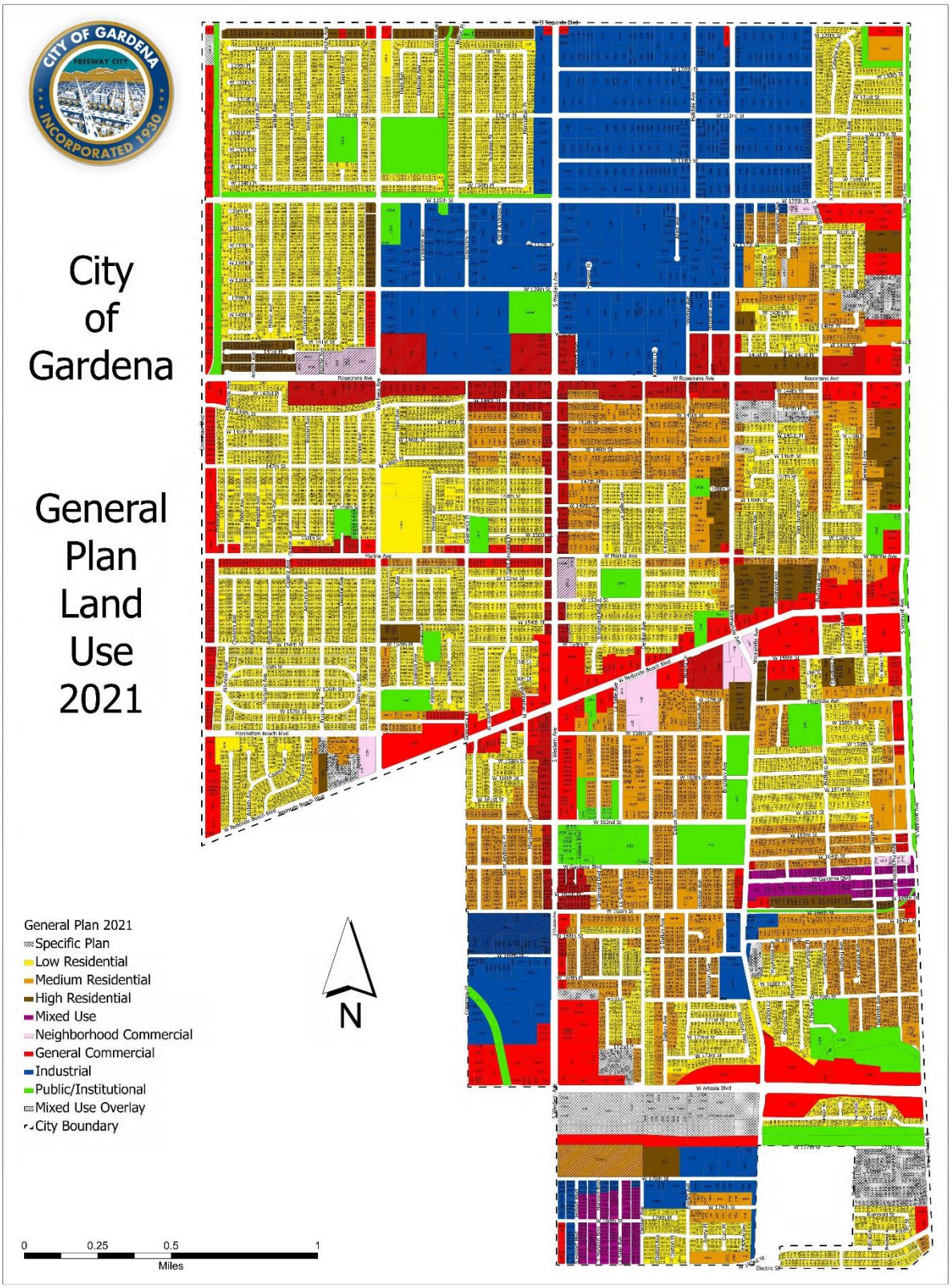
Ordinance No. 1821 was adopted in 2021 and amended the Zoning Code to include Low Barrier Navigation Centers as allowed in the MUO and C-R zones. Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

11. Farmworker and Employee Housing

The City does not have any active farming activities and does not have an agricultural zoning district or district that allows commercial farming. The City is not required to address farmworker housing in its Zoning Code.

The Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address employee housing.

Figure IV-1: 2021 General Plan Land Use Policy Map



Source: Gardena General Plan Land Use Plan, revised April 2021.

Figure IV-2: Potential Emergency Shelter Sites in M-1



Site A: Blighted residential parcel on 130th Street between Western Avenue and Halldale Avenue (0.9 acres).



Site B: Vacant parcels on130th Street between Western Avenue and Halldale Avenue (0.9 acres).



Site C: Vacant parcel on the southwest corner of 139th Street and Normandie Avenue (0.3 acres).

F. Financial Resources

There are a variety of potential funding sources available for housing activities in the City. In many cases, a variety of funding sources must be used to complete a project, due to the high costs of development and limitations on the uses of the funds. Gardena previously utilized State HOME funds and CalHome funds to undertake housing rehabilitation programs; however, the City's HOME and CalHome agreements expired at the end of FY 2016-2017 and the City will have to apply for these competitive grants in the future. The City's primary funding source is the Community Development Block Grant Program, described below.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments to fund a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while cities with less than 50,000 population generally compete for funds that are allocated by the County. Gardena's population size enables the City to receive its own allocation of CDBG funds directly from HUD, and in Fiscal Year 2021, the City of Gardena received $637,637.

The CDBG program is flexible in that the funds can be used for a range of activities. The City uses approximately 78 percent of its allocation for fair housing services, public services for low income residents, affordable housing preservation, and homelessness prevention.

2. Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent affordable to those at 60 percent of AMI. The tax credit is typically sold to large investors at a syndication value.

3. SB2, LEAP, and PLHA Grant Funds

In 2017, Governor Brown signed a $15 billion housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to be used towards increasing the supply of affordable homes in California. Because the number of real estate transactions recorded in each county vary from year to year, the revenues collected fluctuate. The first year the State administered Planning Grants knowns as SB2 Grants, and the following year a second planning grant program, Local Early Action Planning, or LEAP grants, was made available to cities. Gardena applied for and obtained founding for both of these grant opportunities.

SB 2 Grant

The City of Gardena applied for $310,000 in SB2 grant funding for the following:

- Update the Housing Element
- Update the Zoning Ordinance
- General Plan consistency between Housing Element and other elements
- Local process improvements that eliminate the need for project-specific discretionary review

LEAP Grant

The City of Gardena applied for $300,000 in LEAP grant funding for the following:

- Rezoning by updating planning documents and zoning ordinance
- Eliminate the need for project-specific environmental review
- Revamping planning review process to expedite housing production
- Improve ADU ordinance and review process
- Upzoning to intensify land use patterns in strategic locations
- Preparing and adopting Housing Element
- Other improvements that accelerate housing production

Permanent Local Housing Allocation (PLHA)

SB2 also created a block grant for affordable housing programs and activities. The City of Gardena is eligible to receive $329,877 from the FY 2019 allocation and $512,732 from the FY 2020 allocation.

G. Opportunities for Energy Conservation

1. Title 24 of the California Code of Regulations

State law requires all new construction to comply with “energy budget” standards that establish maximum allowable energy use from non-renewable sources (Title 24 of the California Code of Regulations). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations so that structures are oriented to take advantage of a southern exposure, shade or prevailing breezes. The City amended the Municipal Code in 2020 in compliance with the 2019 California Building Standards Code, including the California Energy Code.

2. Title 24 – California Green Building Standards Code (“Cal Green”)

The State requires all local agencies to adopt the California Green Building Standards Code (CALGreen). CALGreen sets efficiency and sustainability standards for residential and non-residential buildings. The mandatory measures are minimum baselines that must be met in order for a building to be approved. These measures include, among other things, water efficiency, indoor air quality, and sustainable building materials. CALGreen also has two tiers of voluntary standards that local jurisdictions can adopt as they deem appropriate. Gardena amended the Municipal Code in June 2020 in compliance with the 2019 CALGreen standards. The City also amended the Municipal Code to increase the electric vehicle parking space requirements for new multi-family housing from 10 percent to 25 percent.

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

3. Brownfield Program

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

V. Housing Plan

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

A. Goals and Policies

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

1. Maintenance and Preservation

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

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

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

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

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

2. Provide for a Variety of Housing Options

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

Policy 2.1: Pursue funding to support the development of housing for lower- and moderate-income households (including extremely low-income) and households with special needs, such as seniors, persons with disabilities (including persons with developmental disabilities), and large households.

Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units of various sizes to accommodate the diverse needs of the community, including seniors, students and young workers, and large households.

Policy 2.3: Pursue strategies that expand homeownership opportunities for lower income and moderate income households.

Policy 2.4: Participate in or provide rental assistance programs to lower income households.

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

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

3. Removal of Constraints

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

Policy 3.1: Periodically review development standards and project review/approval procedures to remove or mitigate constraints to residential development.

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

Policy 3.3: Encourage the use of specific plans, overlays, and other mechanisms to allow flexibility in housing developments.

4. Provide Adequate Sites for Residential Development

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

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

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

Policy 4.3: Encourage residential development within the new Housing Overlay.

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

Policy 4.5: Ensure the production of affordable units throughout the community to avoid over concentration in specific neighborhoods.

Policy 4.6: Facilitate the development of mixed income projects.

5. Affirmatively Further Fair Housing

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

Policy 5.1: Enforce the fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of classes protected by State and Federal fair housing laws.

Policy 5.2: Provide a range of housing options, locational choices, and price points to accommodate the diverse needs in Gardena and to allow for housing mobility.

Policy 5.3: Target and prioritize resources to implement neighborhood improvements to bridge disparities in access to opportunities among the city's various neighborhoods.

Policy 5.4: Pursue actions to reduce or mitigate the displacement of existing tenants.

B. Housing Programs

The goals and policies contained in the Housing Element address the identified needs from the Needs Assessment and are implemented by a series of programs offered through City departments. The housing programs define the specific actions the City will undertake to achieve specific goals and policies. The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives described in this section are organized around the same five issue areas described in the previous section. The housing programs discussed here include existing programs as well as new programs added to address unmet housing needs.

1. Maintenance and Preservation of the Housing Stock

Preserving the existing housing stock, including maintaining the affordability of assisted rental units, is an important goal for the City. Through neighborhood and home improvement programs, the City maintains the condition of existing housing units.

1.1 Housing Rehabilitation Programs

With limited funding, the City offers two housing rehabilitation programs for lower income homeowners:

- **Handy-Worker Fix Up:** Through the CDBG-funded Handy-Worker Fix Up program, the City provides a free labor crew with up to $600 in materials for activities including health and safety compliance, energy conservation, handicapped access, door and window replacement, smoke alarms, plumbing, heating and electrical.
- **Residential Rebate Program:** Through the CDBG funded Light Housing Rehabilitation program, the City provides rebates of 50 percent to a maximum of $3,000 for repairs such as plumbing, and heating.

Responsible Agencies: City Manager's Office

Funding Sources: CDBG

Program Objectives:

- Handy-Worker Fix Up – 25 households annually for a total of 200 households over eight years.
- Residential Rebate – 3 households annually for a total of 24 households over eight years.
- Annually pursue funding available at the State HCD to reinstate residential rehabilitation programs.

1.2 Preservation of At-Risk Units

Gardena currently has four assisted rental projects (Gardena Valley Towers, Gardena South Park Manor, Meadowlark Manor, and Spring Park Senior Villa) that are owned and operated by non-profit corporations. The long-term affordability of these projects is fairly secure because of their non-profit status and the risk of conversion is low. However, three of these projects (278 units) with Section 8 project-based assistance are subject to contract renewal and may be considered as at low risk of losing the Section 8 assistance.

Responsible Agencies: City Manager's Office

Funding Sources: HUD Section 8 funds

Program Objectives:

- Annually monitor the status of Gardena Valley Towers, Gardena South Park Manor, and Meadowlark Manor in their Section 8 contract renewal status.
- Should a notice of intent be filed by any project owner to opt out of affordable housing, the City will ensure the project owner follow State noticing requirements (three-year, one-year, and six-month) prior to conversion.
- In the unlikely event that the Section 8 contracts are not renewed by HUD, work with LACDA to assist the tenants in accessing other rental assistance such as the HCVs.
- Contact interested nonprofit housing providers with the capacity to acquire and manage the at-risk units.
- Support applications of current or potential project owners for state and federal funds to improve housing conditions or to enhance affordability.

2. Provision of a Variety of Housing Options

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

2.1 Senior Housing Development

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

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By 2022, provide information about Ordinance 1737 on City website.
- Annually convene a developers workshop to explore affordable housing opportunities in the City, including housing for seniors, persons with disabilities, and large households.
- Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's Community Development Department counter.

2.2 Affordable Housing Development

With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- **Collaborate with Affordable Housing Developers:** Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. The City will convene a housing developers workshop to explore opportunities for affordable housing development.
- **Provide Financial Assistance:** The City will waive Quimby fee and the Residential Impact Fee of $1,000 per unit for affordable housing.
- **Provide Letters of Support for Funding Applications:** The City will support developers' application of funding (such as Low Income Housing Tax Credit or State HOME funds) for affordable housing.

Responsible Agencies: City Manager's Office; Community Development

Funding Sources: General Funds

Program Objectives:

- Conduct annual developers outreach and consultation.
- Annually pursue affordable housing funds available at State HCD for new construction and acquisition/rehabilitation of affordable housing.
- Achieve the development of 200 affordable housing units over eight years.

2.3 Homeownership Opportunities

The City will pursue affordable ownership housing opportunities for lower and moderate income households. Specifically, the City will provide information on homebuyer assistance programs available to Gardena residents:

- **Mortgage Credit Certificate (MCC)** – Administered by LACDA, the MCC program offers qualified first-time homebuyers a Federal income tax credit. The credit can reduce potential Federal income tax liability, creating additional net spendable income for qualified first-time homebuyers to possibly use toward their monthly mortgage payment. This MCC Program enables qualified first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar-for-dollar tax credit on their U.S. individual income tax returns.
- **California Housing Finance Agency (CalHFA) Loan Programs** – Gardena residents can access homebuyer assistance programs available from CalHFA.

These include first mortgage programs and down payment assistance programs.

Responsible Agencies: City Manager's Office

Funding Sources: None required

Program Objectives:

- By 2022, provide links to LACDA and CalHFA homebuyer assistance programs on City website.
- By 2023 and at least every other year, pursue funding available at HCD to provide a local homebuyer assistance program that is tailored for the local housing market.

2.4 Inclusionary Housing

Without redevelopment funding, inclusionary housing may be an effective tool to creating affordable housing opportunities in the community. The City will explore the feasibility of an inclusionary housing program to expand affordable housing opportunities in the City.

Responsible Agencies: Community Development

Funding Sources: General funds/departmental budget

Program Objectives:

- By the end of 2022, conduct a feasibility study for inclusionary housing and if feasible and appropriate, adopt an inclusionary housing program within one year.

2.5 Housing Choice Vouchers (HCV)

The Housing Choice Voucher (Section 8 Rental Assistance) program assists extremely low- and very low-income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the HCV program will pay for the remainder. The LACDA currently administers rental assistance on behalf of the City, and provides assistance to approximately 700 Gardena households.

Responsible Agencies: LACDA; City Manager's Office

Funding Sources: HUD Section 8 funds

Program Objectives:

- By 2022, provide information on the HCV program on City website, and update information semi-annually.
- Work with LACDA to promote acceptance of HCVs through outreach and education to renters, and rental property owners, and managers. Specifically, California legislature passed SB 329, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers

issues under Section 8 of the United States Housing Act of 1937." SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.

2.6 Homeless Assistance

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

Responsible Agencies: City Manager's Office

Funding Sources: CDBG

Program Objectives:

- Assist 350 persons at risk of becoming homeless annually.

3. Removal of Constraints

The City is committed to removing governmental constraints that hinder the production and improvement of housing, especially for affordable housing and housing for special needs populations.

3.1 Zoning Code Amendments

Zoning Code amendments are needed to address various recent changes to State law or to facilitate housing production:

- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Employee Housing:** State Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.
- **Minimum Unit Sizes:** Eliminate the minimum unit sizes in the MUO (Mixed Use Overlay) zone.
- **Group Homes for Seven or More Persons:** Currently, the City regulates group housing for seven or more persons under different provisions (lodge houses, group care facilities, and community care facilities). The City will review

the various provisions and conditions for approval and revise the Zoning Code to ensure objective standards are in place to provide certainty of outcomes.

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By the end of 2022, amend the Zoning Code to address affordable and special needs housing as outlined in this program.

3.2 Development Review Procedures

To facilitate residential development and to comply with State law, the City will address the following:

- **Affordable Housing Streamlined Approval (SB 35)**: Establish a streamlined, ministerial review process for qualifying multi-family residential projects.
- **Objective Design Standards (SB 330):** Develop objective design standards that will provide a preliminary application process for residential development.

Responsible Agencies: Community Development

Funding Sources: Departmental budget

Program Objectives:

- By the end of 2022, develop procedures to address the streamlining requirements of SB 35 and objective design requirements of SB 330.

4. Provision of Adequate Sites

Meeting the housing needs of all residents of the community requires the provision of adequate sites for all types of housing.

4.1 Adequate Sites for RHNA with By-Right Approval of Projects with 20 Percent Affordable Units and Replacement Requirement

The City of Gardena has been assigned a RHNA of 5,735 units. Accounting for ADUs and pipeline projects, the City has a remaining RHNA of 5,047 units:

- 1,456 very low income units
- 688 low income units
- 884 moderate income units
- 2,019 above moderate income units

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. As part of this Housing Element update, the City has identified candidate sites to be designated with a Housing Overlay as shown in Table V-1. Detailed information on the candidate sites is provided in Appendix C.

Table V-1: Summary of Candidate Housing Overlay Sites

Housing Overlay	Density Assumption	# of Sites	Total Acres	Total Units
O3 (0-17 du/ac)	17 du/ac	66	17.8	300
O4 (20-30 du/ac)	23 du/ac	81	40.9	940
O5 (31-50 du/ac)	30 du/ac	204	69.0	2,066
O6 (51-70 du/ac)	50 du/ac	126	68.1	3,405
Total		477	195.9	6,711

To ensure that the City monitors its compliance with SB 166 (No Net Loss), 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 if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Only one parcel in the sites inventory includes existing residential use (one single-family home). Nevertheless, the City will establish procedures to comply with the housing requirements pursuant to AB 1397. Residential development on sites with existing housing units deed restricted for or occupied by lower income households are required to provide one-to-one replacement, consistent with the Density Bonus Law.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By October 15, 2023, amend the Zoning Code to establish the Housing Overlay to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 5,047 units. For sites to accommodate the remaining lower-income RHNA of 2,144 units, the Housing Overlay must meet the requirements of Government Code 65583.2. Among other things, the sites must have a density of at least 30 units per acre, be large enough to permit at least 16 units, and be zoned to allow housing by right with at least 20 percent of the units affordable to lower-income households. Furthermore, amend the Zoning Code to require replacement of units that are either deed restricted or occupied by lower income households pursuant to AB 1397.
- Provide the inventory of sites on the City's website and update the inventory at least semi-annually.
- Promote lot consolidation (Program 4.3) and housing construction, particularly affordable housing (see also Program 2.2) by facilitating communications between interested property owners and potential developers.
- Conduct developer workshops at least every other year to solicit development interests and understand market trends. Adjust development incentives as necessary.

4.2 Adequate Sites Monitoring (SB 166 – No Net Loss)

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

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identity additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If a shortfall in sites capacity occurs, the City will identify replacement sites within six months.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By the end of 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary
- Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.

4.3 Lot Consolidation

Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-use and multi-family developments, particularly for affordable housing by:

- Maintaining an inventory of sites on the City's website.
- Assisting developers in identification of parcels with lot consolidation potential.
- Continuing to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.
- Considering incentives to facilitate lot consolidation, which may include reduced or waived fees, expedited processes, graduated density based on consolidated lot size, flexibility in parking standards and requirements, or other feasible options.

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- Develop incentives for lot consolidation by October 15, 2023, along with the establishment of the Housing Overlay.
- Beginning in 2024, market lot consolidation incentives to property owners, interested developers, and real estate brokers.

4.4 Religious Facility and Institutional Use Housing Overlay

State law encourages the development of affordable housing in partnership with religious facilities by providing parking relief and density bonus for affordable housing on sites occupied by religious facilities. This development trend gained popularity in recent years and many communities in the State are exploring expanding this concept to other institutional uses. This is often achieved through an Overlay to permit residential uses on the excess parking areas on site or conversion of surplus building area into residential uses.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By 2023, explore the feasibility of establishing a Housing Overlay on religious and institutional uses.

4.5 Accessory Dwelling Units

ADUs are an important alternative option for affordable housing. To facilitate ADU development, the City will consider the following:

- Provide technical and resources guides online and pre-approved plans.
- Replace the requirement for architectural consistency with the main residential unit with architectural compatibility.
- Allow ADUs up to 1,200 square feet via discretionary review.
- Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs.
- Conduct increased outreach and education on ADU options and requirements.

However, the City does not rely on ADUs to fulfill its RHNA obligations. The projected 160 ADUs represents less than three percent of the City's RHNA.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- By the end of 2022, update City website to provide resources for ADU construction, including links to the California Housing Finance Agency (CalHFA) program that provides $25,000 grant to homeowners for ADU construction.

- Develop incentives for ADUs by the end of 2023. Incentives may include preapproved plans, expedited review, reduced/deferred fees, and/or technical assistance.
- Achieve 160 ADUs over eight years. By 2025, assess the City's progress in ADU construction and if the City is not meeting its construction goal, adjust the incentives as appropriate. If ADU production is lower than anticipated and remaining residential sites capacity is not able to compensate the shortfall, amend the zoning with six months to identify additional capacity (see also Program 4.2).

5. Affirmatively Furthering Fair Housing

In order to fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of their special characteristics (as protected by State and Federal fair housing laws). The City will implement meaningful actions to affirmatively further fair housing.

5.1 Fair Housing Outreach and Enforcement

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

Responsible Agencies: City Manager's Office; Fair Housing Foundation

Funding Sources: CDBG

Program Objectives:

- Conduct annual fair housing outreach and education workshops targeted for Gardena residents and property owners.
- By 2022, make available multi-lingual fair housing materials at various media platforms and at public counters and community locations. Fair housing materials will include the new Source of Income Protection under State law (SB 329 and SB 222), which prohibits landlords from rejecting applicants due to the use of public assistance (such as Section 8 Housing Choice Vouchers) for rent payments (see also Program 2.5).
- Conduct fair housing testing at least bi-annually, tailoring testing to emerging trends and changing socioeconomic profile of residents.

5.2 Expand Housing Opportunities

To diversify the City's housing choices, the City must expand opportunities for housing throughout the City.

Responsible Agencies: Community Development

Funding Sources: None required

Program Objectives:

- By October 2023, establish the Housing Overlay to increase housing opportunities throughout the City (Program 4.1).
- By the end of 2023, amend Zoning Code to facilitate the development of a variety of housing types (Program 3.1).

5.3 Place-Based Strategy for Neighborhood Improvements

Responsible Agencies: City Manager's Office; Community Development

Funding Sources: General funds

Program Objectives:

- By mid-2022, create a marketing brochure to promote northern Gardena and its changing demographics to entice needed services such as supermarkets.
- By mid-2022, expand police meetings in each of the City's three police districts to include representatives from other departments to provide better community access to City issues - within 6 months.
- Beginning 2022, host an annual job fair at Rowley Park, or other appropriate location in the vicinity, with the South Bay Workforce Investment Board.
- By end of 2023, provide free wifi in Rowley Park to allow residents to have internet access which would allow students to complete homework assignments and provide ability to search and apply for jobs.

5.4 Rent Mediation Board – Anti-Displacement

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

Responsible Agencies: City Manager's Office; Fair Housing Foundation

Funding Sources: CDBG

Program Objectives:

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

6. Summary of Quantified Objectives

According to Government Code Section 65583(b), local governments' housing elements are required to establish quantified objectives for the maximum number of housing units

which can be constructed, rehabilitated, and conserved over the planning period. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583(a)(8)(A). Table V-2 presents the Housing Element's quantified housing objectives for the 2021-2029 planning period.

Table V-2: Quantified Objectives

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	743	742	761	894	2,595	5,735
Preservation	80	72	72	---	---	224
Conservation (Units at Risk)	70	70	140	---	---	280
Conservation (Code Enforcement)[1]	0	50	50	100	50	250

1. Income distribution is general estimate only since code enforcement activities do not track income level of owners. However, it is generally assumed that higher proportions of homeowners are moderate and above moderate income compared to other programs that are only eligible to lower income households.

Appendix A: Acronym Index

Acronym	Meaning
ACS	American Community Survey
ADA	Americans with Disabilities Act
AMI	Area Median Income
BCRC	Brownfield Community Relations Committee
BMP	Best Management Practice
CALGreen	California Green Building Standards Code
CAPER	Consolidated Annual Performance and Evaluation Report
CARE	California Alternate Rates for Energy
CBC	California Building Standards Code
CDBG	Community Development Block Grant
CDD	Community Development Department
CEQA	California Environmental Quality Act
CHAS (HUD)	Comprehensive Housing Affordability Strategy
CUP	Conditional Use Permit
DOF	Department of Finance
EDD	California Employment Development Department
EMP	Energy Management Program
EPA	Federal Environmental Protection Agency
ESAP	Energy Savings Assistance Program
FERA	Family Electric Rate Assistance
FHA	Federal Housing Administration
HAMFI	HUD Area Median Family Income
HCD	State Department of Housing and Community Development
HOME	Home Investment Partnership Program
HUD	U. S. Department of Housing and Urban Development
LACDA	Los Angeles County Development Authority
LAHSA	Los Angeles Homeless Services Authority
LAUSD	Los Angeles Unified School District
LIHTC	Low Income Housing Tax Credit
LUST	Leaking Underground Storage Tank

Acronym	Meaning
NAHB	National Association of Home Builders
PC	Planning Commission
RHNA	Regional Housing Need Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SBCCOG	South Bay Cities Council of Governments
SCAG	Southern California Association of Governments
SRO	Single Room Occupancy

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

Appendix B: Community Meetings

TO: Gardena Valley News **DATE**: January 12, 2021
FROM: City of Gardena

Publication Date: January 14, 2021

VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT
FEBRUARY 4, 2021 at 6:00 p.m.
To be held via ZOOM

The City of Gardena will hold a virtual workshop on the 6th Cycle 2021 – 2029 Housing Element. The public workshop will be held via Zoom for those interested in learning more about and participating in the process.

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element is part of the City's General Plan and provides goals, policies, programs, and strategies for addressing local housing needs.

The workshop is designed to:

- **Present an overview of the Housing Element process and the legal requirements**
- **Provide information regarding the Regional Housing Needs Assessment (RHNA) assigned to the City by the Southern California Association of Governments (SCAG)**
- **Review likely housing sites**
- **Discuss zoning options**

Community participation is an important part of the Housing Element Process and the City welcomes our community members to provide input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at https://www.cityofgardena.org/community-development/planning-projects/.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TO: Gardena Valley News **DATE**: March 16, 2021
FROM: City of Gardena

Publication Date: March 18, 2021

VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT
MARCH 31, 2021, at 6:00 p.m.
To be held via ZOOM

The City of Gardena will hold the second virtual workshop on the 6th Cycle 2021–2029 Housing Element. This public workshop will be held via Zoom for those interested in participating in or learning more about the process:

Direct URL: https://us02web.zoom.us/j/86322530568
Meeting ID: 863 2253 0568
For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799
International numbers available at https://us02web.zoom.us/u/kdDNNSEg0z

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element provides goals, policies, programs, and strategies for addressing local housing needs.

The second workshop is designed to:

- Discuss areas to potentially locate the City's RHNA allocation. Available to review on the City's website at https://www.cityofgardena.org/housing-element/ , by March 24, 2021.
- Discuss the potential densities of the RHNA allocation areas.

Community participation is an important part of the Housing Element Process and the City welcomes our community members' input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at https://www.cityofgardena.org/housing-element/.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TO: Gardena Valley News **DATE**: April 22, 2021
FROM: City of Gardena

Publication Date: April 20, 2021

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, May 4, 2021, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the draft **2021-2029 Housing Element Sites Inventory**.

The purpose of the housing element's site inventory is to identify and analyze specific sites that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the City's Regional Housing Need Allocation (RHNA).

This public hearing will be held via Zoom:
Direct URL: https://us02web.zoom.us/j/87336412683
Meeting ID: 873 3641 2683
For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799
International numbers available at https://us02web.zoom.us/u/kdDNNSEg0z

All persons interested in participating may appear before the Planning Commission at said public hearing and present any testimony or evidence they may wish to offer or submit written comments prior to this time. Comments may be submitted via email to PlanningCommission@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.The project materials will be made available for review on the City's website at https://www.cityofgardena.org/community-development/planning-projects/, by April 30, 2021.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the Planning Division at 310/217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided

Amanda Acuna
Senior Planner

TO: Gardena Valley News **DATE**: May 18, 2021
FROM: City of Gardena

Publication Date: May 20, 2021

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, June 1, 2021, at 7:00 p.m., the Planning Commission and City Council of the City of Gardena will conduct a **virtual** public hearing to consider the **2021-2029 Housing Element**.

The meeting is designed to discuss the following components of the 2021-2029 Housing Element:

- The goals, policies, and programs to further develop, improve and preserve housing.
- An inventory of sites to meet the Regional Housing Needs Assessment (RHNA) requirements, including the changes from previous community meetings.

This public hearing will be held via Zoom:

Direct URL: https://us02web.zoom.us/j/89596970766
Meeting ID: 895 9697 0766
For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799
International numbers available at https://us02web.zoom.us/u/kdDNNSEg0z

All persons interested in participating may appear before the Planning Commission and City Council at said public hearing and present any testimony or evidence they may wish to offer or submit written comments prior to this time. Comments may be submitted via email to HousingElement@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the Planning Division at 310/217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided

Amanda Acuna
Senior Planner

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT
FEBRUARY 4, 2021 at 6:00 p.m.
To be held via ZOOM

The City of Gardena will hold a virtual workshop on the 6th Cycle 2021 – 2029 Housing Element. The public workshop will be held via Zoom for those interested in learning more about and participating in the process.

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element is part of the City's General Plan and provides goals, policies, programs, and strategies for addressing local housing needs.

The workshop is designed to:

- Present an overview of the Housing Element process and the legal requirements
- Provide information regarding the Regional Housing Needs Assessment (RHNA) assigned to the City by the Southern California Association of Governments (SCAG)
- Review likely housing sites
- Discuss zoning options

Community participation is an important part of the Housing Element Process and the City welcomes our community members to provide input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9530 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at https://www.cityofgardena.org/community-development/planning-projects/.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

VIRTUAL WORKSHOP ON THE CITY OF GARDENA'S HOUSING ELEMENT MARCH 31, 2021, at 6:00 p.m. To be held via ZOOM

The City of Gardena will hold the second virtual workshop on the 6th Cycle 2021–2029 Housing Element. This public workshop will be held via Zoom for those interested in participating in or learning more about the process:

Direct URL: https://us02web.zoom.us/j/86322530568
Meeting ID: 863 2253 0568
For only audio: US: 669 900 9128 or 346 248 7799 or 253 215 8782 or 646 558 8656 or 301 715 8592 or 312 626 6799
International numbers available at
https://us02web.zoom.us/u/kdDNNSEg0z

The Housing Element is a required part of the City's General Plan. State law requires the City to adopt its Housing Element adopted by October 15, 2021. The Housing Element provides goals, policies, programs, and strategies for addressing local housing needs.

The second workshop is designed to:

- Discuss areas to potentially locate the City's RHNA allocation. Available to review on the City's website at https://www.cityofgardena.org/housing-element/ , by March 26, 2021.
- Discuss the potential densities of the RHNA allocation areas.

Community participation is an important part of the Housing Element Process and the City welcomes our community members' input. Public Hearings before the Planning Commission and the City Council will be scheduled later in the year.

Questions regarding the workshop should be directed to Amanda Acuna, Senior Planner, at 310/217-9524 or aacuna@cityofgardena.org. Information on the workshop will be posted on the City's website at https://www.cityofgardena.org/housing-element/.

ASSISTANCE FOR PEOPLE WITH DISABILITIES. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the workshop, please contact the City Clerk at 310/217-9565 or email bromero@cityofgardena.org at least 24 hours prior to the scheduled workshop to ensure assistance is provided.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem
PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

THE CITY OF GARDENA
WILL BE HOSTING A
VIRTUAL WORKSHOP

JOIN US TO DISCUSS THE 6TH CYCLE 2021-2029 HOUSING ELEMENT

FEBRUARY 4, 2021 | 6:00PM

WE NEED YOUR INPUT!

The City of Gardena is currently working on its 2021-2029 Housing Element Update and is trying to identify properties suitable for residential development. The City welcomes your input. Please see below for upcoming public meetings.

TUESDAY, MAY 4, 2021

PLANNING COMMISSION MEETING @ 7:00PM

Zoom Direct Link:

https://us02web.zoom.us/j/87336412683

TUESDAY, MAY 11, 2021

CITY COUNCIL MEETING @ 7:30PM

Zoom Direct Link:

https://us02web.zoom.us/j/89029789464

For more information visit:

www.cityofgardena.org/housing-element

LET'S WORK TOGETHER
TO PLAN FOR THE FUTURE



HOUSING ELEMENT COMMUNITY MEETINGS

Mailing List
2021-2029

City of Hawthorne
4455 W 126th Street, #2
Hawthorne, CA 90250

City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

City of Carson
701 E Carson Street
Carson, CA 90749

County of Los Angeles
320 W Temple Street
Los Angeles, CA 90012

City of Los Angeles, Planning Department
638 S. BEACON AVE., #276
SAN PEDRO, CA 90731

State Housing & Community Development
2020 W. El Camino Ave
Sacramento, CA 95833

Southern California Association of Governments (SCAG)
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

Province Group, LLC / Newport Equities, LLC
26 Corporate Plaza, Suite 260
Newport Beach, CA 92660

Marcus & Millichap
880Apollo Street, Suite 101
El Segundo, CA 90245

Lee & Associates
5000 East Spring Street, Suite 600
Long Beach, CA 90815

Joe Nuzzolo
2007 W Carson Street
Torrance, CA 90501

CBRE
2221 Rosecrans Avenue, Suite 100
El Segundo, CA 90245

Daum Commercial real Estate
1025 W 190th Street, #100
Gardena, CA 90248

Iglesia Presbyterian Bethesda
14420 Crenshaw Blvd.
Gardena, CA 90249

Living Faith Fellowship Church
15516 Crenshaw Blvd.
Gardena, CA 90249

Argie Taylor's Ministries Inc
2400 W El Segundo Blvd.
Gardena, CA 90249

Gardena Buddhist Church
1517 W 166th Street
Gardena, CA 90247

Korean Presbyterian Church of South Bay
1444 W Rosecrans Ave
Gardena, CA 90249

Christian Agape Circle
2416 W El Segundo Blvd
Gardena, CA 90249

Liberty Tabernacle Church
1475 Gramercy Place
Gardena, CA 90249

Iglesia Monte de Sion
1221 W 130th Street
Gardena, CA 90247

Seicho-No-Ie Inc.
14527 S Vermont Ave
Gardena, CA 90247

Saint Anthony of Padua Church
1050 W 163rd Street
Gardena, CA 90247

Maria Regina Catholic Church
2150 W 135th Street
Gardena, CA 90249

Faithworks
16401 S Western Ave
Gardena, CA 90247

Kingdom Hall of Jehovah's Witnesses
1337 W Gardena Blvd
Gardena, CA 90247

Berachah Baptist Church
13985 Van Ness Ave
Gardena, CA 90249

Gardena Presbyterian Church
1340 W Gardena Blvd
Gardena, CA 90247

Bethesda Presbyterian Church
14404 Crenshaw Blvd
Gardena, CA 90249

Vietnamese Alliance Church of South Bay
14521 S Normandie Ave
Gardena, CA 90247

Mailing List
2021-2029

New Direction Community Church
13417 S Budlong Ave
Gardena, CA 90247

First Missionary Baptist
1429 W 182nd Street
Gardena, CA 90248

LA Bethel Church
1204 W 163rd Street
Gardena, CA 90247

Shepherds Church
1901 W 166th Street
Gardena, CA 90247

Community Worship Center
15709 S Normandie
Gardena, CA 90247

Pentecostal Missionary Church of Christ (4th Watch) South Bay
1019 W 182nd Street
Gardena, CA 90248

Gardena Japanese American Seventh Day Adventist Church
16115 S Denker Ave
Gardena, CA 90247

Konko Church of Gardena
15722 S Normandie Ave
Gardena, CA 90247

Church of the Holy Communion
1160 W 141st Street
Gardena, CA 90247

Gardena Genesis Community SDA Church
16113 S Denker Ave
Gardena, CA 90247

Garden of Praise Christian Fellowship
1250 W 155th Street
Gardena, CA 90247

Gardena Torrance Southern Baptist Church
1457 W 179th Street
Gardena, CA 90248

Garden West Estates
17700 S Western Ave
Gardena, CA 90248

Village Mobile Home Park
17100 Gramercy Place
Gardena, CA 90247

Emerald Gardens Mobile Home Estates
17024 S Western Ave
Gardena, CA 90247

Gardena Villas
16949 S Western Ave
Gardena, CA 90247

Gardena Mobile Home Park
13801 S Vermont Ave
Gardena, CA 90247

Hollyview Mobilehome Park
1349 1/2 W 135th Street
Gardena, CA 90247

El Nor
1414 W El Segundo Blvd
Gardena, CA 90247

EL GARDENA PARKS, LLC
1604 W EL SEGUNDO BLVD
Gardena, CA 90249

GARDENA MHP
13801 S Vermont Ave
Gardena, CA 90247

L\J Mobile Home Park
1425 W 132nd Street
Gardena, CA 90249

Grandview Mobile Home Park
1436 W 130th Street
Gardena, CA 90249

PARADISE TP
14527 S Vermont Ave
Gardena, CA 90247

Del Monte Mobile Home Park
14715 S Vermont Ave
Gardena, CA 90247

Vermont Village
1215 W 134th Street
Gardena, CA 90247

Melia Homes Inc.
8951 Research Drive, #100
Irvine, CA 92618

The Olson Company
3010 Old Ranch Pkwy, #100
Seal Beach, CA 90740

MBK Homes
4 Park Plaza, Suite 1000
Irvine, CA 92614

G3 Urban Inc.
15235 S Western Ave
Gardena, CA 90249

Mailing List
2021-2029

Gilad Ganish
1010 South Coast Highway, Ste. 106
Encinitas, CA 92023

Din/Cal 4, Inc.
1010 South Coast Highway, Ste. 106
Encinitas, CA 92024

Javier Ordonez
13229 Van Ness Ave
Gardena, CA 90249

Julio Vargas
10907 Burin Ave
Inglewood, CA 90304

KB Homes
25152 Springfield Court, Ste.180
Valencia, CA 91355

Steve Stapakis
82 Golden Eagle
Irvine, CA 92603

Doug Maupin
23505 Crenshaw Blvd, #208
Torrance, CA 90505

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA, 90071

South Bay Association of Realtors
22833 Arlington Ave
Torrance, CA 90501

South Bay Association of Chambers of Commerce
2300 Crenshaw Blvd
Torrance, CA 90501

VETERANS OF FOREIGN WARS GEN ROSECRANS POST 3261
1822 W 162nd Street
Gardena, CA 90247

WORLD SPECIAL FEDERATION
1569 W Redondo Beach Blvd, Suite F
Gardena, CA 90247

SOUTH BAY KO-AM SENIOR CENTER
1047 W 164th Street
Gardena, CA 90247

RIGEL INSTITUTE FOR SCIENCE EDUCATION
2529 W 157th Street
Gardena, CA 90249

PUBLIC HEALTH FOUNDATION ENTERPRISES WIC
15212 S Western Ave
Gardena, CA 90249

PACE-BRIGHT STARTS
14627 S Western Ave
Gardena, CA 90249

ANGELES COMMUNITY HEALTH CENTER
1030 W Gardena Blvd
Gardena, CA 90247

GARDENA POLICE FOUNDATION
PO Box 3069
Gardena, CA 90247

Gardena Valley Japanese Cultural Institute
1964 W 162nd Street
Gardena, CA 90247

Asian Community Services Center
14112 Kingsley Drive
Gardena, CA 90249

Senior Citizens Bureau Rent
1670 W. 162nd Street
Gardena, CA 90247

Rent Mediation Board
1700 W 162nd Street
Gardena, CA 90247

Meadowlark Manor
17150 S Park Lane
Gardena, CA, 90247

South Park manor
17100 S Park Lane
Gardena, CA 90247

Gardena Valley Towers
1715 W 158th Street
Gardena, CA, 90247

South Bay One Stop Business and Career Center
16801 South Western Ave.
Gardena, CA 90247

Gardena Valley Chamber of Commerce
1204 W Gardena Blvd # E
Gardena, CA 90247

Boys & Girls Club of Harbor Gateway
802 Gardena Boulevard
Gardena, CA 90247

Boy Scouts of America – L. A. Area Council
2333 Scout Way
Los Angeles, CA 90026

Mailing List
2021-2029

CA SOUTH CENTRAL COAST District No. 1080
1735 W 162nd Street
Gardena, CA 90247

Gardena Fifty Lions Club
P.O. Box #3
Gardena, CA 90247

Gardena Valley Lions Club
1128 West Gardena Boulevard
Gardena, CA 90247

Girl Scouts – Los Angeles Council
2525 Ocean Park Blvd
Santa Monica, CA 90405

Kiwanis Club of Gardena Valley
P.O. Box 406
Gardena, CA 90248

South Bay Cities Council of Governments, a Government Agency
2355 Crenshaw Blvd Suite 125
Torrance, CA 90501

Gardena-Carson Family YMCA
1000 Artesia Blvd
Gardena, CA 90248

The Rotary Club of Carson-Gardena-Dominguez
3 Civic Center
Carson, CA 90745

The Housing Rights Center
3255 Wilshire Blvd #1150
Los Angeles, CA 90010

Goodwill SOLAC
800 W Pacific Coast Hwy
Long Beach, CA 90806

South Bay Workforce Investment Board
11539 Hawthorne Blvd #500
Hawthorne, CA 90250

Gardena Mayme Dear Library
1731 West Gardena Blvd.
Gardena, CA 90247

Appendix C: Sites Inventory

The sites inventory, totaling 195.9 acres and 6,711 units, for the Housing Overlay is shown in Table C-1. The sites are also shown geographically in Figure C-1. The Site ID shows the potential for consolidation. The sites are further broken down in Table C-2 to show how units were allocated by income level.

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
1	4060004040	13430 CRENSHAW BLVD		0.46	General Commercial	C3	O6	50	23	General Store; Dilapidated	0.46	1954	9232	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
1	4060004021	13226 CRENSHAW BLVD		0.30	General Commercial	C3	O6	50	15	Manufacturing; Old, Dilapidated	0.50	1978	6554	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
1	4060004038	13400 CRENSHAW BLVD		0.23	General Commercial	C3	O6	50	12	Car Wash; Old car wash, Dilapidated	0.17	1964	1672	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
1	4060004035	13236 CRENSHAW BLVD		0.19	General Commercial	C3	O6	50	10	Manufacturing	0.54	1979	4480	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
1	4060004025	13424 CRENSHAW BLVD		0.26	General Commercial	C3	O6	50	13	Baskin Robins; Small FAR, Old Building	0.08	1958	944	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
1	4060004027	13416 CRENSHAW BLVD		0.15	General Commercial	C3	O6	50	8	Fast Food; Small FAR	0.15	1961	954	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
1	4060004041	NA		0.15	General Commercial	C3	O6	50	8	Parking Lot; Parking Lot to Fast Food	-	0	0	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
1	4060004022	13214 CRENSHAW BLVD		0.44	General Commercial	C3	O6	50	22	Manufacturing; Old building,	0.52	1956	9900	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
1	4060004037	13310 CRENSHAW BLVD		0.26	General Commercial	C3	O6	50	13	Auto Services	0.27	1961	3060	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
1	4060004013	13100 CRENSHAW BLVD		0.47	General Commercial	C3	O6	50	24	Metal Manufacturing	0.30	1955	6100	Presence of multiple lots that are already under single or City ownership
1	4060004023	13208 CRENSHAW BLVD		0.17	General Commercial	C3	O6	50	8	Auto Services	0.34	1987	2496	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
														ownership
1	4060004011	13120 CRENSHAW BLVD		0.33	General Commercial	C3	O6	50	16	Auto Service	0.05	1956	680	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
1	4060004012	13112 CRENSHAW BLVD		0.63	General Commercial	C3	O6	50	31	Manufacturing	0.41	1954	11209	Presence of multiple lots that are already under single or City ownership
1	4060004010	13204 CRENSHAW BLVD		0.26	General Commercial	C3	O6	50	13	Auto Service	0.68	1956	7700	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
2	4059022015	NA		0.13	General Commercial	C3	O6	50	6	Parking Lot to Auto	0.99	1959	5600	Presence of low-intensity or low-value uses
2	4059022014	13610 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Auto Services	0.28	1962	1608	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
2	4059022024	13500 CRENSHAW BLVD		0.38	General Commercial	C3	O6	50	19	Auto Services; Vacant building, fenced	0.44	1978	7268	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
2	4059022018	13514 CRENSHAW BLVD		0.16	General Commercial	C3	O6	50	8	Auto Services	0.43	1958	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
2	4059022019	13510 CRENSHAW BLVD		0.19	General Commercial	C3	O6	50	10	Liquor Store	0.32	1957	2647	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
2	4059022016	13600 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Auto Services	0.37	1959	2080	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
2	4059022017	13520 CRENSHAW BLVD		0.16	General Commercial	C3	O6	50	8	Religious Institution; Dilapidated	0.43	1958	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
3	4059021017	13920 CRENSHAW BLVD		0.14	General Commercial	C3	O6	50	7	Auto Services	0.53	1960	3248	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
3	4059021018	13904 CRENSHAW BLVD		0.15	General Commercial	C3	O6	50	7	Manufacturing; Dilapidated, old	0.37	1959	2400	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
3	4059022026	NA		0.26	General Commercial	C3	O6	50	13	Auto Services	0.24	1966	2760	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
4	4059021004	14160 CRENSHAW BL.		0.13	General Commercial	C3	O6	50	6	Auto Services	0.66	1968	3722	Presence of development opportunities on adjoining land
4	4059021009	14100 CRENSHAW BLVD		0.26	General Commercial	C3	O6	50	13	Strip Mall; Vacant store fronts	0.48	1960	5400	High or long-term business vacancies
4	4059021005	14150 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Auto Services	0.34	1976	1900	Presence of development opportunities on adjoining land

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
4	4059021013	14008 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking lot to Restaurant	0.57	1963	3200	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
4	4059021014	NA		0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking Lot to Restaurant	0.88	1963	5000	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
4	4059021015	NA		0.13	General Commercial	C3	O6	50	6	Restaurant; Old, declining	0.88	1963	5000	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
4	4059021011	NA		0.13	General Commercial	C3	O6	50	6	Parking Lot; Parking Lot to Medical	0.99	1964	5600	Presence of low-intensity or low-value uses
4	4059021021	14124 CRENSHAW BLVD		0.39	General Commercial	C3	O6	50	19	Auto Services; Old, Dilapidated	0.46	1979	7800	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
4	4059021010	14044 CRENSHAW BLVD		0.26	General Commercial	C3	O6	50	13	Strip Mall; Vacant store fronts	0.48	1960	5400	High or long-term business vacancies
4	4059021012	14030 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Medical Practice	0.41	1961	2318	Presence of low-intensity or low-value uses
4	4059021003	14160 CRENSHAW BLVD		0.13	General Commercial	C3	O6	50	6	Auto Services	-	0	0	Presence of low-intensity or low-value uses
5	4064012009	14516 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Vacant Store	0.49	1965	3848	High or long-term business vacancies
5	4064012011	14504 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Strip Mall; Old Strip Mall	0.39	1957	3055	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
5	4064012024	14626 CRENSHAW BLVD		0.38	General Commercial	C3	O5	30	11	Strip Mall and Rest.; Two story strip mall with vacancy	0.10	1973	1600	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
5	4064012027	14600 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Party Store; Dilapidated,	0.50	1961	3936	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
5	4064012029	14520 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Vacant Store; Dilapidated	0.50	1960	3900	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
5	4064012028	14526 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Vacant Store; For Lease, Dilapidated	0.50	1954	3900	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
5	4064012025	14614 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	3 stores; Old, Dilapidated	0.74	1956	5812	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use

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5	4064012010	14510 CRENSHAW BLVD		0.18	General Commercial	C3	O5	30	5	Vacant Store	0.50	1958	3900	High or long-term business vacancies
5	4064012026	14604 CRENSHAW BLVD		0.36	General Commercial	C3	O5	30	11	8 Small Businesses; 3 vacancies, Dilapidated	0.50	1955	7800	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
5	4064012030	14426 CRENSHAW BLVD		0.36	General Commercial	C3	O5	30	11	Strip Mall; Strip Mall has vacancies	0.27	1990	4160	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City Ownership
6	4060001029	2200 W EL SEGUNDO BLVD		0.65	General Commercial	C3	O5	30	20	Strip Mall; Strip Mall and Vacant Restaurant	0.35	1980	9956	High or long-term business vacancies
7	4061001029	12816 VAN NESS AVE		0.30	General Commercial	C3	O5	30	9	Restaurant	0.40	1959	5250	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
7	4061001012	2150 W EL SEGUNDO BLVD		0.36	General Commercial	C3	O5	30	11	Restaurant; Old	0.12	1984	1923	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017031	14007 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Dentistry businesses; Old	0.48	1959	4200	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017027	14115 VAN NESS AVE		0.61	General Commercial	C3	O3	17	10	Business strip; Vacancies, old	0.48	1959	12705	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017028	14111 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Medical center	0.59	1959	5162	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017029	14017 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Medical office	0.36	1959	3171	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017030	14015 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Office building; Old	0.74	1960	6404	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017033	13971 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Business strip; Vacancy, old	0.38	1961	3300	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017035	13945 VAN NESS AVE		0.40	General Commercial	C3	O3	17	7	Business strip; Vacancies	0.38	1959	6600	High or long-term business vacancies
8	4059017034	13961 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Business strip; old	0.42	1962	3630	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
8	4059017036	13931 VAN NESS AVE		0.20	General Commercial	C3	O3	17	3	Office building; Small office building, old	0.55	1987	4780	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may

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														be impairing the value of the existing use
8	4059017037	13901 VAN NESS AVE		0.42	General Commercial	C3	O3	17	7	Bussiness Strip; Vacancy	0.38	1960	6891	High or long-term business vacancies
9	4061013001	13151 S WESTERN AVE		2.45	Industrial	M2	O4	23	56	Vacant Building; Vacant Building, Old, For Sale	0.47	1954	50112	High or long-term business vacancies
10	6102006013	13126 S WESTERN AVE		1.01	Industrial	M1	O5	30	30	Liquor Store & Auto; Low FAR, Old	0.05	1965	2100	Presence of low-intensity or low-value uses
11	6102001023	1735 W 130TH ST		0.46	Industrial	M1	O5	30	14	Luber Yard Building	0.30	1962	6000	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
11	6102001022	1727 W 130TH ST		0.46	Industrial	M1	O5	30	14	Manufacturing Buildings; Old	0.50	1991	10000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
11	6102001024	1751 W 130TH ST		0.91	Industrial	M1	O5	30	27	Lumber Yard	0.06	1979	2400	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
11	6102001005	1748 W EL SEGUNDO BLVD		0.88	Industrial	M1	O5	30	26	House with car lot in back; Small house and several cars in back lot		0.04	1939	1530
11	6102001020	1721 W 130TH ST		0.43	Industrial	M1	O5	30	13	Manufacturing Buildings; Old	0.52	1974	9776	Presence of low-intensity or low-value uses
11	6102001021	NA		0.03	Industrial	M1	O5	30	1	Manufacturing Buildings; Old	-	0	0	Presence of low-intensity or low-value uses
11	6102001025	12918 S WESTERN AVE		1.00	Industrial	M1	O5	30	30	Lumber Yard	0.06	1979	2400	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
11	6102001006	1734 W EL SEGUNDO BLVD		0.44	Industrial	M1	O6	50	22	Manufacturing building; Old building. Deteriorating		0.20	1957	3796
11	6102001010	1714 W EL SEGUNDO BLVD		0.44	Industrial	M1	O6	50	22	Crane service business; Large lot with vehicles/machines in back	0.05	0	988	Presence of low-intensity or low-value uses
11	6102001007	1726 W EL SEGUNDO BLVD		0.44	Industrial	M1	O6	50	22	Heavy equipment business; Large lot filled with vehicles and machines	0.99	1961	19000	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
11	6102001026	1720 W EL SEGUNDO		0.44	Industrial	M1	O6	50	22	Heavy equipment		1959	900	Presence of low-intensity or low-value uses,

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		BLVD								business; Large lot filled with vehicles and machines	0.05			Presence of multiple lots that are already under single or City ownership
12	6102001016	1643 W 130TH ST		0.91	Industrial	M1	O5	30	27	Vacant Lot; Available Vacant lot.	-	0	0	Presence of vPresence of vacant lots within the sitec Presence of vacant lots within the sitent lots within the site
12	6102001017	1651 W 130TH ST		0.91	Industrial	M1	O5	30	27	Dirt lot with House; Low FAR	0.03	1947	1210	Presence of low-intensity or low-value uses
12	6102002022	1613 W 130TH ST		0.11	Industrial	M1	O5	30	3	Old buildings, industrial business; Old and deteriorating buildings	0.17	1964	814	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
12	6102002025	1613 W 130TH ST		0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.40	1956	3996	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
12	6102002023	NA		0.11	Industrial	M1	O5	30	3	Old buildings, industrial business; Old and deteriorating buildings	-	0	0	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership Presence of multiple lots that are already under single or City ownership
12	6102002026	1621 W 130TH ST		0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.28	1953	2803	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
12	6102001015	1635 W 130TH ST		0.91	Industrial	M1	O5	30	27	Rental business; Old condition house on a large lot	0.04	1959	1500	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
12	6102002027	1619 W 130TH ST		0.23	Industrial	M1	O5	30	7	Old buildings, industrial business; Old and deteriorating buildings	0.31	1956	3150	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
13	6102002020	1563 W 130TH ST		0.46	Industrial	M1	O5	30	14	Metal fabrication business	0.45	1969	9080	Presence of multiple lots that are already under single or City ownership
13	6102002019	1559 W 130TH ST		0.46	Industrial	M1	O5	30	14	Metal fabrication business	0.45	1980	9080	Presence of multiple lots that are already under single or City ownership
13	6102002005	1564 W EL SEGUNDO BLVD		0.44	Industrial	M1	O6	50	22	Lots with cars/vehicles		0.05	0	1048

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13	6102002006	1556 W EL SEGUNDO BLVD		0.44	Industrial	M1	O6	50	22	Lots with cars/vehicles		-	0	0
14	6102002016	1535 W 130TH ST		0.91	Industrial	M1	O5	30	27	Plastic fabrication business	0.23	1957	9134	Presence of low-intensity or low-value uses
14	6102002030	12801 HALLDALE AVE		1.12	Industrial	M1	O6	50	56	Manufacturing/trucking business; Old brick building	0.41	1979	20000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
14	6102002028	1530 W EL SEGUNDO BLVD		1.76	Industrial	M1	O6	50	88	Manufacturing/industrial building; Old brick building, permanently closed		0.40	1973	30500
15	6102003004	1434 W EL SEGUNDO BLVD		0.47	Industrial	M1	O6	50	23	pipe supply business; Low FAR, small building large lot, old building		1.00	1978	20400
15	6102003005	1428 W EL SEGUNDO BLVD		0.41	Industrial	M1	O6	50	21	pipe supply business; Low FAR, small building large lot, old building		0.39	1964	7000
15	6102003024	1440 W EL SEGUNDO BLVD		1.10	Industrial	M1	O6	50	55	Business and industrial supply; Large old building		0.65	1977	31074
16	6102003017	12919 S NORMANDIE AVE		0.15	Industrial	M1	O5	30	5	Small manufacturing/bussiness;	0.12	1957	800	Presence of low-intensity or low-value uses
16	6102003026	12901 S NORMANDIE AVE		0.27	Industrial	M1	O5	30	8	Party supply store; Old building, available for rent.	0.15	1954	1800	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
16	6102003010	12927 S NORMANDIE AVE		0.20	Industrial	M1	O5	30	6	Liquor Store; Old building	0.19	1954	1680	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
16	6102003007	12829 S NORMANDIE AVE		0.59	General Commercial	C3	O6	50	30	Strip mall; Has vacancies, old building, and underground and below building parking	0.04	1967	1064	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
17	6115001012	12903 S BUDLONG AVE		0.52	Industrial	M1	O4	23	12	Industrial building; Old brick building	0.26	1968	5900	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
17	6115001011	1200 W EL SEGUNDO BLVD		0.59	Industrial	M1	O4	23	14	Industrial building; Old brick building		0.62	1981	15826

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
17	6115001017	1243 W 130TH ST		0.91	Industrial	M1	O5	30	27	Vitamin warehouse business;	0.27	1957	10800	Presence of multiple lots that are already under single or City ownership
17	6115001019	1303 W 130TH ST		0.61	Industrial	M1	O5	30	18	Manufacturing; Old building	0.23	1965	6000	Presence of low-intensity or low-value uses
17	6115001026	12902 S NORMANDIE AVE		0.12	Industrial	M1	O5	30	4	Home? Small business;	0.10	1953	504	Presence of low-intensity or low-value uses
17	6115001015	1239 W 130TH ST		0.46	Industrial	M1	O5	30	14	Health technology business;	0.21	1955	4263	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
17	6115001018	1255 W 130TH ST		0.60	Industrial	M1	O5	30	18	Manufacturing/industrial; Old building and is there a home?	0.12	1962	3200	Presence of low-intensity or low-value uses
17	6115001016	1239 W 130TH ST		0.46	Industrial	M1	O5	30	14	Health technology business;	0.55	1955	10924	Presence of multiple lots that are already under single or City ownership
17	6115001035	1311 W 130TH ST		0.61	Industrial	M1	O5	30	18	Manufacturing/Towing Business; Old brick building	0.53	1982	14135	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
17	6115001028	12912 S NORMANDIE AVE		0.20	Industrial	M1	O5	30	6	Manufacturing;	0.59	1952	5160	Presence of development opportunities on adjoining land
17	6115001029	1341 W 130TH ST		0.20	Industrial	M1	O5	30	6	Manufacturing;	0.54	1962	4668	Presence of development opportunities on adjoining land
17	6115001027	12908 S NORMANDIE AVE		0.10	Industrial	M1	O5	30	3	Insulation Manufacturing;	0.38	1955	1645	Presence of development opportunities on adjoining land
17	6115001003	1320 W EL SEGUNDO BLVD		0.88	Industrial	M1	O6	50	44	Air conditioner manufacturing; Old building, graffiti		0.49	1986	18927
17	6115001004	1308 W EL SEGUNDO BLVD		0.88	Industrial	M1	O6	50	44	Construction material supply; Old buildings		0.06	1963	2400
17	6115001005	1254 W EL SEGUNDO BLVD		0.76	Industrial	M1	O6	50	38	Parking lot to food business;		-	0	0
17	6115001032	1342 W EL SEGUNDO BLVD		0.25	Industrial	M1	O6	50	13	76 Gas Station		0.01	1981	78
17	6115001034	1246 W EL SEGUNDO BLVD		1.42	Industrial	M1	O6	50	71	Food supply business; Old building		0.36	1956	22392
17	6115001002	1332 W EL SEGUNDO BLVD		0.88	Industrial	M1	O6	50	44	Large lot with		-	0	0
17	6115001033	12816 S NORMANDIE AVE		0.36	Industrial	M1	O6	50	18	Clothing store warehouse; Old brick building	0.57	1976	8898	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use

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17	6115001800	1218 W EL SEGUNDO BLVD		1.23	Industrial	M1	O6	50	61	Industrial yard		0.04	0	1975
17	6115001006	1254 W EL SEGUNDO BLVD		0.12	Industrial	M1	O6	50	6	Parking lot to food business		-	0	0
18	6115001031	12923 S BUDLONG AVE		0.92	Industrial	M1	O4	23	21	Manufacturing building; Old, uneven paint	0.10	1954	4000	Presence of low-intensity or low-value uses
19	6115002023	1215 W 132ND ST		2.06	Industrial	M1	O4	23	47	Water bottle business; Low FAR	0.16	1959	14640	Presence of low-intensity or low-value uses
19	6115002032	13021 S BUDLONG AVE		1.14	Industrial	M1	O4	23	26	Industrial building; Old building	0.25	1959	12550	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
19	6115002031	1220 W 130TH ST		0.91	Industrial	M1	O4	23	21	Electronic manufacturing; Old building	0.39	1967	15400	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
20	6115004017	13423 S BUDLONG AVE		0.32	Industrial	M1	O4	23	7	Marble manufacturing business; Old building	0.61	1957	8520	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
21	6115004019	13437 S BUDLONG AVE		0.18	Industrial	M1	O4	23	4	Industrial machinery shop; Old building	0.70	1980	5500	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
21	6115004032	13441 S BUDLONG AVE		0.17	Industrial	M1	O4	23	4	Industrial machinery shop; Old building	0.27	1958	2034	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
21	6115004020	1203 W 135TH ST		0.41	Industrial	M1	O4	23	9	Manufacturing building; Old building	0.64	1961	11440	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
22	4062004041	14401 S WESTERN AVE	YES	0.14	General Commercial	C3	O6	50	7	Plumbing business	0.46	1926	2820	Presence of low-intensity or low-value uses
23	6115020008	1124 W 135TH ST		1.21	General Commercial	C3	O4	23	28	Plastic manufacturing supply business; Old building	0.12	0	6400	Presence of low-intensity or low-value uses
23	6115020012	1144 W 135TH ST		0.75	General Commercial	C3	O4	23	17	Industrial business; Old buildings	0.25	1951	8200	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
23	6115020006	1100 W 135TH ST		0.87	General Commercial	C3	O4	23	20	Laundromat; Old		1971	10000	Extensive and/or severe physical blighting conditions that may

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										building	0.26			be impairing the value of the existing use
23	6115020014	1110 W 135TH ST		1.01	General Commercial	C3	O4	23	23	Industrial park; Old buildings	0.44	1987	19280	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
23	6115020009	13530 S BUDLONG AVE		0.42	General Commercial	C3	O4	23	10	Manufacturing business	0.71	1952	12900	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
23	6115020013	1156 W 135TH ST		0.28	General Commercial	C3	O4	23	6	Medical supply business; Old building	0.49	1987	6015	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
24	6102010008	13429 S NORMANDIE AVE		0.17	Industrial	M1	O4	23	4	Store fronts; Vacant, severely deteriorated, graffiti	0.75	1956	5520	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
24	6102010009	1415 W 135TH ST		0.38	Industrial	M1	O4	23	9	Fabrication center; Old Building	0.73	1979	12095	Presence of multiple lots that are already under single or City ownership
24	6102010006	1414 W 134TH ST		0.78	Industrial	M1	O4	23	18	Manufacturing business; Old building	0.22	1961	7480	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
24	6102010017	1435 W 135TH ST		0.75	Industrial	M1	O4	23	17	Vehicle yard; Machinery, cars, other vehicles	0.07	1949	2400	Presence of low-intensity or low-value uses
24	6102010007	13421 S NORMANDIE AVE		0.55	Industrial	M1	O4	23	13	Manufacturing business; Old building	0.15	1961	3600	Presence of low-intensity or low-value uses
24	6102010005	1436 W 134TH ST		0.78	Industrial	M1	O4	23	18	Manufacturing business;	0.15	1980	5000	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
24	6102010016	1421 W 135TH ST		0.75	Industrial	M1	O4	23	17	Furniture warehouse; Old building	0.37	1979	12095	Presence of multiple lots that are already under single or City ownership
25	6115004031	13428 S NORMANDIE AVE		0.50	Industrial	M1	O4	23	11	2 commercial buildings; Old buildings, small businesses	0.37	1959	8100	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102016013	13615 S NORMANDIE AVE		0.55	Industrial	M2	O4	23	13	Auto services; Old building, graffiti	0.52	1967	12384	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102016020	13609 S NORMANDIE AVE		0.29	Industrial	M2	O4	23	7	Manufacturing building; Old building	0.63	1956	8000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102016023	NA		0.07	Industrial	M2	O4	23	2	Storage driveway; Adjacent to printing business	0.98	1956	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use

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26	6102017030	13725 S NORMANDIE AVE		0.13	Industrial	M1	O4	23	3	Extension of Office Building; Old building	0.52	1963	2926	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102016025	1580 W 139TH ST		0.07	Industrial	M2	O4	23	2	Driveway to printing business;	0.14	0	425	Presence of low-intensity or low-value uses
26	6102017026	NA		0.08	Industrial	M1	O4	23	2	Parking lot; Parking lot for motel	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
26	6102016022	13507 S NORMANDIE AVE		0.37	Industrial	M2	O4	23	8	Food manufacturer; Old building	0.62	1957	10000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102016024	13527 S NORMANDIE AVE		0.36	Industrial	M2	O4	23	8	Printing business; Old building, new paint	0.83	1957	13000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102017033	13717 S NORMANDIE AVE		1.03	Industrial	M1	O4	23	24	Office building; Old building	0.27	1963	12000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102017044	13705 S NORMANDIE AVE		1.03	Industrial	M1	O4	23	24	Packaging supply business; Old building	0.57	1979	25421	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102017040	1425 W 139TH ST		0.45	Industrial	M1	O4	23	10	Home; Surrounded by many cars. home business?	0.09	1959	1821	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
26	6102017045	13807 S NORMANDIE AVE		0.25	Industrial	M1	O4	23	6	Auto services	0.15	1962	1584	Presence of low-intensity or low-value uses
26	6102017027	13815 S NORMANDIE AVE		0.50	Industrial	M1	O4	23	12	Motel; Old building	0.89	1960	19360	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
26	6102017039	1433 W 139TH ST		1.87	Industrial	M1	O4	23	43	Home with a large lot in back; Junkyard, scrap yard, car lot	0.11	1930	8750	Presence of low-intensity or low-value uses
27	6115005045	13606 S NORMANDIE AVE		0.15	Industrial	M1	O4	23	3	Auto Services; Old building	0.64	1959	4176	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
27	6115005042	13616 S NORMANDIE AVE		0.46	Industrial	M1	O4	23	11	Auto Services; Old Building	0.60	1962	12000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
27	6115005044	13612 S NORMANDIE AVE		0.16	Industrial	M1	O4	23	4	Auto Services; Old building	0.65	1965	4524	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
27	6115005036	13602 S NORMANDIE AVE		0.15	Industrial	M1	O4	23	4	Auto services; Old brick building	0.54	1982	3500	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
27	6115005047	13526 S NORMANDIE AVE		0.23	Industrial	M1	O4	23	5	Auto services; Old brick building	0.60	1979	6000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
27	6115005037	13518 S NORMANDIE AVE		0.38	Industrial	M1	O4	23	9	Furniture warehouse business; Old	0.59	1966	9796	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use

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										building				
27	6115005038	13506 S NORMANDIE AVE		0.30	Industrial	M1	O4	23	7	Nozzle manufacturing; Old building	0.60	1969	7900	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
28	6115009011	13722 S NORMANDIE AVE		0.32	Industrial	M1	O4	23	7	Plastic manufacturing business; Old building	0.56	1961	7848	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
28	6115009010	13714 S NORMANDIE AVE		0.32	Industrial	M1	O4	23	7	Powder coating business; Old building	0.56	1961	7848	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
28	6115009014	13706 S NORMANDIE AVE		0.29	Industrial	M1	O4	23	7	Two small structures; Includes a small garage, old buildings	0.05	1960	632	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
28	6115009078	13850 S NORMANDIE AVE		0.84	Industrial	M1	O4	23	19	Strip mall and restaurant; Old buildings	0.06	1992	2025	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
29	6102013011	13618 S WESTERN AVE		0.51	Industrial	M2	O5	30	15	Manufacturing; Vacancy	0.52	1961	11645	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City Ownership
29	6102013019	1746 W 135TH ST		0.51	Industrial	M2	O5	30	15	Vacant Building; Vacant Building	0.48	1961	10696	High or long-term business vacancies
29	6102013017	13610 S WESTERN AVE		0.42	Industrial	M2	O5	30	13	Parking Lot; Parking Lot for Business	0.04	1961	800	Presence of low-intensity or low-value uses Presence of multiple lots that are already under single or City ownership
29	6102013020	13528 S WESTERN AVE		1.01	Industrial	M2	O5	30	30	Vacant Building; Vacant Building	0.23	1963	10251	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
29	6102013010	13614 S WESTERN AVE		0.54	Industrial	M2	O5	30	16	Manufacturing; Vacancy	0.42	1957	9900	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City Ownership
29	6102013014	13610 S WESTERN AVE		0.66	Industrial	M2	O5	30	20	Bus Business;	0.17	1959	4850	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026005	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.11	1980	1200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026002	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.11	1980	1200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City

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30	4061026030	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.99	1980	11200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026006	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.11	1980	1200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026036	13511 S WESTERN AVE		0.52	Industrial	M2	O5	30	16	Trailer/Truck Lot	0.05	1950	1236	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026007	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.99	1980	11200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
30	4061026034	NA		0.26	Industrial	M2	O5	30	8	Trailer/Truck Lot	0.11	1980	1200	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
31	4061026032	13715 S WESTERN AVE		1.29	Industrial	M2	O5	30	39	Manufacturing	0.27	1964	15280	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
31	4061026023	13801 S WESTERN AVE		0.26	Industrial	M2	O5	30	8	Manufacturing	0.28	1952	3200	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
31	4061026022	13727 S WESTERN AVE		0.52	Industrial	M2	O5	30	15	Manufacturing	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
32	4061027006	14119 S WESTERN AVE		0.77	General Commercial	C3	O6	50	39	Auto Services; Old Buildings	0.50	1988	16800	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
32	4061027004	14101 S WESTERN AVE		0.39	General Commercial	C3	O6	50	19	Impound Lot	0.03	1954	480	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
32	4061027005	14107 S WESTERN AVE		0.39	General Commercial	C3	O6	50	19	Impound Lot	0.19	1996	3312	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
32	4061027014	1835 W ROSECRANS AVE		3.60	General Commercial	C3	O6	50	180	Building products business	0.05	1951	8400	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
32	4061027013	1859 W ROSECRANS AVE		1.02	General Commercial	C3	O6	50	51	Building products business	0.09	1952	3920	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership

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33	4062003008	1957 W 144TH ST	YES	0.22	General Commercial	C3	O6	50	11	Vacant Building; Old brick building	1.02	1954	9760	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City Ownership
33	4062003027	1930 W ROSECRANS AVE	YES	0.20	General Commercial	C3	O6	50	10	Warehouse; Old	0.37	1948	3263	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
33	4062003028	1922 W ROSECRANS AVE	YES	0.43	General Commercial	C3	O6	50	21	Warehouse; Old	0.21	1956	4000	Presence of low-intensity or low-value uses
33	4062003022	1939 W 144TH ST	YES	0.46	General Commercial	C3	O6	50	23	Vacant building; Old brick building	0.64	1956	12848	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
33	4062003024	1954 W ROSECRANS AVE	YES	0.19	General Commercial	C3	O6	50	10	Auto services	0.40	1948	3340	Presence of development opportunities on adjoining land
33	4062003037	1119 W 144TH PL	YES	0.22	General Commercial	C3	O6	50	11	Parking lot	0.88	1964	8400	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
33	4062003029	1916 W ROSECRANS AVE	YES	0.20	General Commercial	C3	O6	50	10	Industrial yard	0.28	1948	2460	Presence of multiple lots that are already under single or City ownership
33	4062003030	1910 W ROSECRANS AVE	YES	0.20	General Commercial	C3	O6	50	10	Cake Shop	0.29	1950	2500	Presence of development opportunities on adjoining land
33	4062003021	1919 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	12	Industrial yard	1.00	1956	10000	Presence of multiple lots that are already under single or City ownership
33	4062003023	NA	YES	0.23	General Commercial	C3	O6	50	12	Parking lot; Parking lot to vacant building	1.00	1954	10000	High or long-term business vacancies
33	4062003031	1900 W ROSECRANS AVE	YES	0.20	General Commercial	C3	O6	50	10	Auto services; Old	0.56	1969	4897	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
33	4062003036	1901 W 144TH ST	YES	0.21	General Commercial	C3	O6	50	10	Industrial brick building; Old brick building	0.71	1979	6494	Presence of multiple lots that are already under single or City ownership
34	4062004008	1839 W 144TH ST	YES	0.26	General Commercial	C3	O6	50	13	Industrial yard	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
34	4062004032	1847 W 144TH ST	YES	0.13	General Commercial	C3	O6	50	6	Industrial building; Old	0.35	1952	1988	Presence of multiple lots that are already under single or City ownership
34	4062004036	1850 W ROSECRANS AVE	YES	0.22	General Commercial	C3	O6	50	11	Industrial building/yard;	0.02	1940	176	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
34	4062004033	NA	YES	0.13	General Commercial	C3	O6	50	6	Industrial yard		0	0	Presence of low-intensity or low-value uses,

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											-			Presence of multiple lots that are already under single or City ownership
34	4062004082	14314 S ST ANDREWS PL	YES	0.46	General Commercial	C3	O6	50	23	Auto services; Old brick building	0.55	1983	11097	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
34	4062004079	1830 W ROSECRANS AVE	YES	1.18	General Commercial	C3	O6	50	59	Banquet Hall; Large parking lot included	0.03	1967	1720	Presence of low-intensity or low-value uses
35	6102014040	1617 W ROSECRANS AVE		2.31	Industrial	M2	O6	50	116	Industrial park; Furniture business, martial arts, etc	0.60	1973	60000	Presence of development opportunities on adjoining land
35	6102014048	1701 W ROSECRANS AVE		1.05	Industrial	M2	O6	50	53	Industrial Park; Older building, Fading paint	0.55	1979	25016	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
35	6102014046	1725 W ROSECRANS AVE		2.38	Industrial	M2	O6	50	119	Industrial Park; Older building, Fading paint	0.49	1979	50400	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
35	6102014041	1639 W ROSECRANS AVE		4.62	Industrial	M2	O6	50	231	Fitness equipment manufacturing; Large old building	0.50	1969	100000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
35	6102014039	1601 W ROSECRANS AVE		0.22	Industrial	M2	O6	50	11	Air control engineering; Small old building	0.52	0	5000	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
35	6102014069	1735 W ROSECRANS AVE		1.19	Industrial	M2	O6	50	60	Industrial Park; Older building, Fading paint	0.48	1979	25016	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
35	6102014038	1611 W ROSECRANS AVE		2.10	Industrial	M2	O6	50	105	Industrial distribution; Several big trucks parked	0.50	1960	45350	Presence of development opportunities on adjoining land
36	6103002035	1718 W ROSECRANS AVE		0.22	General Commercial	C3	O6	50	11	Industrial business; Old building, old paint, deteriorating	0.41	1964	3904	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
36	6103002033	1732 W ROSECRANS AVE		0.22	General Commercial	C3	O6	50	11	Liquor store	0.33	1969	3204	Presence of development opportunities on adjoining land
36	6103002034	NA		0.12	General Commercial	C3	O6	50	6	Industrial business; Old building, old paint, deteriorating	-	0	0	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
37	6103004037	1650 W ROSECRANS AVE		1.36	General Commercial	C3	O6	50	68	Home furniture warehouse; Old building, vacant, deteriorating	0.54	1964	32256	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
37	6103004021	1600 W ROSECRANS AVE		1.03	General Commercial	C3	O6	50	52	Metal manufacturing; Large, old industrial building.	0.57	1979	25506	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use

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										Deteriorating, boarded up windows				
38	6103005027	NA	YES	0.15	General Commercial	C3	O6	50	8	Building material lot; Open lot with building materials, sparce small structures	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
38	6103005025	1560 W ROSECRANS AVE	YES	0.35	General Commercial	C3	O6	50	18	Auto services; Large shop with large back lot	0.55	1960	8400	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
38	6103005028	NA	YES	0.06	General Commercial	C3	O6	50	3	Building material lot; Open lot with building materials, sparce small structures	-	0	0	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
38	6103005034	1560 W ROSECRANS AVE	YES	0.42	General Commercial	C3	O6	50	21	Auto services; Large shop with large back lot	1.04	1960	19000	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
38	6103005058	1536 W ROSECRANS AVE	YES	0.19	General Commercial	C3	O6	50	9	Building material lot; Open lot with building materials, sparce small structures	-	1964	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
38	6103005057	NA	YES	0.24	General Commercial	C3	O6	50	12	Building material lot; Open lot with building materials, sparce small structures	-	0	0	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
38	6103005051	1522 W ROSECRANS AVE	YES	0.34	General Commercial	C3	O6	50	17	Work boot warehouse	0.49	1961	7200	Presence of development opportunities on adjoining land
38	6103005029	1510 W ROSECRANS AVE	YES	0.30	General Commercial	C3	O6	50	15	Fast food restaurant; Old building	0.16	1977	2116	Presence of low-intensity or low-value uses
38	6103005052	1520 W ROSECRANS AVE	YES	0.34	General Commercial	C3	O6	50	17	Auto registration business; Old building, vacancy	0.49	1961	7200	High or long-term business vacancies
38	6103005053	1518 W ROSECRANS AVE	YES	0.40	General Commercial	C3	O6	50	20	Furniture store	0.56	1962	9800	Presence of development opportunities on adjoining land
38	6103005026	1536 W ROSECRANS AVE	YES	0.29	General Commercial	C3	O6	50	14	Building material lot; Open lot with building materials, sparce small structures	0.38	1961	4810	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
38	6103005054	14315 HALLDALE AVE	YES	0.34	General Commercial	C3	O6	50	17	Cabinet store; Old building	0.53	1965	7840	Presence of development opportunities on adjoining land
39	6103009063	14315 S NORMANDIE		1.20	General Commercial	C3	O6	50	60	Building material		1977	25076	Extensive and/or severe physical blighting conditions that may

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		AVE								businesses; Old brick building	0.48			be impairing the value of the existing use, Presence of development opportunities on adjoining land
39	6103009057	1408 W ROSECRANS AVE		0.43	General Commercial	C3	O6	50	22	Gas Station	0.05	1982	846	Presence of low-intensity or low-value uses
40	6114019021	1122 W ROSECRANS AVE		1.14	General Commercial	P	O5	30	34	Welding supply business; Old business, large parking lot	0.09	1953	4500	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
40	6114019017	1102 W ROSECRANS AVE		0.27	General Commercial	C3	O5	30	8	Welding supply business; Old business, large parking lot	1.02	0	12000	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
41	4062003003	1920 W 144TH ST	YES	0.45	General Commercial	C3	O6	50	23	Industrial brick building; Old brick building	0.63	1960	12260	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
41	4062003001	1900 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	12	Industrial building; Old	0.37	1961	3724	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
41	4062003005	1940 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	11	Industrial building; Old	0.52	1954	5178	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
41	4062003006	1946 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	11	Industrial building; Old building	0.49	1954	4956	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
41	4062003007	14404 GRAMERCY PL	YES	0.22	General Commercial	C3	O6	50	11	Manufacturing building; Old brick building	0.57	1960	5416	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
41	4062003002	1910 W 144TH ST	YES	0.22	General Commercial	C3	O6	50	11	Industrial brick building; Old brick building and includes parking lot	0.53	1975	5040	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
41	4062003004	1934 W 144TH ST	YES	0.23	General Commercial	C3	O6	50	11	Industrial building; Old building	0.54	1955	5456	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
42	4062004009	1858 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Auto services; Permanently closed	0.27	1951	2908	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of development opportunities on adjoining land

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42	4062004026	1848 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Manufacturing building; Old building	0.36	1960	3952	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
42	4062004022	NA	YES	0.14	General Commercial	C3	O6	50	7	Parking Lot; Parking Lot for plumbing business	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
42	4062004021	NA	YES	0.15	General Commercial	C3	O6	50	7	Parking Lot; Parking Lot for plumbing business	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
42	4062004029	1830 W 144TH ST	YES	0.13	General Commercial	C3	O6	50	6	Manufacturing building; Old	0.48	1980	2730	Presence of development opportunities on adjoining land
42	4062004031	1818 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial Building; Old	0.28	1972	3000	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
42	4062004023	14415 S WESTERN AVE	YES	0.14	General Commercial	C3	O6	50	7	Vacant Building; Old	0.63	1924	3863	High or long-term business vacancies
42	4062004027	1838 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial building; Old	0.61	1956	6610	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
42	4062004030	1828 W 144TH ST	YES	0.25	General Commercial	C3	O6	50	13	Industrial building; Leasing	0.38	1940	4100	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
42	4062004081	1834 W 144TH ST	YES	0.12	General Commercial	C3	O6	50	6	Industrial building; Old	0.46	1974	2425	Presence of development opportunities on adjoining land
42	4062004083	14421 S WESTERN AVE	YES	0.30	General Commercial	C3	O6	50	15	Auto services	0.05	1957	700	Presence of low-intensity or low-value uses
43	4062005002	14507 S WESTERN AVE	YES	0.14	General Commercial	C3	O5	30	4	Small business	0.21	1936	1288	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
43	4062005003	NA	YES	0.14	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to plumbing	-	0	0	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
43	4062005025	14525 S WESTERN AVE	YES	0.14	General Commercial	C3	O5	30	4	Construction business;	0.51	1936	3133	Presence of multiple lots that are already under single or City ownership
43	4062005001	14501 S WESTERN AVE	YES	0.16	General Commercial	C3	O5	30	5	Parking Lot; Parking Lot to building	-	0	0	Presence of low-intensity or low-value uses

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43	4062005024	14519 S WESTERN AVE	YES	0.13	General Commercial	C3	O5	30	4	Plumbing business	0.51	1948	2915	Presence of multiple lots that are already under single or City ownership
43	4062005004	NA	YES	0.13	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to plumbing	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
44	4062005067	1817 W 146TH ST	YES	0.15	General Commercial	C3	O5	30	5	Barbershop; Old, low FAR	0.10	1952	641	Presence of low-intensity or low-value uses
45	4062006033	NA	YES	0.15	General Commercial	C3	O5	30	4	Plumbing Business; Large parking lot	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
45	4062006032	NA	YES	0.15	General Commercial	C3	O5	30	5	Plumbing Business; Large parking lot	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
45	4062006048	14609 S WESTERN AVE	YES	0.30	General Commercial	C3	O5	30	9	Plumbing Business; Large parking lot	0.18	1946	2400	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
46	6103030014	14690 S WESTERN AVE	YES	0.37	General Commercial	C3	O5	30	11	Auto services	0.10	1954	1587	Presence of low-intensity or low-value uses
46	6103030015	14632 S WESTERN AVE	YES	0.18	General Commercial	C3	O5	30	5	Auto services	0.17	1944	1313	Presence of low-intensity or low-value uses
47	4062016037	14807 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Business Strip; Old	0.63	1955	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
47	4062016036	14801 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Business Strip; Old	0.63	1953	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
47	4062016038	14817 S WESTERN AVE		0.09	General Commercial	C3	O5	30	3	Business Strip; Old	0.61	1957	2400	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
47	4062016039	14855 S WESTERN AVE		0.23	General Commercial	C3	O5	30	7	Motel; Old	0.38	1956	3832	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
48	4062017013	14921 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Electric supply store; Old	0.59	1928	3884	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
48	4062017011	14901 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Restaurant; Old	0.51	1960	2450	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land

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48	4062017012	NA		0.06	General Commercial	C3	O5	30	2	Driveway	-	0	0	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
48	4062017014	14929 S WESTERN AVE		0.23	General Commercial	C3	O5	30	7	Car Wash; Deteriorating, old, declining	0.17	1964	1728	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
49	6103021002	14920 S WESTERN AVE	YES	0.20	General Commercial	C3	O5	30	6	Parking Lot; Parking Lot for Furniture store	0.06	1922	517	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
49	6103021026	1744 W 149TH ST	YES	0.20	General Commercial	C3	O5	30	6	Jewelry Store; Old	0.37	1938	3200	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
49	6103021025	14914 S WESTERN AVE	YES	0.37	General Commercial	C3	O5	30	11	Motel	0.32	1948	5100	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
49	6103021088	14916 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Medical office;	0.31	2012	2538	Presence of development opportunities on adjoining land
50	6103021033	15020 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Car Lot	0.98	1985	8098	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
50	6103021053	15014 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Car Lot	0.99	1961	8600	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
50	6103021055	15000 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Church/Organization; Old	0.61	1946	5050	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
50	6103021054	15014 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Car Lot	0.99	1961	8600	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
51	6103021031	15032 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Donut Shop; Old	0.09	1950	810	Presence of low-intensity or low-value uses
52	4062017047	15019 S WESTERN AVE		0.18	General Commercial	C3	O5	30	6	Pastor Mobely; Large open space	0.22	1950	1728	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
52	4062017050	15019 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Pastor Mobely; Large open space	0.98	1955	6000	Presence of multiple lots that are already under single or City ownership
52	4062017049	15001 S WESTERN AVE		0.23	General Commercial	C3	O5	30	7	Grocery store; Low FAR	0.24	1952	2400	Presence of low-intensity or low-value uses
53	4062017042	NA		0.14	General Commercial	C3	O3	17	2	Vacant Lot; Vacant Lot with cars on it	-	0	0	Presence of vacant lots within the site, Presence of multiple lots that are already under single or City ownership
53	4062017038	1819 MARINE AVE		0.14	General Commercial	C3	O3	17	2	Auto Services	0.29	1953	1776	Presence of multiple lots that are already under single or City ownership

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53	4062017040	1829 MARINE AVE		0.14	General Commercial	C3	O3	17	2	Vacant building; Vacant building	0.31	1946	1920	High or long-term business vacancies
53	4062017037	1813 MARINE AVE		0.14	General Commercial	C3	O3	17	2	Auto Services	0.13	1959	798	Presence of low-intensity or low-value uses
53	4062017039	1823 MARINE AVE		0.14	General Commercial	C3	O3	17	2	Auto Services	0.25	1966	1500	Presence of low-intensity or low-value uses
53	4062017041	NA		0.14	General Commercial	C3	O3	17	2	Vacant Lot; Vacant Lot with cars on it	-	0	0	Presence of vacant lots within the site
54	4062017044	1845 MARINE AVE		0.14	General Commercial	C3	O3	17	2	Vacant Building; Vacant Building	0.25	1954	1500	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
55	4063005006	1820 MARINE AVE		0.16	General Commercial	C3	O3	17	3	Business/Home; Business in front, unit it back	0.26	1941	1828	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
55	4063005005	1816 MARINE AVE		0.16	General Commercial	C3	O3	17	3	Auto Services	0.29	1972	2000	Presence of multiple lots that are already under single or City ownership
56	4063005047	15103 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Valero Gasoline Station;	0.05	1963	400	Presence of low-intensity or low-value uses
56	4063005050	15109 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	Business strip; Vacancies, old	0.14	1972	2536	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
57	4063006002	15225 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Business strip; Old building	0.99	1961	4760	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
57	4063006004	1808 W 152ND ST		0.25	General Commercial	C3	O5	30	8	Chiropractor Business; Old building	0.42	1955	4552	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
57	4063006003	15219 S WESTERN AVE		0.12	General Commercial	C3	O5	30	3	Business strip; Old building	0.92	1961	4800	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
58	6103018025	15112 S WESTERN AVE	YES	2.95	General Commercial	C2	O5	30	88	Strip Mall; Vacancies	0.11	1955	13750	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
59	4063007002	15345 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Vacant building; Vacant building currently leasing	0.19	1947	891	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
59	4063007003	15325 S WESTERN		0.11	General Commercial	C3	O5	30	3	Restaurant; Small		1959	1629	Presence of multiple lots that are already under single or City

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		AVE								business, old	0.34			ownership
59	4063007001	15351 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Restaurant; Small business, old	0.21	1949	1297	Presence of low-intensity or low-value uses
59	4063007004	15325 S WESTERN AVE		0.06	General Commercial	C3	O5	30	2	Drive way; Driveway to restaurant	-	0	0	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
59	4063007005	15301 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Vacant gasoline station; Deteriorating, old	0.15	1957	1300	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
60	6103015025	15300 S WESTERN AVE		0.13	General Commercial	C3	O5	30	3	Dentist Office;	0.39	1954	2207	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
60	6103015026	15324 S WESTERN AVE		0.22	General Commercial	C3	O5	30	6	Small strip mall; Old	0.43	1970	4148	Presence of development opportunities on adjoining land
60	6103015027	15340 S WESTERN AVE		0.34	General Commercial	C3	O5	30	10	Motel;	0.40	1945	5927	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
61	4063008001	15417 S WESTERN AVE		0.11	General Commercial	C3	O5	30	3	Business strip; Vacancy, ld, declining conditions	0.23	1962	1100	High or long-term business vacancies
61	4063008002	15401 S WESTERN AVE		0.24	General Commercial	C3	O5	30	7	Office and store fronts; Vacancy, ld, declining conditions	0.39	1956	4032	High or long-term business vacancies
62	6105008032	1450 W REDONDO BEACH BLVD	YES	4.43	General Commercial	C3	O5	30	133	Bank of America;	0.15	1978	29906	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
62	6105008030	NA	YES	0.07	General Commercial	C3	O5	30	2	Bank of America;	-	0	0	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
62	6105008031	NA	YES	0.10	General Commercial	C3	O5	30	3	Bank of America;	-	0	0	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
63	4063005017	1914 MARINE AVE		0.16	General Commercial	C3	O3	17	3	Vacant Building; Vacant Building	0.13	1948	911	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
64	4063005025	1958 MARINE AVE		0.18	General Commercial	C3	O3	17	3	Building; Not sure what business is here	0.34	1961	2628	Presence of low-intensity or low-value uses
65	4062013018	2003 MARINE AVE		0.25	General Commercial	C3	O3	17	4	Auto Services;	0.09	1960	960	Presence of low-intensity or low-value uses
66	4062013020	2021 MARINE AVE		0.34	General Commercial	C3	O3	17	6	Business strip;		1947	2240	Presence of low-intensity or low-value uses,

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										Several vacancies	0.15			High or long-term business vacancies, indicating that the value of the existing use is impaired
67	4064023034	2315 MARINE AVE	YES	1.04	General Commercial	C3	O5	30	31	Vacant 3 story build; Vacant 3 story building	0.49	1966	22278	High or long-term business vacancies
68	4064023019	2421 MARINE AVE	YES	0.11	General Commercial	C3	O5	30	3	Swim School;	0.15	1960	731	Presence of low-intensity or low-value uses
68	4064023020	2415 MARINE AVE	YES	0.26	General Commercial	C3	O5	30	8	Strip Mall; Vacancy	0.43	1962	4815	High or long-term business vacancies
68	4064023021	2403 MARINE AVE	YES	0.17	General Commercial	C3	O5	30	5	Strip Mall; Vacancy	0.28	1953	2086	High or long-term business vacancies
68	4064023035	NA	YES	0.31	General Commercial	C3	O5	30	9	Vacant Lot; Vacant Lot	0.52	1966	7000	Presence of vacant lots within the site
68	4064023018	2545 MARINE AVE	YES	0.72	General Commercial	C3	O5	30	21	Vacant; Vacant Lot	-	0	0	Presence of vacant lots within the site
69	4069003002	2912 MARINE AVE		0.15	General Commercial	C3	O3	17	3	3 businesses; Vacancies, old building	0.65	1956	4271	High or long-term business vacancies
69	4069003001	2918 MARINE AVE		0.15	General Commercial	C3	O3	17	3	Office Space; Vacancies, old building	0.87	1959	5658	High or long-term business vacancies
70	4069004027	2938 MARINE AVE		0.23	General Commercial	C3	O5	30	7	Small store;	0.12	1972	1250	Presence of low-intensity or low-value uses
70	4069004026	15115 ATKINSON AVE		0.16	General Commercial	C3	O5	30	5	Vacant Building; Vacant Building, old	0.32	1960	2237	High or long-term business vacancies
70	4069004028	2926 MARINE AVE		0.09	General Commercial	C3	O5	30	3	Dental Office;	0.77	1953	3035	Presence of development opportunities on adjoining land
71	4069004002	15340 CRENSHAW BLVD		0.16	General Commercial	C3	O5	30	5	Restaurant; Old, low FAR	0.43	1986	2978	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
71	4069004001	15342 CRENSHAW BLVD		0.16	General Commercial	C3	O5	30	5	Restaurant; Old, low FAR	1.15	1985	8014	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
72	4069019002	15406 CRENSHAW BLVD		0.19	General Commercial	C3	O4	23	4	Vacant Store; low FAR	0.31	1944	2605	Presence of low-intensity or low-value uses, High or long-term business vacancies, indicating that the value of the existing use is impaired
72	4069019001	15400 CRENSHAW BLVD		0.20	General Commercial	C3	O4	23	5	Dentist; Old, dilapidated, low FAR	0.20	1973	1781	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
73	4069019024	15416 CRENSHAW		0.37	General Commercial	C3	O4	23	8	5 travel and medical;		1994	6318	Presence of development opportunities on adjoining land

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		BLVD									0.39			
74	4069019009	15520 CRENSHAW BLVD		0.49	General Commercial	C3	O4	23	11	6 business; 3 Vacancies	0.56	1946	12031	High or long-term business vacancies
75	4069020002	15622 S CRENSHAW		0.14	General Commercial	C3	O4	23	3	3 business strip mal;	0.57	1977	3500	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
76	4069020005	15706 CRENSHAW BLVD		0.13	General Commercial	C3	O4	23	3	School Related; School Business	0.37	1944	2073	Presence of multiple lots that are already under single or City ownership
76	4069020006	15712 CRENSHAW BLVD		0.13	General Commercial	C3	O4	23	3	Parking Lot; Parking Lot for Business	0.44	1979	2500	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
76	4069020007	15716 CRENSHAW BLVD		0.12	General Commercial	C3	O4	23	3	Psychic;	0.26	1944	1374	Presence of development opportunities on adjoining land
76	4069020008	15722 CRENSHAW BLVD		0.18	General Commercial	C3	O4	23	4	Restaurant; Old	0.10	1970	760	Presence of low-intensity or low-value uses
77	4066012033	15915 S WESTERN AVE	YES	0.47	General Commercial	C3	O5	30	14	Strip Mall; Vacancies	0.33	1987	6721	High or long-term business vacancies
78	4066012004	16017 S WESTERN AVE		0.28	General Commercial	C3	O5	30	8	Auto services;	0.12	1957	1500	Presence of low-intensity or low-value uses
79	4066012026	16127 S WESTERN AVE		0.29	General Commercial	C3	O5	30	9	Business strip; Old	0.45	1963	5625	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
79	4066012028	16119 S WESTERN AVE		0.46	General Commercial	C3	O5	30	14	Inn	0.08	1966	1654	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
80	4066013025	16303 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Strip mall, office building; Old	0.46	1991	3000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
80	4066013014	16229 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Strip mall, office building; Old	0.54	1982	4450	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
80	4066013016	16311 S WESTERN AVE		0.30	General Commercial	C3	O5	30	9	School/academy; Old	0.32	1956	4212	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
80	4066013024	16225 S WESTERN AVE		0.10	General Commercial	C3	O5	30	3	Office building; Old, parking lot	1.47	1985	6415	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
80	4066013023	16219 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Office building; Old	0.80	1985	5256	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use,

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														Presence of multiple lots that are already under single or City ownership
80	4066013022	16213 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Glass store; Old	0.84	1953	5473	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
80	4066013026	16321 S WESTERN AVE		0.30	General Commercial	C3	O5	30	9	Fast food; Old	0.07	1966	872	Presence of low-intensity or low-value uses
81	4066025015	16401 S WESTERN AVE		0.13	General Commercial	C3	O5	30	4	Church Parking Lot;	1.01	1956	5700	Presence of low-intensity or low-value uses
81	4066025017	16417 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Church Parking Lot/ Vacant Lot;	-	0	0	Presence of vacant lots within the site
81	4066025020	16501 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Bail bond business; Old	0.72	1921	4399	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
81	4066025019	16445 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Inn; Old	-	0	0	Presence of low-intensity or low-value uses
81	4066025016	16411 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Church Parking Lot/ Vacant Lot;	1.03	1924	6303	Presence of vacant lots within the site, Presence of low-intensity or low-value uses
81	4066025028	16427 S WESTERN AVE		0.13	General Commercial	C3	O5	30	4	Inn; Old	2.85	1989	16159	Presence of development opportunities on adjoining land
81	4066025021	16505 S WESTERN AVE		0.13	General Commercial	C3	O5	30	4	Business strip; Old, vacancy	0.40	1969	2250	High or long-term business vacancies
82	4066025025	16531 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Liquor store and bar; Old	1.07	1930	6500	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
82	4066025024	16523 S WESTERN AVE		0.14	General Commercial	C3	O5	30	4	Restaurant;	0.41	1922	2500	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
83	6105010021	15830 S WESTERN AVE		0.39	General Commercial	C3	O5	30	12	Inn;	0.66	1969	11174	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
83	6105010024	15926 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	Cafe;	0.16	1968	2865	Presence of low-intensity or low-value uses
83	6105010018	15820 S WESTERN AVE		0.32	General Commercial	C3	O5	30	10	Inn;	0.58	1955	8096	E, Presence of development opportunities on adjoining land
83	6105010060	15824 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	Inn;	0.79	1959	14481	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
83	6105010062	15930 S WESTERN AVE		0.43	General Commercial	C3	O5	30	13	Vacant Lot;	-	0	0	Presence of vacant lots within the site

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83	6105010026	15934 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	Bakery;	0.33	1979	6032	Presence of development opportunities on adjoining land
83	6105010068	15902 S WESTERN AVE		0.46	General Commercial	C3	O5	30	14	Inn;	0.92	1985	18482	Presence of development opportunities on adjoining land
84	6105010043	16102 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Manufacturing building;	0.32	1950	2800	Presence of development opportunities on adjoining land
84	6105010044	16108 S WESTERN AVE		0.20	General Commercial	C3	O5	30	6	Restaurant; Old	0.34	1967	2938	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
84	6105010045	16116 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Veterinarian Hospital;	0.42	1955	3511	Presence of development opportunities on adjoining land
84	6105010064	16016 S WESTERN AVE		0.85	General Commercial	C3	O5	30	25	Medical Offices;	0.03	1955	1100	Presence of low-intensity or low-value uses
84	6105010048	1735 W 162ND ST		0.90	General Commercial	C3	O5	30	27	Elks Lodge Building; Old Brick Building	0.31	1956	12000	Presence of development opportunities on adjoining land
84	6105010047	1743 W 162ND ST		0.28	General Commercial	C3	O5	30	9	Parking Lot; Parking Lot to Business Strip	0.09	1962	1131	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
84	6105010063	16012 S WESTERN AVE		0.36	General Commercial	C3	O5	30	11	Office building;	0.70	1988	11024	Presence of development opportunities on adjoining land
84	6105010046	16126 S WESTERN AVE		0.52	General Commercial	C3	O5	30	16	Business Strip; Vacancies	0.48	1954	10835	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
85	6105004045	16240 S WESTERN AVE		0.52	Public/Institutional	O	O5	30	15	Motel;	0.70	1958	15850	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
85	6105004036	16224 S WESTERN AVE		0.33	Public/Institutional	O	O5	30	10	Motel;	0.53	1966	7650	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
86	6105004046	1735 W GARDENA BLVD		0.70	Public/Institutional	O	O5	30	21	Auto Services;	0.23	1952	7050	Presence of low-intensity or low-value uses
86	6105004043	16320 S WESTERN AVE		0.34	Public/Institutional	O	O5	30	10	Strip Mall; Old	0.37	1979	5502	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
87	6105001010	1747 W 166TH ST		0.12	General Commercial	C3	O5	30	4	Parking Lot; Parking Lot to Org/Community Center and Businesses	0.96	1956	5000	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership

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87	6105001002	16520 S WESTERN AVE		0.05	General Commercial	C3	O5	30	1	Organization/Cultural center;	0.88	1930	1920	Presence of multiple lots that are already under single or City ownership
87	6105001003	16516 S WESTERN AVE		0.08	General Commercial	C3	O5	30	2	Business Strip; Vacancies, old, deteriorating	0.92	1948	3200	High or long-term business vacancies, indicating that the value of the existing use is impaired, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
87	6105001001	16522 S WESTERN AVE		0.08	General Commercial	C3	O5	30	2	Organization/Cultural center;	0.70	1921	2450	Presence of multiple lots that are already under single or City ownership
87	6105001030	16510 S WESTERN AVE		0.27	General Commercial	C3	O5	30	8	Office Building	0.86	1985	10065	Presence of multiple lots that are already under single or City ownership
88	6106003003	16816 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Auto Services	0.24	1906	1543	Presence of low-intensity or low-value uses
88	6106003004	16820 S WESTERN AVE		0.15	General Commercial	C3	O5	30	4	Auto Services	0.17	1906	1128	Presence of low-intensity or low-value uses
88	6106003034	16910 S WESTERN AVE		0.56	General Commercial	C3	O5	30	17	Auto Services	0.09	1947	2148	Presence of low-intensity or low-value uses
88	6106003028	16822 S WESTERN AVE		0.12	General Commercial	C3	O5	30	4	Plumbing Business; Old	0.37	1960	1925	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
88	6106003030	16826 S WESTERN AVE		0.12	General Commercial	C3	O5	30	4	Home	0.21	1926	1088	Presence of low-intensity or low-value uses
88	6106003026	16924 S WESTERN AVE		0.21	General Commercial	C3	O5	30	6	Liquor Store	0.23	1959	2094	Presence of low-intensity or low-value uses
89	6106009001	17014 S WESTERN AVE		0.27	General Commercial	C3	O5	30	8	Auto Services	0.04	1949	480	Presence of low-intensity or low-value uses
89	6106009014	17018 S WESTERN AVE		0.56	General Commercial	C3	O5	30	17	Auto Services	0.10	1993	2340	Presence of low-intensity or low-value uses, Presence of development opportunities on adjoining land
89	6106009015	17000 S WESTERN AVE		2.04	General Commercial	C3	O5	30	61	Manufacturing Offices;	0.34	1957	30000	Presence of development opportunities on adjoining land
90	6106009008	17124 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	Manufacturing Building; Vacant, leasing	0.42	1966	7760	High or long-term business vacancies
90	6106009009	17128 S WESTERN AVE		0.42	General Commercial	C3	O5	30	13	House with car lot; Large lot with cars in the back	0.03	1949	600	Presence of low-intensity or low-value uses
91	6106013053	1650 W ARTESIA BLVD		4.18	Specific Plan	ACSP	O6	50	209	Manufacturing Warehouse; Old	0.43	1986	77568	Presence of development opportunities on adjoining land
91	6106013049	1610 W ARTESIA BLVD		3.43	Specific Plan	ACSP	O6	50	171	Auto Services	0.13	1979	18900	Presence of low-intensity or low-value uses

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92	6106030016	NA		0.30	Industrial	M1	O4	23	7	Lot for Manufacturing building; Old building	-	0	0	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
92	6106030015	16835 S NORMANDIE AVE		0.49	Industrial	M1	O4	23	11	Manufacturing business; Old building	0.45	1957	9600	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
92	6106030011	16829 S NORMANDIE AVE		0.57	Industrial	M1	O4	23	13	Manufacturing Business; Old building	0.04	1963	880	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
93	6106027039	16617 NORMANDIE AVE		1.01	Industrial	M1	O4	23	23	Liquor Store; Large building	0.48	1976	21200	Presence of low-intensity or low-value uses
94	6106027026	16610 BRIGHTON AVE		0.17	Industrial	M1	O4	23	4	Parking lot to business	0.56	1979	4140	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
94	6106027023	16601 S NORMANDIE AVE		0.15	Industrial	M1	O4	23	3	Welding business	0.32	1940	2064	Presence of development opportunities on adjoining land
94	6106027027	16611 S NORMANDIE AVE		0.11	Industrial	M1	O4	23	2	Plumbing Business; Small business	0.17	1953	800	Presence of low-intensity or low-value uses
94	6106027040	1414 W 166TH ST		0.27	Industrial	M1	O4	23	6	Manufacturing business; Old building	0.49	1958	5723	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
95	6111007016	NA		0.11	General Commercial	C3	O4	23	2	Vacant Lot	-	0	0	Presence of vacant lots within the site, Presence of multiple lots that are already under single or City ownership
95	6111007017	NA		0.21	General Commercial	C3	O4	23	5	Vacant Lot	-	0	0	Presence of vacant lots within the site, Presence of multiple lots that are already under single or City ownership
95	6111007032	1345 W 166TH ST		0.50	General Commercial	C3	O4	23	11	Engineering Business; Old Building	0.42	1979	9196	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
96	6111024009	17901 S VERMONT AVE		0.22	General Commercial	C3	O3	17	4	Strip Mall; Old Building	0.67	1959	6400	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
96	6111024010	NA		0.24	General Commercial	C3	O3	17	4	Strip Mall; Old Building	0.91	1959	9500	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City

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97	6106036015	6106036015		1.33	Industrial	M2	O4	23	31	Manufacturing building;	0.76	1970	44235	Presence of development opportunities on adjoining land
97	6106036025	1411 W 178TH ST		0.02	Industrial	M2	O4	23	1	Back lot for manufacturing building;	90.15	1958	78542	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
97	6106036805	NA		0.35	Industrial	M2	O4	23	8	Back lot for manufacturing building;	-	0	0	Presence of development opportunities on adjoining land
97	6106036023	1401 W 178TH ST		0.45	Industrial	M2	O4	23	10	Back lot for manufacturing building;	2.58	1954	50662	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
98	6106038025	1440 W 178TH ST		0.39	Industrial	M1	O4	23	9	Realty and Investment Group; Old Building	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
98	6106038021	1446 W 178TH ST		0.39	Industrial	M1	O4	23	9	Studio Building; Old Brick Building	0.47	1979	7906	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
98	6106038023	1406 W 178TH ST		0.39	Industrial	M1	O4	23	9	Clothing store warehouse; Old building	0.51	1980	8736	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
98	6106038022	1402 W 178TH ST		0.39	Industrial	M1	O4	23	9	Food distribution; Old building	0.52	1979	8800	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
98	6106038024	1440 W 178TH ST		0.39	Industrial	M1	O4	23	9	Realty and Investment Group; Old Building	1.08	1980	18312	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
99	6106038016	1468 W 178TH ST		0.79	Industrial	M1	O4	23	18	Logistics Building; Old Brick Building	0.35	1971	12000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
99	6106038017	1480 W 178TH ST		0.73	Industrial	M1	O4	23	17	Laboratory; Old Building	0.57	1969	18025	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
100	6106037020	1528 W 178TH ST		0.71	Industrial	M1	O3	17	12	Manufacturing/office building; Old brick building	0.53	1962	16448	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
100	6106037025	1524 W 178TH ST		0.22	Industrial	M1	O3	17	4	Office building; Old Building	0.46	1969	4424	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
100	6106037026	1520 W 178TH ST		0.22	Industrial	M1	O3	17	4	Manufacturing; Old Brick Building	0.52	1961	4982	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City

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100	6106037029	NA		0.95	Industrial	M1	O3	17	16	Building prefab business;	0.26	1996	10800	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
100	6106037002	17817 EVELYN AVE		0.17	Industrial	M1	O3	17	3	Building prebab business; Old building	0.81	1947	6000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
100	6106037024	17833 EVELYN AVE		0.17	Industrial	M1	O3	17	3	Manufacturing building; Old building	0.54	1966	4027	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
100	6106037027	1500 W 178TH ST		1.14	Industrial	M1	O3	17	19	Manufacturing building; Old Brick Building	0.20	1962	10000	Presence of low-intensity or low-value uses
100	6106037030	17853 EVELYN AVE		2.57	Industrial	M1	O3	17	44	Car/vehicle yard; Land with cars/ RVs	0.11	1953	12060	Presence of low-intensity or low-value uses
101	6106018050	17805 S DENKER AVE		0.15	Industrial	M1	O3	17	3	Auto Services; Old Building	0.13	1966	850	Presence of low-intensity or low-value uses
101	6106018042	17809 S DENKER AVE		0.15	Industrial	M1	O3	17	3	Auto Services; Old Building	0.18	1959	1176	Presence of low-intensity or low-value uses
102	6106018049	17908 LA SALLE AVE		0.29	Mixed Use	HB	O3	17	5	Manufacturing/office building; Old Building	0.63	1966	8004	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
103	6106017020	17803 LA SALLE AVE		0.23	Industrial	M1	O3	17	4	Manufacturing Building; Old building, deteriorating	1.63	1955	16350	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
104	6106017001	17804 S HARVARD BLVD		0.22	Industrial	M1	O3	17	4	Auto Services; Tune Up Shop	1.01	0	9700	Presence of development opportunities on adjoining land
104	6106017040	17812 S HARVARD BLVD		0.15	Industrial	M1	O3	17	3	Auto Services; Tune Up Shop	0.22	1963	1470	Presence of low-intensity or low-value uses
105	6106021018	18011 LA SALLE AVE		0.15	Mixed Use	HB	O3	17	3	Gymnastics Studio; Old Building	0.39	1957	2520	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
106	6106021024	NA		0.07	Mixed Use	HB	O3	17	1	Manufacturing Building driveway;	-	0	0	Presence of low-intensity or low-value uses
106	6106021037	18031 LA SALLE AVE		0.15	Mixed Use	HB	O3	17	3	Manufacturing Building; Old Building	0.54	1960	3520	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
106	6106021047	18105 LA SALLE AVE		0.29	Mixed Use	HB	O3	17	5	Security Guard business; Old business	0.55	1979	6900	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
107	6106021051	1651 W 182ND ST		0.26	Mixed Use	HB	O5	30	8	Auto Services		1989	3000	Presence of low-intensity or low-value uses

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
											0.26			
108	6106020028	18111 S HARVARD BLVD		0.15	Mixed Use	HB	O3	17	2	Auto Services	0.15	1924	960	Presence of low-intensity or low-value uses
108	6106020043	NA		0.15	Mixed Use	HB	O5	30	4	Auto Services	-	0	0	Presence of low-intensity or low-value uses
109	6106020018	1700 W 180TH ST		0.29	Mixed Use	HB	O3	17	5	Auto Services; Garage	0.34	1972	4340	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
110	6106016017	17803 S HARVARD BLVD		0.45	Industrial	M1	O3	17	8	Manufacturing building; Old building	1.11	1955	21801	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
111	6106016030	17822 S HOBART BLVD		0.15	Industrial	M1	O3	17	2	Metal manufacturing shop; Old brick building	0.54	1973	3500	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
111	6106016033	17812 S HOBART BLVD		0.22	Industrial	M1	O3	17	4	Metal manufacturing shop; Old brick building	0.59	1990	5624	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
112	6106016032	17832 S HOBART BLVD		0.15	Mixed Use	HB	O3	17	2	Auto services; Old building	0.57	1983	3700	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
113	6106016031	17924 S HOBART BLVD		0.22	Mixed Use	HB	O3	17	4	Molding manufacturer; Old building	0.67	1964	6450	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
114	6106020041	18116 S HOBART BLVD		0.15	Mixed Use	HB	O3	17	2	Manufacturing building; Old building	0.61	1985	4000	Presence of low-intensity or low-value uses, Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
115	6106020040	1719 W 182ND ST		0.17	Mixed Use	HB	O5	30	5	Small business; Appears vacant building	0.84	1961	6218	High or long-term business vacancies
115	6106020038	1725 W 182ND ST		0.10	Mixed Use	HB	O5	30	3	Furniture Store; Old Building	0.70	1979	3031	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
116	6106019065	1745 W 182ND ST		0.15	Industrial	M1	O5	30	4	Bicycle store	0.73	1982	4785	Presence of development opportunities on adjoining land
117	6106019059	NA		0.07	Industrial	M1	O3	17	1	Manufacturing building	1.04	1980	3175	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
117	6106019066	18105 S HOBART BLVD		0.22	Industrial	M1	O3	17	4	Manufacturing building	0.76	1980	7275	Presence of multiple lots that are already under single or City ownership, Presence of development opportunities on adjoining land
117	6106019067	18101 S HOBART		0.15	Industrial	M1	O3	17	2	Manufacturing		1980	3696	Extensive and/or severe physical blighting conditions that may

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
		BLVD								building; Old brick building	0.57			be impairing the value of the existing use
117	6106019047	18025 S HOBART BLVD		0.15	Industrial	M1	O3	17	2	Manufacturing building; Old brick building	0.56	1976	3660	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
118	6106019068	1726 W 180TH ST		0.36	Industrial	M1	O3	17	6	Manufacturing building; Old brick building	0.16	1957	2480	Presence of low-intensity or low-value uses
119	6106015050	1727 W 180TH ST		0.22	Industrial	M1	O3	17	4	Manufacturing business	0.64	1961	6132	Presence of development opportunities on adjoining land
120	6106015044	17913 S HOBART BLVD		0.15	Industrial	M1	O3	17	2	Manufacturing building; Old building	0.33	1956	2152	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
121	6106015029	NA		0.07	Industrial	M1	O3	17	1	Parking Lot	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
121	6106015030	NA		0.07	Industrial	M1	O3	17	1	Parking Lot	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
121	6106015048	17903 S HOBART BLVD		0.15	Industrial	M1	O3	17	3	Painting business;	0.77	1959	5040	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
121	6106015046	17807 S HOBART BLVD		0.15	Industrial	M1	O3	17	3	Manufacturing/Office building; Old building	0.60	1960	3932	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of development opportunities on adjoining land
121	6106015045	17831 S HOBART BLVD		0.15	Industrial	M1	O3	17	3	Manufacturing Building	0.76	1959	4940	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
121	6106015051	17815 S HOBART BLVD		0.30	Industrial	M1	O3	17	5	Manufacturing with parking lot; Old Building with lot	0.08	1968	1008	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
122	6106015013	17850 S WESTERN AVE		0.06	Industrial	M1	O5	30	2	Nutrients Business; Old	0.77	1963	2000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
122	6106015058	17810 S WESTERN AVE		0.13	Industrial	M1	O5	30	4	Metal Manufacturing Business;	0.71	1956	4000	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
122	6106015057	NA		0.06	Industrial	M1	O5	30	2	Auto Services	-	0	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
122	6106015056	17910 S WESTERN AVE		0.13	Industrial	M1	O5	30	4	Auto Services	0.13	1947	720	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
122	6106015055	17804 S WESTERN AVE		0.19	Industrial	M1	O5	30	6	Metal Manufacturing Business	0.87	1946	7226	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
122	6106015060	17840 S WESTERN AVE		0.37	Industrial	M1	O5	30	11	Manufacturing; Old	0.30	1935	4830	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
122	6106015059	17820 S WESTERN AVE		0.19	Industrial	M1	O5	30	6	Manufacturing; Old	0.29	1956	2420	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, Presence of multiple lots that are already under single or City ownership
122	6106015019	17920 S WESTERN AVE		0.31	Industrial	M1	O5	30	9	Clothing Store; Old	0.39	1953	5277	Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use
123	6106019063	NA		0.06	General Commercial	C3	O5	30	2	Nursery	-	1980	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
123	6106019048	18016 S WESTERN AVE		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	1.02	1982	2667	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019049	NA		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	0.85	1982	2225	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019050	NA		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	0.37	1982	954	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019055	NA		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	0.44	1982	1148	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019062	NA		0.06	General Commercial	C3	O5	30	2	Nursery	-	1980	0	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
123	6106019052	NA		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	0.37	1982	954	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership

ID	APN	Address	Previous HE?	Acres	GP	Zoning	Overlay	Density Factor (du/ac)	Total Units	Existing Use/Feasibility	FAR	Year of Building	Building Square footage	Criteria
123	6106019064	18110 S WESTERN AVE		0.19	General Commercial	C3	O5	30	6	Nursery	0.07	1980	616	Presence of low-intensity or low-value uses, Presence of multiple lots that are already under single or City ownership
123	6106019054	NA		0.12	General Commercial	C3	O5	30	4	Strip Mall; Old, Vacancies	0.36	1982	1907	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019051	NA		0.12	General Commercial	C3	O5	30	4	Strip Mall; Old, Vacancies	0.36	1982	1907	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
123	6106019053	NA		0.06	General Commercial	C3	O5	30	2	Strip Mall; Old, Vacancies	0.37	1982	954	High or long-term business vacancies, indicating that the value of the existing use is impaired, Presence of multiple lots that are already under single or City ownership
TOTAL				195.9					6,711					

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
O3 Overlay							
8	4059017031	14007 VAN NESS AVE	0.2			3	3
8	4059017027	14115 VAN NESS AVE	0.6			10	10
8	4059017028	14111 VAN NESS AVE	0.2			3	3
8	4059017029	14017 VAN NESS AVE	0.2			3	3
8	4059017030	14015 VAN NESS AVE	0.2			3	3
8	4059017033	13971 VAN NESS AVE	0.2			3	3
8	4059017035	13945 VAN NESS AVE	0.4			7	7
8	4059017034	13961 VAN NESS AVE	0.2			3	3
8	4059017036	13931 VAN NESS AVE	0.2			3	3
8	4059017037	13901 VAN NESS AVE	0.4			7	7
53	4062017042	NA	0.1			2	2
53	4062017038	1819 MARINE AVE	0.1			2	2
53	4062017040	1829 MARINE AVE	0.1			2	2
53	4062017037	1813 MARINE AVE	0.1			2	2
53	4062017039	1823 MARINE AVE	0.1			2	2
53	4062017041	NA	0.1			2	2
54	4062017044	1845 MARINE AVE	0.1			2	2
55	4063005006	1820 MARINE AVE	0.2			3	3
55	4063005005	1816 MARINE AVE	0.2			3	3
63	4063005017	1914 MARINE AVE	0.2			3	3
64	4063005025	1958 MARINE AVE	0.2			3	3
65	4062013018	2003 MARINE AVE	0.3			4	4
66	4062013020	2021 MARINE AVE	0.3			6	6
69	4069003002	2912 MARINE AVE	0.1			3	3
69	4069003001	2918 MARINE AVE	0.2			3	3
96	6111024009	17901 S VERMONT AVE	0.2			4	4
96	6111024010	NA	0.2			4	4
100	6106037020	1528 W 178TH ST	0.7			12	12
100	6106037025	1524 W 178TH ST	0.2			4	4
100	6106037026	1520 W 178TH ST	0.2			4	4
100	6106037029	NA	0.9			16	16
100	6106037002	17817 EVELYN AVE	0.2			3	3
100	6106037024	17833 EVELYN AVE	0.2			3	3
100	6106037027	1500 W 178TH ST	1.1			19	19
100	6106037030	17853 EVELYN AVE	2.6			44	44
101	6106018050	17805 S DENKER AVE	0.2			3	3

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
101	6106018042	17809 S DENKER AVE	0.1			3	3
102	6106018049	17908 LA SALLE AVE	0.3			5	5
103	6106017020	17803 LA SALLE AVE	0.2			4	4
104	6106017001	17804 S HARVARD BLVD	0.2			4	4
104	6106017040	17812 S HARVARD BLVD	0.1			3	3
105	6106021018	18011 LA SALLE AVE	0.1			3	3
106	6106021024	NA	0.1			1	1
106	6106021037	18031 LA SALLE AVE	0.1			3	3
106	6106021047	18105 LA SALLE AVE	0.3			5	5
108	6106020028	18111 S HARVARD BLVD	0.1			2	2
109	6106020018	1700 W 180TH ST	0.3			5	5
110	6106016017	17803 S HARVARD BLVD	0.5			8	8
111	6106016030	17822 S HOBART BLVD	0.1			2	2
111	6106016033	17812 S HOBART BLVD	0.2			4	4
112	6106016032	17832 S HOBART BLVD	0.1			2	2
113	6106016031	17924 S HOBART BLVD	0.2			4	4
114	6106020041	18116 S HOBART BLVD	0.1			2	2
117	6106019059	NA	0.1			1	1
117	6106019066	18105 S HOBART BLVD	0.2			4	4
117	6106019067	18101 S HOBART BLVD	0.1			2	2
117	6106019047	18025 S HOBART BLVD	0.1			2	2
118	6106019068	1726 W 180TH ST	0.4			6	6
119	6106015050	1727 W 180TH ST	0.2			4	4
120	6106015044	17913 S HOBART BLVD	0.1			2	2
121	6106015029	NA	0.1			1	1
121	6106015030	NA	0.1			1	1
121	6106015048	17903 S HOBART BLVD	0.1			3	3
121	6106015046	17807 S HOBART BLVD	0.1			3	3
121	6106015045	17831 S HOBART BLVD	0.1			3	3
121	6106015051	17815 S HOBART BLVD	0.3			5	5
O3 Total						**300**	**300**
O4 Overlay							
9	4061013001	13151 S WESTERN AVE	2.5		56		56
17	6115001012	12903 S BUDLONG AVE	0.5		12		12
17	6115001011	1200 W EL SEGUNDO BLVD	0.6		14		14
18	6115001031	12923 S BUDLONG AVE	0.9		21		21
19	6115002023	1215 W 132ND ST	2.1		47		47
19	6115002032	13021 S BUDLONG AVE	1.1		26		26
19	6115002031	1220 W 130TH ST	0.9		21		21

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
20	6115004017	13423 S BUDLONG AVE	0.3		7		7
21	6115004019	13437 S BUDLONG AVE	0.2		4		4
21	6115004032	13441 S BUDLONG AVE	0.2		4		4
21	6115004020	1203 W 135TH ST	0.4		9		9
23	6115020008	1124 W 135TH ST	1.2		28		28
23	6115020012	1144 W 135TH ST	0.7		17		17
23	6115020006	1100 W 135TH ST	0.9		20		20
23	6115020014	1110 W 135TH ST	1.0		23		23
23	6115020009	13530 S BUDLONG AVE	0.4		10		10
23	6115020013	1156 W 135TH ST	0.3		6		6
24	6102010008	13429 S NORMANDIE AVE	0.2		4		4
24	6102010009	1415 W 135TH ST	0.4		9		9
24	6102010006	1414 W 134TH ST	0.8		18		18
24	6102010017	1435 W 135TH ST	0.8		17		17
24	6102010007	13421 S NORMANDIE AVE	0.5		13		13
24	6102010005	1436 W 134TH ST	0.8		18		18
24	6102010016	1421 W 135TH ST	0.8		17		17
25	6115004031	13428 S NORMANDIE AVE	0.5		11		11
26	6102016013	13615 S NORMANDIE AVE	0.6		13		13
26	6102016020	13609 S NORMANDIE AVE	0.3		7		7
26	6102016023	NA	0.1		2		2
26	6102017030	13725 S NORMANDIE AVE	0.1		3		3
26	6102016025	1580 W 139TH ST	0.1		2		2
26	6102017026	NA	0.1		2		2
26	6102016022	13507 S NORMANDIE AVE	0.4		8		8
26	6102016024	13527 S NORMANDIE AVE	0.4		8		8
26	6102017033	13717 S NORMANDIE AVE	1.0		24		24
26	6102017044	13705 S NORMANDIE AVE	1.0		24		24
26	6102017040	1425 W 139TH ST	0.5		10		10
26	6102017045	13807 S NORMANDIE AVE	0.3		6		6
26	6102017027	13815 S NORMANDIE AVE	0.5		12		12
26	6102017039	1433 W 139TH ST	1.9		43		43
27	6115005045	13606 S NORMANDIE AVE	0.1		3		3
27	6115005042	13616 S NORMANDIE AVE	0.5		11		11
27	6115005044	13612 S NORMANDIE AVE	0.2		4		4
27	6115005036	13602 S NORMANDIE AVE	0.2		4		4
27	6115005047	13526 S NORMANDIE AVE	0.2		5		5
27	6115005037	13518 S NORMANDIE AVE	0.4		9		9
27	6115005038	13506 S NORMANDIE AVE	0.3		7		7

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
28	6115009011	13722 S NORMANDIE AVE	0.3		7		7
28	6115009010	13714 S NORMANDIE AVE	0.3		7		7
28	6115009014	13706 S NORMANDIE AVE	0.3		7		7
28	6115009078	13850 S NORMANDIE AVE	0.8		19		19
72	4069019002	15406 CRENSHAW BLVD	0.2		4		4
72	4069019001	15400 CRENSHAW BLVD	0.2		5		5
73	4069019024	15416 CRENSHAW BLVD	0.4		8		8
74	4069019009	15520 CRENSHAW BLVD	0.5		11		11
75	4069020002	15622 S CRENSHAW	0.1		3		3
76	4069020005	15706 CRENSHAW BLVD	0.1		3		3
76	4069020006	15712 CRENSHAW BLVD	0.1		3		3
76	4069020007	15716 CRENSHAW BLVD	0.1		3		3
76	4069020008	15722 CRENSHAW BLVD	0.2		4		4
92	6106030016	NA	0.3		7		7
92	6106030015	16835 S NORMANDIE AVE	0.5		11		11
92	6106030011	16829 S NORMANDIE AVE	0.6		13		13
93	6106027039	16617 NORMANDIE AVE	1.0		23		23
94	6106027026	16610 BRIGHTON AVE	0.2		4		4
94	6106027023	16601 S NORMANDIE AVE	0.1		3		3
94	6106027027	16611 S NORMANDIE AVE	0.1		2		2
94	6106027040	1414 W 166TH ST	0.3		6		6
95	6111007016	NA	0.1		2		2
95	6111007017	NA	0.2		5		5
95	6111007032	1345 W 166TH ST	0.5		11		11
97	6106036015	6106036015	1.3		31		31
97	6106036025	1411 W 178TH ST	0.0		1		1
97	6106036805	NA	0.3		8		8
97	6106036023	1401 W 178TH ST	0.5		10		10
98	6106038025	1440 W 178TH ST	0.4		9		9
98	6106038021	1446 W 178TH ST	0.4		9		9
98	6106038023	1406 W 178TH ST	0.4		9		9
98	6106038022	1402 W 178TH ST	0.4		9		9
98	6106038024	1440 W 178TH ST	0.4		9		9
99	6106038016	1468 W 178TH ST	0.8		18		18
99	6106038017	1480 W 178TH ST	0.7		17		17
O4 Total					**940**		**940**
O5 Overlay (Consolidated Parcels)							
5	4064012009 4064012011 4064012027	14516 CRENSHAW BLVD 14504 CRENSHAW BLVD 14600 CRENSHAW BLVD	2.4	34	10	24	68

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	4064012029 4064012028 4064012025 4064012010 4064012024 4064012026 4064012030	14520 CRENSHAW BLVD 14526 CRENSHAW BLVD 14614 CRENSHAW BLVD 14510 CRENSHAW BLVD 14626 CRENSHAW BLVD 14604 CRENSHAW BLVD 14426 CRENSHAW BLVD					
6	4060001029	2200 W EL SEGUNDO BLVD	0.7	10	3	7	20
7	4061001029 4061001012	12816 VAN NESS AVE 2150 W EL SEGUNDO BLVD	0.7	10	3	7	20
10	6102006013	13126 S WESTERN AVE	1.0	15	4	11	30
11	6102001021 6102001020 6102001023 6102001022 6102001005 6102001024 6102001025	-- 1721 W 130TH ST 1735 W 130TH ST 1727 W 130TH ST 1748 W EL SEGUNDO BLVD 1751 W 130TH ST 12918 S WESTERN AVE	4.2	62	19	44	125
12	6102002022 6102002023 6102002025 6102002026 6102002027 6102001016 6102001017 6102001015	1613 W 130TH ST -- 1613 W 130TH ST 1621 W 130TH ST 1619 W 130TH ST 1643 W 130TH ST 1651 W 130TH ST 1635 W 130TH ST	3.6	54	16	38	108
13	6102002020 6102002019	1563 W 130TH ST 1559 W 130TH ST	0.9	14	4	10	28
14	6102002016	1535 W 130TH ST	0.9	14	4	9	27
16	6102003017 6102003010 6102003026	12919 S NORMANDIE AVE 12927 S NORMANDIE AVE 12901 S NORMANDIE AVE	0.6	9	3	7	19
17	6115001027 6115001026 6115001028 6115001029 6115001015 6115001016 6115001019 6115001018 6115001035 6115001017	12908 S NORMANDIE AVE 12902 S NORMANDIE AVE 12912 S NORMANDIE AVE 1341 W 130TH ST 1239 W 130TH ST 1239 W 130TH ST 1303 W 130TH ST 1255 W 130TH ST 1311 W 130TH ST 1243 W 130TH ST	4.3	64	19	45	128
29	6102013017 6102013011 6102013019 6102013010 6102013014 6102013020	13610 S WESTERN AVE 13618 S WESTERN AVE 1746 W 135TH ST 13614 S WESTERN AVE 13610 S WESTERN AVE 13528 S WESTERN AVE	3.6	55	16	38	109
30	4061026005 4061026002	-- --	2.1	32	10	22	64

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	4061026030 4061026006 4061026007 4061026034 4061026036	-- -- -- -- 13511 S WESTERN AVE					
31	4061026023 4061026022 4061026032	13801 S WESTERN AVE 13727 S WESTERN AVE 13715 S WESTERN AVE	2.1	31	9	22	62
40	6114019017 6114019021	1102 W ROSECRANS AVE 1122 W ROSECRANS AVE	1.4	21	6	15	42
43	4062005002 4062005003 4062005025 4062005024 4062005004 4062005001	14507 S WESTERN AVE -- 14525 S WESTERN AVE 14519 S WESTERN AVE -- 14501 S WESTERN AVE	0.8	12	4	9	25
44	4062005067	1817 W 146TH ST	0.2	2	1	2	5
45	4062006033 4062006032 4062006048	-- -- 14609 S WESTERN AVE	0.6	9	3	6	18
46	6103030015 6103030014	14632 S WESTERN AVE 14690 S WESTERN AVE	0.5	8	2	6	16
47	4062016037 4062016036 4062016038 4062016039	14807 S WESTERN AVE 14801 S WESTERN AVE 14817 S WESTERN AVE 14855 S WESTERN AVE	0.6	8	2	6	16
48	4062017012 4062017011 4062017013 4062017014	-- 14901 S WESTERN AVE 14921 S WESTERN AVE 14929 S WESTERN AVE	0.5	8	2	6	16
49	6103021002 6103021026 6103021088 6103021025	14920 S WESTERN AVE 1744 W 149TH ST 14916 S WESTERN AVE 14914 S WESTERN AVE	1.0	15	4	10	29
50	6103021033 6103021053 6103021055 6103021054	15020 S WESTERN AVE 15014 S WESTERN AVE 15000 S WESTERN AVE 15014 S WESTERN AVE	0.8	12	4	8	24
51	6103021031	15032 S WESTERN AVE	0.2	3	1	2	6
52	4062017050 4062017047 4062017049	15019 S WESTERN AVE 15019 S WESTERN AVE 15001 S WESTERN AVE	0.5	8	3	6	17
56	4063005047 4063005050	15103 S WESTERN AVE 15109 S WESTERN AVE	0.6	9	3	7	19
57	4063006002 4063006003 4063006004	15225 S WESTERN AVE 15219 S WESTERN AVE 1808 W 152ND ST	0.5	7	2	5	14
58	6103018025	15112 S WESTERN AVE	2.9	44	13	31	88
59	4063007004	15325 S WESTERN AVE	0.6	9	3	6	18

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	4063007002 4063007003 4063007001 4063007005	15345 S WESTERN AVE 15325 S WESTERN AVE 15351 S WESTERN AVE 15301 S WESTERN AVE					
60	6103015025 6103015026 6103015027	15300 S WESTERN AVE 15324 S WESTERN AVE 15340 S WESTERN AVE	0.7	9	3	7	19
61	4063008001 4063008002	15417 S WESTERN AVE 15401 S WESTERN AVE	0.4	5	2	3	10
62	6105008030 6105008031 6105008032	-- -- 1450 REDONDO BEACH BLVD	4.6	69	21	48	138
67	4064023034	2315 MARINE AVE	1.0	15	5	11	31
68	4064023019 4064023021 4064023020 4064023035 4064023018	2421 MARINE AVE 2403 MARINE AVE 2415 MARINE AVE -- 2545 MARINE AVE	1.6	23	7	16	46
70	4069004028 4069004026 4069004027	2926 MARINE AVE 15115 ATKINSON AVE 2938 MARINE AVE	0.5	8	2	5	15
71	4069004002 4069004001	15340 CRENSHAW BLVD 15342 CRENSHAW BLVD	0.3	5	1	4	10
77	4066012033	15915 S WESTERN AVE	0.5	7	2	5	14
78	4066012004	16017 S WESTERN AVE	0.3	4	1	3	8
79	4066012026 4066012028	16127 S WESTERN AVE 16119 S WESTERN AVE	0.7	12	3	8	23
80	4066013024 4066013025 4066013023 4066013022 4066013014 4066013016 4066013026	16225 S WESTERN AVE 16303 S WESTERN AVE 16219 S WESTERN AVE 16213 S WESTERN AVE 16229 S WESTERN AVE 16311 S WESTERN AVE 16321 S WESTERN AVE	1.3	19	6	14	39
81	4066025015 4066025017 4066025020 4066025019 4066025016 4066025028 4066025021	16401 S WESTERN AVE 16417 S WESTERN AVE 16501 S WESTERN AVE 16445 S WESTERN AVE 16411 S WESTERN AVE 16427 S WESTERN AVE 16505 S WESTERN AVE	1.0	14	4	10	28
82	4066025025 4066025024	16531 S WESTERN AVE 16523 S WESTERN AVE	0.3	4	1	3	8
83	6105010018 6105010021 6105010024 6105010060 6105010062 6105010026	15820 S WESTERN AVE 15830 S WESTERN AVE 15926 S WESTERN AVE 15824 S WESTERN AVE 15930 S WESTERN AVE 15934 S WESTERN AVE	2.9	44	13	31	88

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	6105010068	15902 S WESTERN AVE					
84	6105010043 6105010044 6105010045 6105010047 6105010063 6105010046 6105010064 6105010048	16102 S WESTERN AVE 16108 S WESTERN AVE 16116 S WESTERN AVE 1743 W 162ND ST 16012 S WESTERN AVE 16126 S WESTERN AVE 16016 S WESTERN AVE 1735 W 162ND ST	3.5	53	16	37	106
85	6105004036 6105004045	16224 S WESTERN AVE 16240 S WESTERN AVE	0.8	12	4	9	25
86	6105004043 6105004046	16320 S WESTERN AVE 1735 W GARDENA BLVD	1.0	15	5	11	31
87	6105001002 6105001003 6105001001 6105001010 6105001030	16520 S WESTERN AVE 16516 S WESTERN AVE 16522 S WESTERN AVE 1747 W 166TH ST 16510 S WESTERN AVE	0.6	8	3	6	17
88	6106003003 6106003004 6106003028 6106003030 6106003026 6106003034	16816 S WESTERN AVE 16820 S WESTERN AVE 16822 S WESTERN AVE 16826 S WESTERN AVE 16924 S WESTERN AVE 16910 S WESTERN AVE	1.3	19	6	14	39
89	6106009001 6106009014 6106009015	17014 S WESTERN AVE 17018 S WESTERN AVE 17000 S WESTERN AVE	2.9	43	13	30	86
90	6106009008 6106009009	17124 S WESTERN AVE 17128 S WESTERN AVE	0.8	13	4	9	26
107	6106021051	1651 W 182ND ST	0.3	4	1	3	8
108	6106020043	--	0.1	2	1	1	4
115	6106020038 6106020040	1725 W 182ND ST 1719 W 182ND ST	0.3	4	1	3	8
116	6106019065	1745 W 182ND ST	0.1	2	1	1	4
122	6106015013 6106015057 6106015058 6106015056 6106015055 6106015059 6106015019 6106015060	17850 S WESTERN AVE -- 17810 S WESTERN AVE 17910 S WESTERN AVE 17804 S WESTERN AVE 17820 S WESTERN AVE 17920 S WESTERN AVE 17840 S WESTERN AVE	1.4	22	7	15	44
123	6106019063 6106019048 6106019049 6106019050 6106019055 6106019062 6106019052	-- 18016 S WESTERN AVE -- -- -- -- --	0.9	15	4	11	30

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	6106019053 6106019054 6106019051 6106019064	-- -- -- 18110 S WESTERN AVE					
O5 Total				**1029**	**310**	**727**	**2066**
O6 Overlay							
1	4060004027 4060004041 4060004023 4060004035 4060004038 4060004025 4060004037 4060004010 4060004021 4060004011 4060004022 4060004040 4060004013 4060004012	13416 CRENSHAW BLVD -- 13208 CRENSHAW BLVD 13236 CRENSHAW BLVD 13400 CRENSHAW BLVD 13424 CRENSHAW BLVD 13310 CRENSHAW BLVD 13204 CRENSHAW BLVD 13226 CRENSHAW BLVD 13120 CRENSHAW BLVD 13214 CRENSHAW BLVD 13430 CRENSHAW BLVD 13100 CRENSHAW BLVD 13112 CRENSHAW BLVD	4.3	108	32	76	216
2	4059022015 4059022014 4059022016 4059022018 4059022017 4059022019 4059022024	-- 13610 CRENSHAW BLVD 13600 CRENSHAW BLVD 13514 CRENSHAW BLVD 13520 CRENSHAW BLVD 13510 CRENSHAW BLVD 13500 CRENSHAW BLVD	1.3	32	9	22	63
3	4059021017 4059021018 4059022026	13920 CRENSHAW BLVD 13904 CRENSHAW BLVD --	0.5	14	4	9	27
4	4059021004 4059021005 4059021013 4059021014 4059021015 4059021011 4059021012 4059021003 4059021009 4059021010 4059021021	14160 CRENSHAW BL. 14150 CRENSHAW BLVD 14008 CRENSHAW BLVD -- -- -- 14030 CRENSHAW BLVD 14160 CRENSHAW BLVD 14100 CRENSHAW BLVD 14044 CRENSHAW BLVD 14124 CRENSHAW BLVD	1.9	46	14	33	93
11	6102001006 6102001010 6102001007 6102001026	1734 W EL SEGUNDO BLVD 1714 W EL SEGUNDO BLVD 1726 W EL SEGUNDO BLVD 1720 W EL SEGUNDO BLVD	1.8	44	13	31	88
13	6102002005 6102002006	1564 W EL SEGUNDO BLVD 1556 W EL SEGUNDO BLVD	0.9	22	7	15	44
14	6102002030 6102002028	12801 HALLDALE AVE 1530 W EL SEGUNDO BLVD	2.9	72	22	50	144
15	6102003005	1428 W EL SEGUNDO BLVD	2.0	49	15	35	99

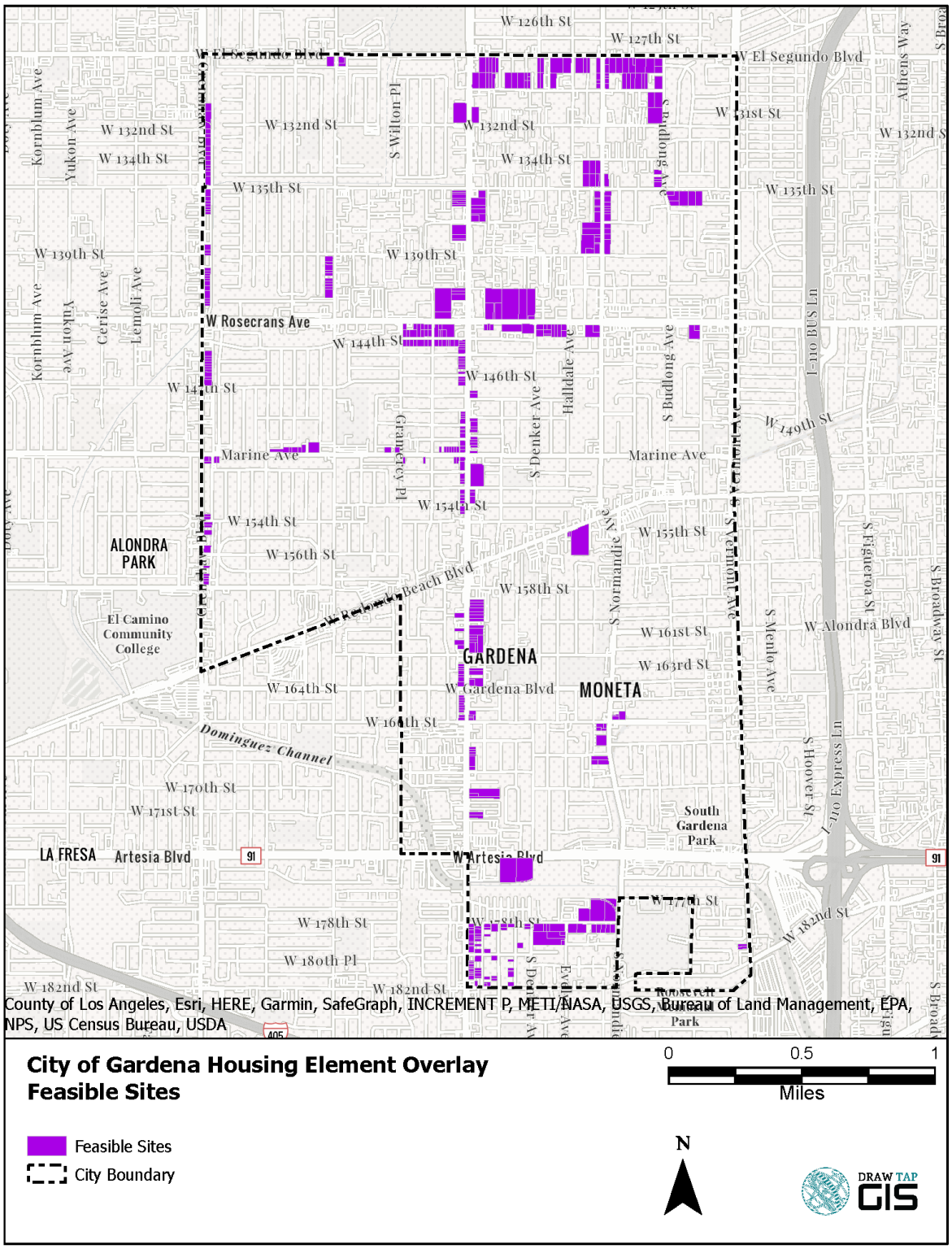
Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	6102003004 6102003024	1434 W EL SEGUNDO BLVD 1440 W EL SEGUNDO BLVD					
16	6102003007	12829 S NORMANDIE AVE	0.6	15	4	11	30
17	6115001006 6115001032 6115001033 6115001005 6115001003 6115001004 6115001002 6115001800 6115001034	1254 W EL SEGUNDO BLVD 1342 W EL SEGUNDO BLVD 12816 S NORMANDIE AVE 1254 W EL SEGUNDO BLVD 1320 W EL SEGUNDO BLVD 1308 W EL SEGUNDO BLVD 1332 W EL SEGUNDO BLVD 1218 W EL SEGUNDO BLVD 1246 W EL SEGUNDO BLVD	6.8	169	51	119	339
22	4062004041	14401 S WESTERN AVE	0.1	4	1	2	7
32	4061027004 4061027005 4061027006 4061027013 4061027014	14101 S WESTERN AVE 14107 S WESTERN AVE 14119 S WESTERN AVE 1859 W ROSECRANS AVE 1835 W ROSECRANS AVE	6.2	154	46	108	308
33	4062003027 4062003024 4062003029 4062003030 4062003031 4062003036 4062003008 4062003037 4062003021 4062003023 4062003028 4062003022	1930 W ROSECRANS AVE 1954 W ROSECRANS AVE 1916 W ROSECRANS AVE 1910 W ROSECRANS AVE 1900 W ROSECRANS AVE 1901 W 144TH ST 1957 W 144TH ST 1119 W 144TH PL 1919 W 144TH ST -- 1922 W ROSECRANS AVE 1939 W 144TH ST	3.0	75	23	52	150
34	4062004032 4062004033 4062004036 4062004008 4062004082 4062004079	1847 W 144TH ST -- 1850 W ROSECRANS AVE 1839 W 144TH ST 14314 S ST ANDREWS PL 1830 W ROSECRANS AVE	2.4	59	18	41	118
35	6102014039 6102014048 6102014069 6102014038 6102014040 6102014046 6102014041	1601 W ROSECRANS AVE 1701 W ROSECRANS AVE 1735 W ROSECRANS AVE 1611 W ROSECRANS AVE 1617 W ROSECRANS AVE 1725 W ROSECRANS AVE 1639 W ROSECRANS AVE	13.9	348	104	243	695
36	6103002034 6103002035 6103002033	-- 1718 W ROSECRANS AVE 1732 W ROSECRANS AVE	0.6	14	4	10	28
37	6103004021 6103004037	1600 W ROSECRANS AVE 1650 W ROSECRANS AVE	2.4	60	18	42	120
38	6103005028 6103005027	-- --	3.4	85	26	60	171

Table C-1: Housing Overlay Sites and Income Distribution

Site ID	APN	Address	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
	6103005058 6103005057 6103005026 6103005029 6103005051 6103005052 6103005054 6103005025 6103005053 6103005034	1536 W ROSECRANS AVE -- 1536 W ROSECRANS AVE 1510 W ROSECRANS AVE 1522 W ROSECRANS AVE 1520 W ROSECRANS AVE 14315 HALLDALE AVE 1560 W ROSECRANS AVE 1518 W ROSECRANS AVE 1560 W ROSECRANS AVE					
39	6103009057 6103009063	1408 W ROSECRANS AVE 14315 S NORMANDIE AVE	1.6	41	12	29	82
41	4062003005 4062003006 4062003007 4062003002 4062003004 4062003001 4062003003	1940 W 144TH ST 1946 W 144TH ST 14404 GRAMERCY PL 1910 W 144TH ST 1934 W 144TH ST 1900 W 144TH ST 1920 W 144TH ST	1.8	45	13	32	90
42	4062004029 4062004081 4062004022 4062004021 4062004023 4062004009 4062004026 4062004031 4062004027 4062004030 4062004083	1830 W 144TH ST 1834 W 144TH ST -- -- 14415 S WESTERN AVE 1858 W 144TH ST 1848 W 144TH ST 1818 W 144TH ST 1838 W 144TH ST 1828 W 144TH ST 14421 S WESTERN AVE	2.2	56	17	40	113
91	6106013049 6106013053	1610 W ARTESIA BLVD 1650 W ARTESIA BLVD	7.6	190	57	133	380
O6 Total				**1,702**	**510**	**1,193**	**3,405**

Figure C-1: Housing Overlay Sites Inventory



Appendix D: Evaluation of Accomplishments under the 2014-2021 Housing Element

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

This section reviews the City's progress to date in implementing housing programs set forth in the 2014-2021 Housing Element and the continued appropriateness for inclusion in the 2021-2029 Housing Element. Table D-1, below, summarizes the City's housing program accomplishments.

Effectiveness in Meeting Special Needs

The City of Gardena assists its special needs residents primarily through housing rehabilitation assistance and supportive services. These include its Handyworker Fix Up Residential Rebate, and Mobile Home Rehabilitation programs. The Rent Mediation Board also assisted many of the City's special needs residents. Furthermore, the City expanded its senior housing inventory by facilitating the development of Spring Park Senior Housing. However, with limited CDBG funds and elimination of redevelopment, the City was not able to fully achieve its objectives. For the 2021-2029 Housing Element planning period, the City will proactively pursue funding to expand its housing program capacity.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
Maintenance and Preservation of the Housing Stock			
1	**Housing Rehabilitation Program** ▪ Handy-Worker Fix Up ▪ Residential Rebate ▪ Multi-Family Rehabilitation and Code Correction ▪ Owner-Occupied Rehabilitation Loan Program (OORP) ▪ Mobile Home Rehabilitation Loan Program	▪ Provide assistance to 179 households annually (approximately 550 households throughout the planning period) through the Handy-Worker Fix Up, Residential Rebate, and Multi-Family Rehabilitation and Code Correction Programs. ▪ Provide 15 deferred loans over two years through OORP and the Mobile Home Rehabilitation Loan Program.	***Progress:*** Overall, between 2014 and 2019 the City provided assistance to a total of 346 residents, including 23 rebates and 20 loans. ▪ Handy-Worker Fix Up – 147 households received assistance during the planning period. In 2019, 21 extremely low income households, 3 very low income households, and 4 low income households were assisted. ▪ Residential Rebate – 42 households received rebates during the planning period. ▪ MF Rehab. and Code Correction – 156 low to extremely low income households received assistance during the planning period. Program funding was not available in 2019. ▪ Owner-Occupied Rehabilitation Loan Program – A total of 21 households received loans under the State HOME and CalHome Programs since 2014. The City applied for new HCD grant to assist low-income families with rehabilitation and received the Standard Agreement (SA) in 2015. One loan payoff was received in 2015 and was used in 2016 to fund an additional rehabilitation loan applicant. No households were assisted through this program in 2018 or 2019. ▪ Mobile Home Rehabilitation Loan Program – The City continues to assist mobile home households throughout the City. ***Effectiveness***: Assistance has been slower than anticipated, but CDBG funds will continue to be available. City met its OORP objective.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			Appropriateness: Program implementation remains appropriate for the Housing Element update, but is updated to reflect changes in funding availability.
2	**Section 8 Rental Assistance**	▪ Continue to provide updated information on the Section 8 program through the City's website and making it available at the City's CDC counter.	***Progress:*** LACDA (Los Angeles County Development Authority's predecessor agencies) provided rental assistance to Gardena households with incomes up to 50 percent AMI. Currently, approximately 512 households in Gardena are receiving Section 8 Housing Choice Vouchers. ***Effectiveness***: The HCV program is the key program that benefits extremely low income households and those with special needs. ***Appropriateness:*** This program is included in the 2021-2029 Housing Element.
3	**Preservation of At-Risk Units**	▪ Continue to monitor and gauge at-risk units' activities.	***Progress:*** The following assisted rental housing projects are located in the City: ▪ Gardena Valley Towers – Contract expires in 2038 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ South Park Manor – Contract expires in 2026 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ Meadowlark Manor – Contract expires in 2031 but is contingent upon the continued renewal of Section 8 funding. The risk of conversion from affordable to market rate is low due to its non-profit status. ▪ Spring Park Senior Villa – Contract expires 2065. Project was funded with HOME funds.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			Effectiveness: The City has monitored at-risk activities to maintain an adequate affordable housing inventory. ***Appropriateness:*** Program implementation is appropriate for the Housing Element Update.
Provision of a Variety of Housing Types			
4	**Senior Housing Development**	▪ Support applications for federal and state funding for quality senior developments by providing the information on the City's website and making it available at the City's CDD counter.	***Progress:*** The City provides information about Senior Housing projects and development on their website. Additional information is provided by Community Development and Economic Development staff on an ongoing basis by phone, website, marketing, and at the Community Development counter. Housing staff continues to support applications for federal and state funding for quality senior developments. The Spring Park Senior Housing project, funded by the State HOME project, was completed in 2015 and is now fully occupied. ***Effectiveness***: Program objectives were achieved. The City continues to encourage senior housing developments through the provision of applicable information. ***Appropriateness***: Continue to provide information on the City's website.
5	**Homeownership Programs**	▪ Continue to provide information on financing funds available through ICLFA. ▪ Mail information packages to local financial institutions and facilitate workshops on an annual basis.	***Progress:*** In 2015, the City developed a mailing packet that was sent to local lending entities to encourage the use of ICLFA primary funds. In 2014, the City provided information on ICLFA financing funds on their website. ***Effectiveness***: This program is no longer available. ***Appropriateness:*** The 2021-2029 Housing Element includes other homebuyer assistance resources available to the City.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
Provision of Adequate Sites			
6	**Specific Plans**	▪ Determine the feasibility of specific plan sites along Rosecrans Avenue.	***Progress:*** The City did not develop any specific plans at the identified locations, but has developed three other specific plans in alternate locations. ***Effectiveness***: The City continues to utilize specific plans as a tool for new residential development. ***Appropriateness:*** The 2021-2029 Housing Element proposes to establish a Housing Overlay to facilitate residential development and will process a specific plan application on the identified sites if submitted. The program is no longer required.
7	**Gardena Boulevard**	▪ Develop 20 new multi-family units along Gardena Boulevard.	***Progress:*** During the last planning period (2008-2014), the City conducted a study to identify mixed uses in the C-R Zone. The City also discussed potential residential mixed use development along Gardena Boulevard with property owners. Since 2013, nine new multi-family units have been developed on Gardena Boulevard. ***Effectiveness***: Development along Gardena Boulevard was slower than anticipated. A total of nine multi-family units have been developed throughout the planning period. ***Appropriateness:*** The 2021-2029 Housing Element proposes to establish a Housing Overlay to facilitate residential development.
8	**Development on Vacant and Underutilized Residential Sites**	▪ Use HOME funds to partner with for-profit and non-profit developers to construction new affordable housing on vacant and underutilized properties within the	***Progress:*** City staff met with Bank of America and prepared a list of profit and non-profit developers in 2014. Community Development staff continues outreach to developers and non-profit agencies to develop strategies and programs for construction of more affordable housing.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
		City. ▪ Work with CHDOs to facilitate the development of new affordable housing units. ▪ Update the vacant land inventory using the City's GIS system.	In 2016, Spring Park Senior Villa, a 37-unit Senior's complex, was completed in partnership with WASET, Inc. a non-profit organization. City staff continues to seek opportunities to partner with non-profits and non-profit affordable housing developers. The City will update their sites inventory as a part of the 6th cycle Housing Element update. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** The 2021-2029 Housing Element includes a new inventory of sites and a monitoring procedure to maintain adequate sites for housing.
9	**Brownfield Program**	▪ Market Brownfield opportunity sites with information packets. ▪ Continue Community outreach efforts through the Brownfield Community Relations Committee (BCRC).	***Progress:*** The City of Gardena no longer has an actively funded Brownfields Program; however, the final objectives have been achieved. The City has an active and aggressive marketing program for its Brownfield sites; ongoing marketing of the sites occurs regularly. The BCRC no longer meets on a regular basis. The City provides ongoing outreach to the community through FACT Sheets and postings to Economic Development website. ***Effectiveness***: The City has successfully implemented the Brownfield Program and continues to provide information to the community and the opportunities cleaning up contaminated site for future development. ***Appropriateness:*** Continue to implementation Program Objectives.
10	**Second Unit Ordinance**	▪ Continue to provide an information packet on second-unit developments, as well as other affordable housing information, at	***Progress:*** The City has continually amended the Municipal Code to keep in compliance with State law regarding accessory dwelling units. The City also provided an informational packet on second- unit developments and

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
		the CDD counter and on the City's website.	continues to provide affordable housing information at the CDD counter and on their website. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** The 2021-2029 Housing Element includes a new Accessory Dwelling Units (ADU) program to facilitate the development of ADUs and second units.
11	**Single Room Occupancy**	▪ Maintain a list of existing hotels that are candidates for conversion. ▪ Review SRO conversion applications on an annual basis.	***Progress:*** The City amended the Municipal Code to permit SROs in the M-1 zone with a CUP in 2014. Ongoing maintenance of list occurred throughout the planning period. No SRO conversion applications were received during the planning period. ***Effectiveness***: The list was maintained throughout the planning period. To date, no SRO conversion application have been received by the City. ***Appropriateness:*** The City will facilitate a variety of housing options in the City, but SRO is not separately identified as a program in the 2021-2029 Housing Element.
12	**Transitional and Supportive Housing in Mixed Use Overly Zone**	▪ Amend the MU zone (Municipal Code Section 18.19) to list transitional housing and supportive housing as permitted uses, in compliance with SB 2.	***Progress:*** The City amended the Municipal Code in 2019 to list transitional housing and supportive housing as permitted uses, in compliance with SB 2. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** The 2021-2029 Housing Element includes a program to make Zoning Code amendments to comply with recent changes in State law for special needs housing.
13	**Adequate Sites Monitoring**	▪ Continue to maintain an up-to-date inventory of adequate housing sites for each income category.	***Progress:*** The City staff continues to monitor the sites inventory regularly. ***Effectiveness***: This program is ongoing.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
		▪ Continue to implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary. ▪ Continue to perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives.	***Appropriateness:*** The 2021-2029 Housing Element includes a program to monitor adequate sites pursuant to SB166.
14	**Opportunity Sites Listing and Outreach**	▪ Continue maintaining an updated listing of opportunity sites. ▪ Initiate contact with South Bay Board of Realtors about development opportunities involving lot consolidation.	***Progress:*** All but two of the five previously vacant residential sites have been developed into residential housing. The City will explore development opportunities with other affordable housing developers for possible zoning for other residential sites. Opportunity Sites were identified in 2016 and a process for maintaining their visibility has been in process. The City contacted the South Bay Board of Realtors to discuss lot consolidation in 2014. ***Effectiveness***: The Program objectives have been achieved. The City continues to maintain a list of opportunity sites. ***Appropriateness:*** The City will continue to maintain a list of opportunity sites. This Program will be modified and is included in the Housing Element update.
15	**Non-profit Development Partnership**	▪ Hold one workshop annually.	***Progress:*** A workshop was held in 2014 with Congresswoman Waters and other financial institutions regarding financing for Affordable Housing Projects. A Planning and Development Forum was held on November 15, 2018.

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			Effectiveness: The City held two workshops during the planning period. ***Appropriateness:*** The City will continue to seek non-profit development partnerships and facilitate workshops. This Program will be modified and is included in the Housing Element update.
Equal Housing Opportunity			
16	**Rent Mediation Board**	▪ Continue providing rent mediation/arbitration assistance to renters in disputes with landlords. ▪ Continue conducting the annual survey of rental housing units.	***Progress:*** The City provided rent mediation and arbitration assistance to renters and landlords and conducted an annual survey of rental units throughout the planning period. The Rent Mediation Board considered 131 cases between 2014 and 2019, 50 of which were settled, 46 were resolved, 34 were closed or cancelled, and 22 were denied. Rental rate reports were conducted monthly by the Rent Mediation Board-members. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** The City will continue providing rent mediation/arbitration assistance and conducting surveys of rental housing units. This Program will be included in the Housing Element update.
17	**Fair Housing Program**	▪ Continue contracting with the Fair Housing Foundation to assure City residents have equal access to housing.	***Progress:*** The City contracted with the Fair Housing Foundation (FHF), a non-profit housing corporation, throughout the planning period to serve as Fair Housing Administrator for fair housing services. FHF provided educational, training, and enforcement programs to City residents, tenants, housing providers, home seekers and those in the housing industry. Among residents, FHF served predominantly low and very low-income households and

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			individuals. FHF provided written materials in English, Spanish, Khmer, Korean and Vietnamese and contracted with Certified Languages International for real time interpreting. It also made specific outreach efforts to immigrant populations in low-income neighborhoods to assist in informing and organizing such populations. The City has maintained its website as a means of communicating fair housing services information to community residents, landlords, and lenders. ***Effectiveness***: The Program objectives have been achieved. ***Appropriateness:*** The Fair Housing Program provides a valuable service to residents in Gardena and remains appropriate for inclusion in the Housing Element Update.
18	**Rental Assistance**	▪ Continue to promote diversity through affirmatively marketing of the availability of Section 8 Rental Certificates and the availability of Section 202 units.	***Progress:*** Most rental assistance provided to Gardena residents is administered by the LA County Development Authority (LACDA). The City conducted periodic availability surveys throughout the planning period and found that the average waiting list of applicants was approximately 150. Inquiries regarding availability of affordable and senior housing are referred to the LACDA and to the management at one local senior complex. On an as-needed basis, the Human Services Bureau for the City of Gardena also assists with counseling and rental assistance referrals. All of the City's Housing Programs use affirmative marketing as directed by HUD and the State HCD and does outreach to those ethnic groups that are less likely to seek assistance. Marketing materials are provided in Spanish and English. The City of Gardena provides outreach to homeless residents and local homeless gathering places (e.g.,

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			community centers and libraries) and through the City of Gardena Social Services Staff. ***Effectiveness***: See the Progress and Effectiveness of Housing Program 2 (Section 8 Rental Assistance) and Housing Program 4 (Senior Housing Development). ***Appropriateness:*** Rental assistance information to be continually updated and the Program remains appropriate for the Housing Element Update.
19	**Accessible Housing**	▪ Provide rehabilitation loans/grants to income- qualified households for access improvements.	***Progress:*** The City of Gardena continues to provide funding for access services through its CDBG Handy worker Fix Up Program. Out of the 108 households assisted from 2015 through 2019, 51 grants provided direct funding for access improvements (See Program 1 under Rehabilitation Assistance). ***Effectiveness***: See the Progress and Effectiveness of Housing Program 1 (Housing Rehabilitation Program). ***Appropriateness:*** The City will continue to provide assistance to income- qualified individuals when funds are available. However, compliance with building codes is not included as a separate program in the Housing Element.
20	**Continuum of Care – Homeless Assistance**	▪ Continue participation in the County's Continuum of Care and allocate CDBG monies to fund the City's Emergency Services Program.	***Progress:*** Staff researched potential funding sources to allow City to continue to provide services, counseling, and referrals to agencies for shelter for the homeless. In addition to these efforts, the City through its Community Development Department participated in the annual update of the Countywide homeless population count program and worked in partnership with Los Angeles County Homeless Services Authority (LAHSA), the South Bay Cities Council of Governments, and local nonprofits and volunteer

Table D-1: Evaluation of Housing Program Accomplishments (2014-2021)

	Housing Programs	Program Objectives	Accomplishments
			organizations to coordinate the provision of temporary housing for the Gardena homeless population and access to information about available affordable housing. The Gardena Police Department provided referrals to the community's homeless population for Mental Health assistance on an as-needed basis. ***Effectiveness***: The City continues to direct efforts towards assisting the homeless. ***Appropriateness:*** This Program remains appropriate for the Housing Element Update.
21	**Outreach for Persons with Developmental Disabilities**	▪ Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.	***Progress:*** The City provides information on housing options for a variety of special needs populations including those with developmental disabilities. ***Effectiveness:*** The City continues to outreach to all residents, especially those with special needs. ***Continued Appropriateness:*** The 2021-2029 Housing Element includes enhanced outreach activities.

Appendix E: Affirmatively Furthering Fair Housing (AFFH)

A. Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions, those with populations over 50,000 that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis of fair housing issues in Gardena relies on the 2016 City of Gardena Analysis of Impediments to Fair Housing Choice (2016 AI), 2018 Analysis of Impediments to Fair Housing Choice (2018 AI) prepared by the Los Angeles Community Development Authority (LACDA), California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, 2015-2019 American Community Survey (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

B. Fair Housing Issues

Fair Housing Enforcement and Outreach

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

- **The Civil Rights Act of 1866-** covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968-** covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988-** added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)-** covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer 1948-** made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968-** made restrictive covenants illegal and unenforceable

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

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

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex as outlined in the 2016 AI. Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

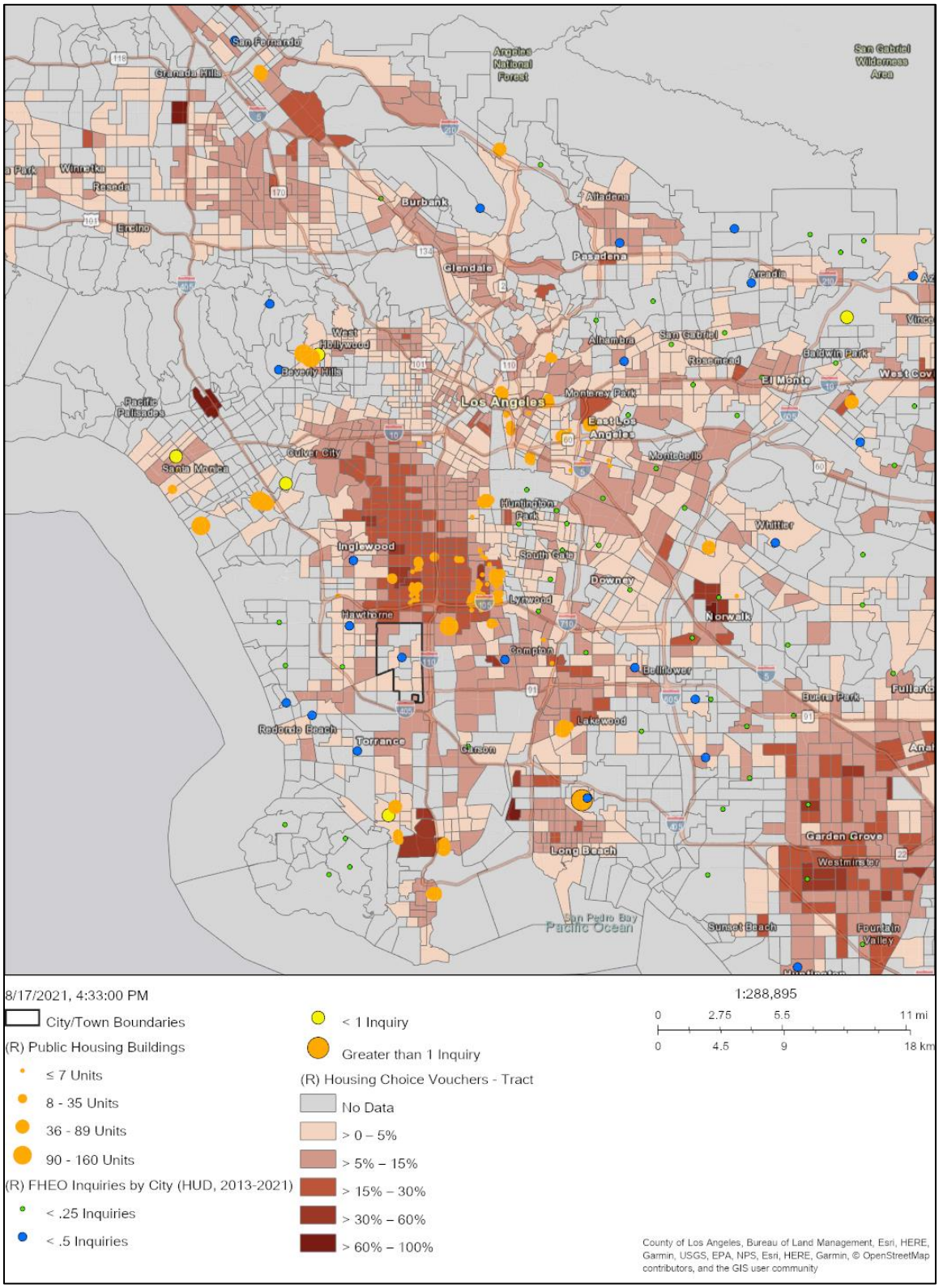
Regional Trend. According to HUD's Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21 percent of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36 percent of cases reported a disability bias. Public housing buildings, FHEO inquires by City and housing choice voucher (HCV) recipients by tract are shown in Figure E-1. HCVs are most concentrated in the area north of Gardena, near Inglewood, the City of Los Angeles, and in the adjacent unincorporated County areas. Public housing buildings are concentrated in the same area. However, there are many public housing buildings scattered throughout the County.

Local Trend. Under contract with the City, the Fair Housing Foundation (FHF) provides fair housing services to Gardena residents. The FHF provides the following fair housing related services: discrimination complaint intake and investigation; fair housing training, outreach and education, general housing (landlord/tenant) counseling and mediation; enforcement and impact litigation. The FHF also conducts fair housing testing in Gardena and throughout Los Angeles. The following fair housing tests were conducted in Gardena:

- Income (FY 2003-2004): Six tests, all resulting in sustained allegations;
- Familial Status (FY 2004-2005): Six tests, three showed inconclusive evidence, three showed no evidence;
- Disability (relating to companion animals) (FY 2007-2008): Two tests, one showed inconclusive evidence, one showed no evidence;
- Race (FY 2008-2009): Five tests, three showed inconclusive evidence, one showed no evidence, and one showed sustained allegations.

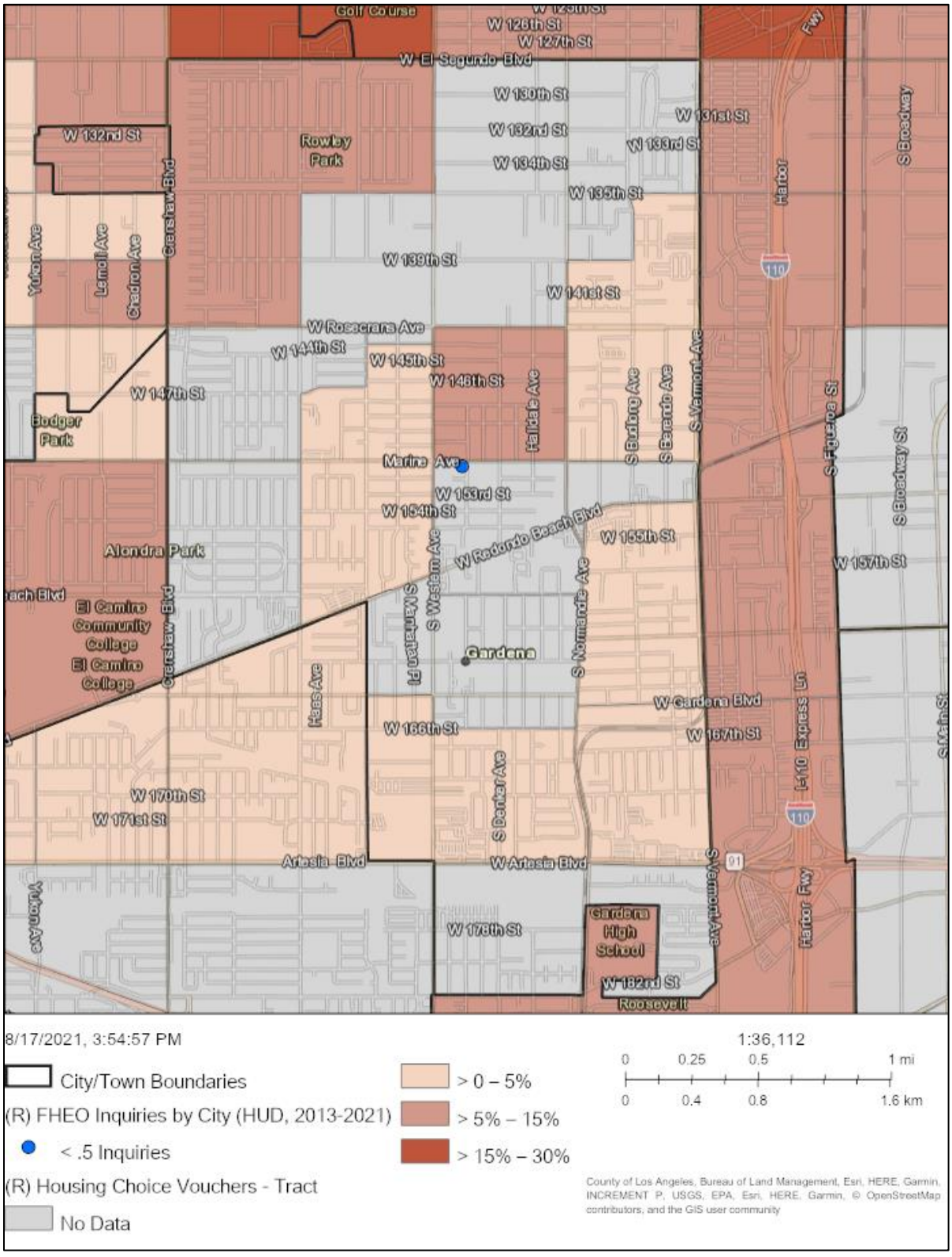
HUD reported that Gardena received a total of 26 FHEO inquiries between January 2013 and March 2021. Of the 26 inquiries, three were related to disability, one race, and one national origin. Total FHEO inquiries in Gardena represent 0.42 inquiries per 1,000 people. The remaining inquiries did not pertain to a specific basis of discrimination. In two tracts, between 5 and 10 percent of all renters receive housing choice vouchers (HCV) and in five tracts, up to 5 percent of renters receive HCVs. To protect the confidentiality of renters receiving HCVs, tracts containing 10 or fewer voucher holders have been omitted from this dataset. Tracts with higher concentrations of renters receiving HCVs are not generally concentrated in one area in the City. FEHO Inquiries and the concentration of HCV recipients by tract are shown in Figure E-2.

Figure E-1: Regional Public Housing Buildings, FHEO Inquiries, and HCVs



Source: HCD Data Viewer, HUD 2013-2021, 2021.

Figure E-2: Public Housing Buildings, FHEO Inquiries, and HCVs



Source: HCD Data Viewer, HUD 2013-2021, 2021.

Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The following analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City's sites inventory as it relates to minority (non-White) concentrated areas.

Regional Trend. As shown in Table E-1, racial/ethnic minority groups make up 73.8 percent of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.5 percent), 26.2 percent of the population is White, 14.4 percent is Asian, and 7.8 percent is Black/African American. Gardena and the adjacent jurisdictions of Carson, Hawthorne, Inglewood, and Lawndale have racial/ethnic minority (non-White) populations exceeding the Countywide average. Of the selected jurisdictions, Carson has the largest racial/ethnic minority population (93 percent), and Torrance has the smallest (62.6 percent).

Table E-1: Racial/Ethnic Composition – L.A. County, Gardena, and Neighboring Cities

	LA County	Gardena	Carson	Hawthorne	Inglewood	Lawndale	Torrance
White	26.2%	9.4%	7.0%	10.3%	4.5%	14.6%	37.4%
Black/ African American	7.8%	22.2%	23.5%	24.1%	39.6%	9.7%	2.6%
American Indian/ Alaska Native	0.2%	0.1%	0.2%	0.2%	0.3%	0.2%	0.4%
Asian	14.4%	24.7%	26.3%	7.5%	2.0%	10.9%	35.6%
Native Hawaiian/ Pacific Islander	0.2%	1.1%	2.6%	0.3%	0.4%	1.0%	0.5%
Some other race	0.3%	0.7%	0.1%	0.5%	0.4%	0.5%	0.3%
Two+ races	2.3%	2.5%	3.0%	2.2%	2.2%	1.6%	4.6%
Hispanic/Latino	48.5%	39.3%	37.3%	54.8%	50.6%	61.5%	18.6%
Source: ACS 2015-2019 (5-Year Estimates).							

As discussed previously, HUD's dissimilarity indices can be used to estimate segregation levels over time. Dissimilarity indices for Los Angeles County are shown in Table E-2. Dissimilarity indices between non-White and White groups indicate that the County has

become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD's thresholds, all White and non-White communities in Los Angeles County are highly segregated.

Table E-2: Racial/Ethnic Dissimilarity Trends – Los Angeles County

	1990	2000	2010	2020
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59
Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.				

Figure E-3 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, Burbank, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley and central Los Angeles areas have majority racial/ethnic minority populations. Gardena's racial/ethnic minority populations are comparable to surrounding jurisdictions. Coastal communities such as Hermosa Beach and Redondo Beach tend to have smaller racial/ethnic minority populations. Communities southeast of Gardena, such as Lakewood, also have fewer racial/ethnic minorities.

Local Trend. According to the 2015-2019 ACS, 90.6 percent of the Gardena population belongs to a racial or ethnic minority group, a slight increase from 90.4 percent during the 2006-2010 ACS. In comparison, only 73.8 percent of Los Angeles County residents belong to a racial or ethnic minority group. The Black/African (22.2 percent), Asian (24.7 percent), and Native Hawaiian/Pacific Islander (1.1 percent) populations make up a larger share of the Gardena population compared to the County. Approximately 39 percent of the population is Hispanic/Latino, less than countywide (see **Table E-1**).

Table E-3 shows the change in racial/ethnic composition in Gardena using the 2006-2010 and 2015-2019 ACS. The racial/ethnic composition in Gardena has remained relatively constant. The White and Asian populations have decreased slightly, while the Hawaiian/Pacific Islander, Hispanic/Latino, and multi-racial populations have grown incrementally.

Table E-3: Change in Racial/Ethnic Composition – Gardena (2010-2019)

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
White	5,648	9.6%	5,610	9.4%
Black/African American	13,009	22.2%	13,279	22.2%
American Indian/Alaska Native	74	0.1%	59	0.1%
Asian	16,257	27.7%	14,721	24.7%
Native Hawaiian/Pac. Islander	489	0.8%	664	1.1%
Some other race	318	0.5%	406	0.7%
Two or more races	1,387	2.4%	1,497	2.5%
Hispanic/Latino	21,486	36.6%	23,473	39.3%
Total	58,668	100.0%	59,709	100.0%
Source: 2015-2019 and 2006-2010 ACS (5-Year Estimates).				

Dissimilarity between non-White and White communities in Gardena has worsened since 1990. Dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has increased, while dissimilarity between Black and White communities has declined. Based on HUD's definition of the various levels of the index, segregation between Hispanic/White and Asian or Pacific Islander/White Gardena residents is low. However, Black/White communities are highly segregated. Compared to the County as a whole, Gardena is less segregated.

Table E-4: Racial/Ethnic Dissimilarity Trends – Gardena

	1990	2000	2010	2020
Non-White/White	22.15	28.95	27.16	30.54
Black/White	59.96	53.30	53.26	54.68
Hispanic/White	20.38	28.94	27.99	33.35
Asian or Pacific Islander/White	22.38	23.68	24.52	27.95
Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.				

Figure E-4 and Figure E-5 compare racial or ethnic minority concentrations in 2010 and 2018. In nearly all block groups in Gardena, racial/ethnic minorities make up more than 80 percent of the population. Consistent with this trend citywide, there has been an increase in racial/ethnic minority populations in block groups along the northern and western City boundaries since 2010.

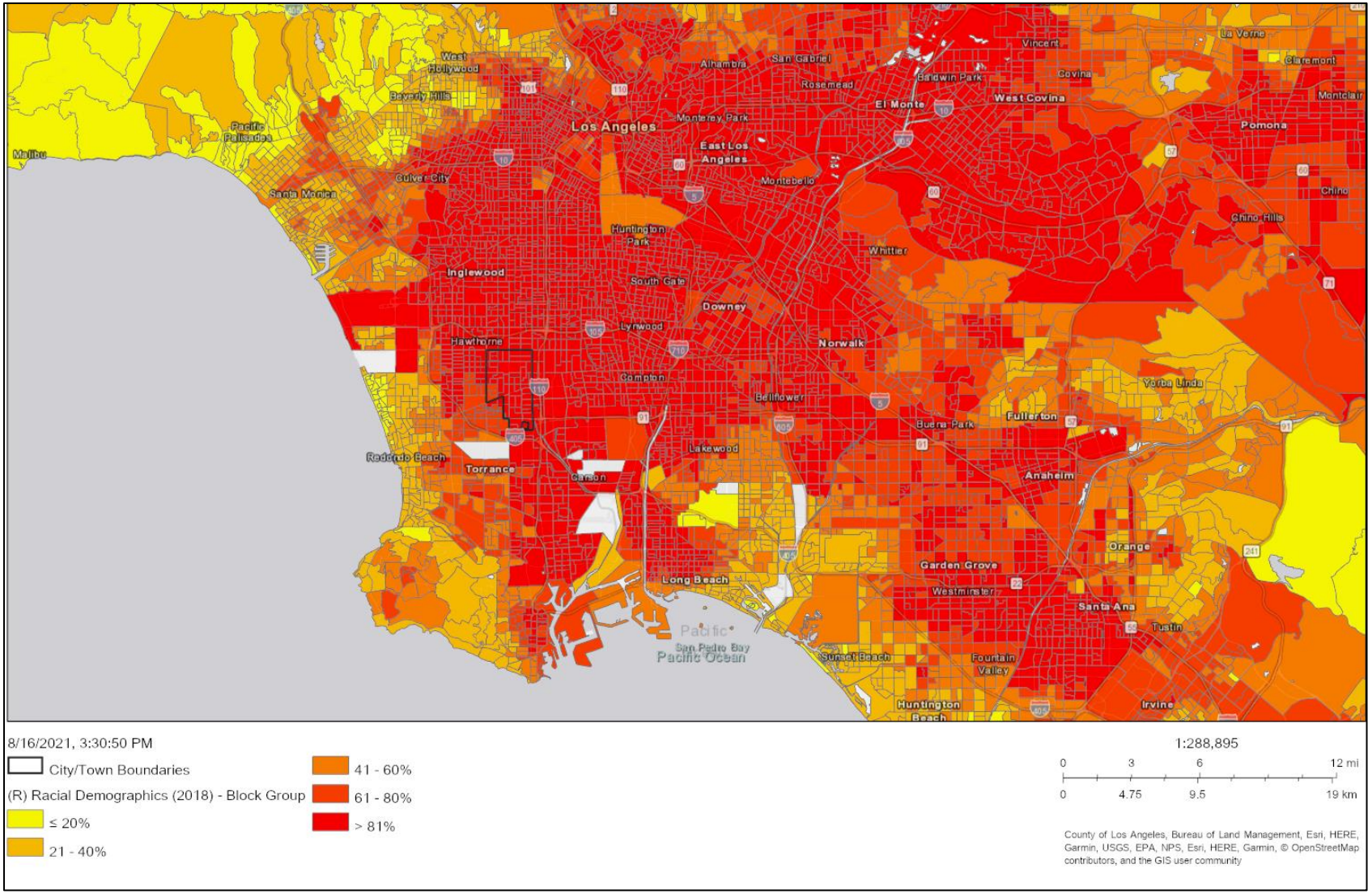
Sites Inventory. Figure E-5 also shows the sites inventory used to meet Gardena's 2021-2029 RHNA. The RHNA sites are generally evenly distributed throughout the city. The sites inventory and RHNA is described in depth in Chapter IV, Housing Resources, of this Housing Element. As discussed previously, nearly all Gardena block groups have racial/ethnic minority concentrations exceeding 81 percent. Approximately 98 percent of RHNA units, including 98.1 percent of lower income units, 96.6 percent of moderate income units, and 98.1 percent of above moderate income units, are in block groups

where racial/ethnic minority groups make up more than 81 percent of the population (Table E-5).

Table E-5: Breakdown of RHNA Units by Racial/Ethnic Minority Concentration

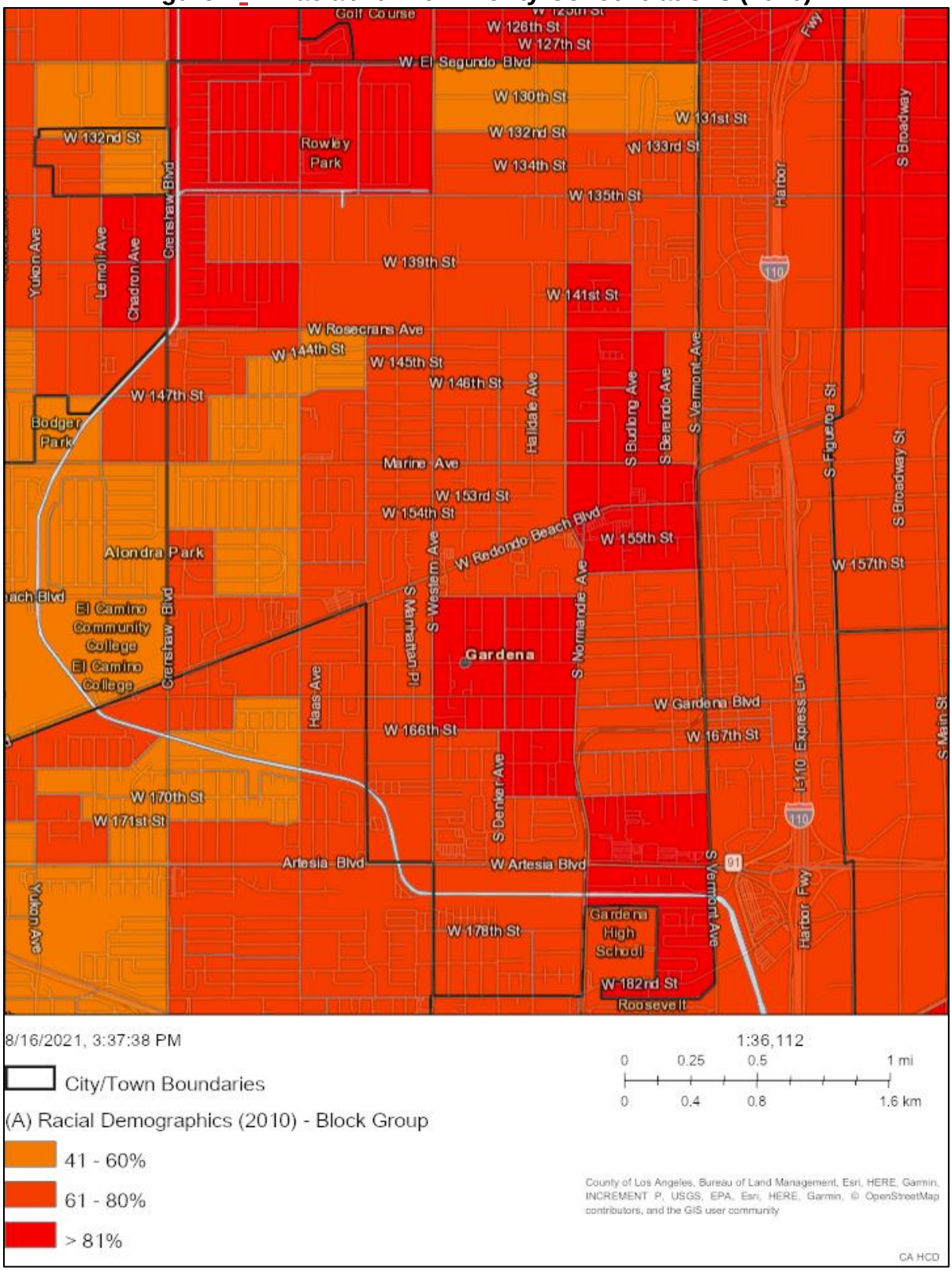
Racial/Ethnic Minority Population (Block Group)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
61-80%	1.9%	3.4%	1.9%	2.3%
>81%	98.1%	96.6%	98.1%	97.7%
Total	2,731	1,760	2,220	6,711

Figure E-3: Regional Racial/Ethnic Minority Concentrations (2018)



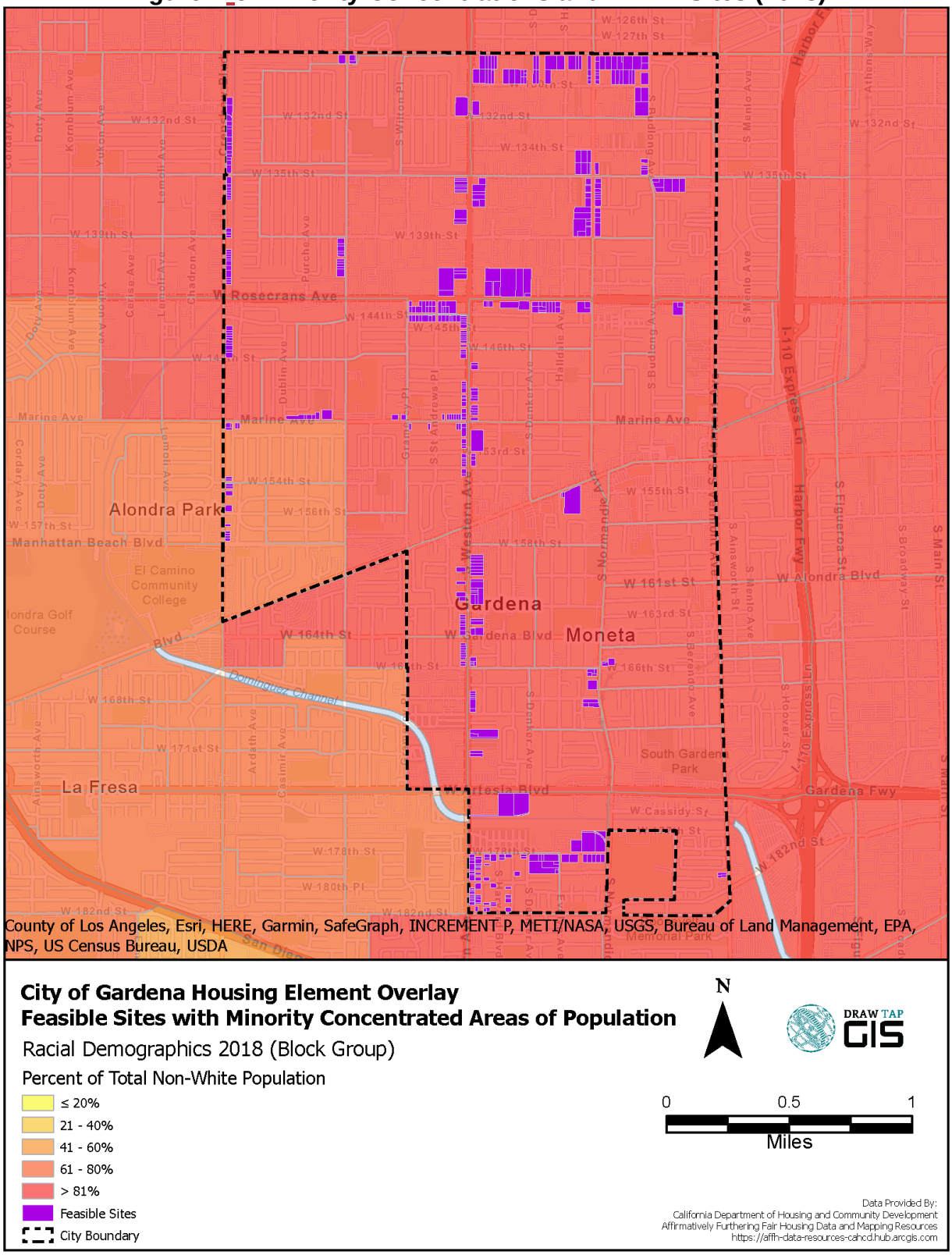
Source: HCD AFFH Data Viewer, 2021.

Figure E-4: Racial/Ethnic Minority Concentrations (2010)



Source: HCD AFFH Data Viewer, 2021

Figure E-5: Minority Concentrations and RHNA Sites (2018)



Source: HCD AFFH Data Viewer, 2021.

Disability

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend. According to the 2015-2019 ACS, 9.9 percent of Los Angeles County residents experience a disability. Gardena has a larger population of persons with disabilities (12.9 percent) compared to the County, and the neighboring cities of Hawthorne (9.6 percent), Lawndale (9.4 percent), and Torrance (9 percent). Gardena has a similar share of persons with disabilities compared to Carson and Inglewood, where 12.2 percent and 12.5 percent of the population experiences a disability, respectively.

As shown in Figure E-6, less than 20 percent of the population in most tracts in Los Angeles County are persons with disabilities. Tracts with disabled populations exceeding 20 percent are not concentrated in one area of the County. Tracts with larger shares of persons with disabilities closest to Gardena are in Inglewood, Long Beach, and the City of Los Angeles. The concentration of persons with disabilities in Gardena is generally comparable to neighboring jurisdictions. The coastal cities of Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations compared to Gardena, Compton, and Inglewood.

Local Trend. Since the 2008-2012 ACS, the disabled population in Gardena increased slightly from 10.2 percent to 12.9 percent during the 2015-2019 ACS. Ambulatory difficulties and independent living difficulties are the most common disability type in Gardena; 7.4 percent of residents experience an ambulatory difficulty and 6.7 percent experience an independent living difficulty. Gardena's population of persons with disabilities exceeds the countywide share due to the City's elderly population. Approximately 17 percent of the Gardena population is age 65 or older compared to only 13 percent countywide. Over half of the population aged 75 and older in Gardena experiences a disability.

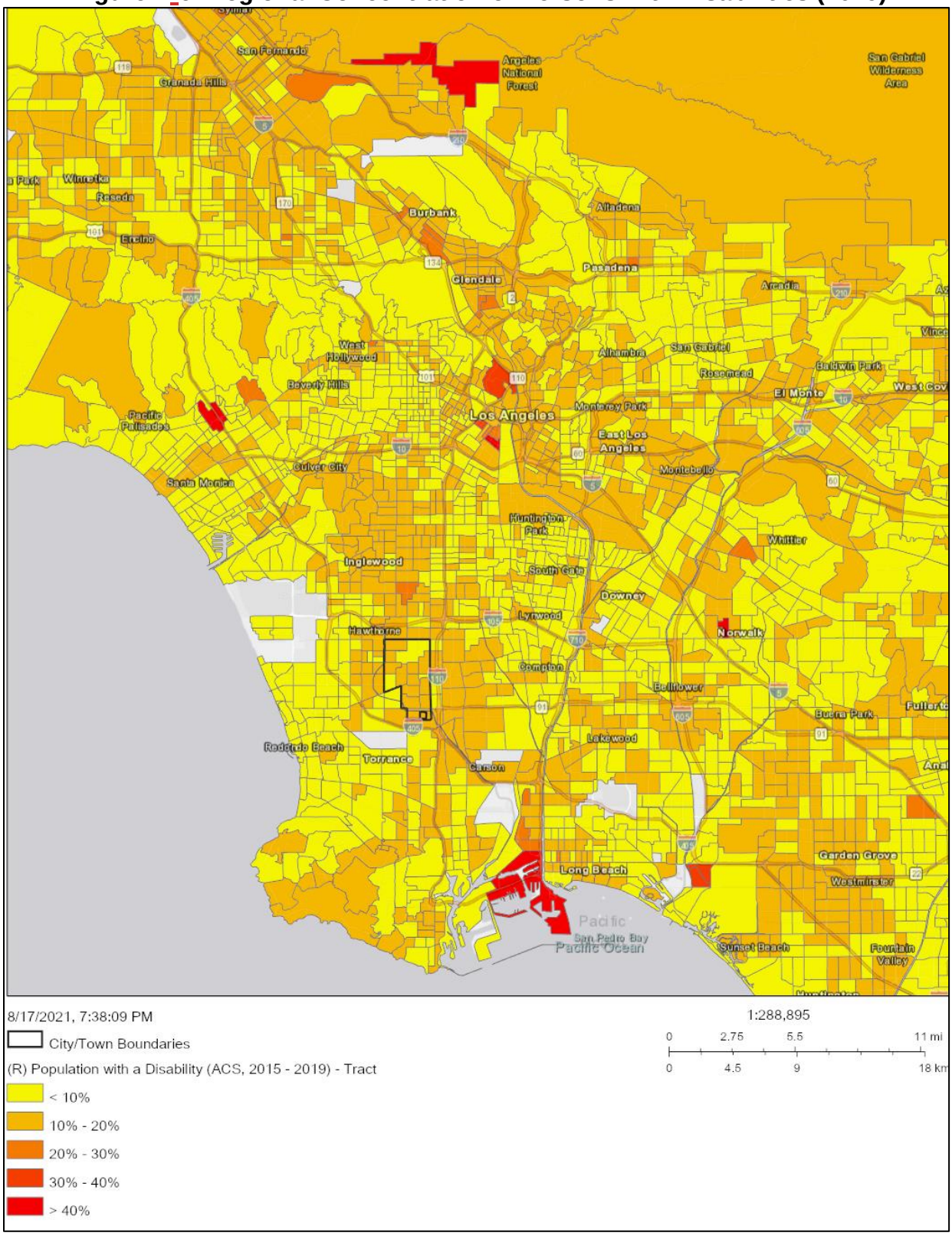
Figure E-7 shows that census tracts with a higher percentage of persons with disabilities are not concentrated in one area in Gardena. Tracts with a disabled population below 10 percent are located in the northeastern section of the City and in one tract along the western boundary. The remaining tracts have a disabled population between 10 and 20 percent.

Sites Inventory. Figure E-7 also includes the sites inventory used to meet Gardena's 2021-2029 RHNA. Table E-6 shows the distribution of RHNA units by population of persons with disabilities. Nearly 99 percent of all RHNA units are in tracts where 10 to 20 percent of the population experience a disability, including 99.5 percent of lower income units, 97.3 percent of moderate income units, and 99.3 percent of above moderate income units.

Table E-6: Breakdown of RHNA Units by Population of Persons with Disabilities

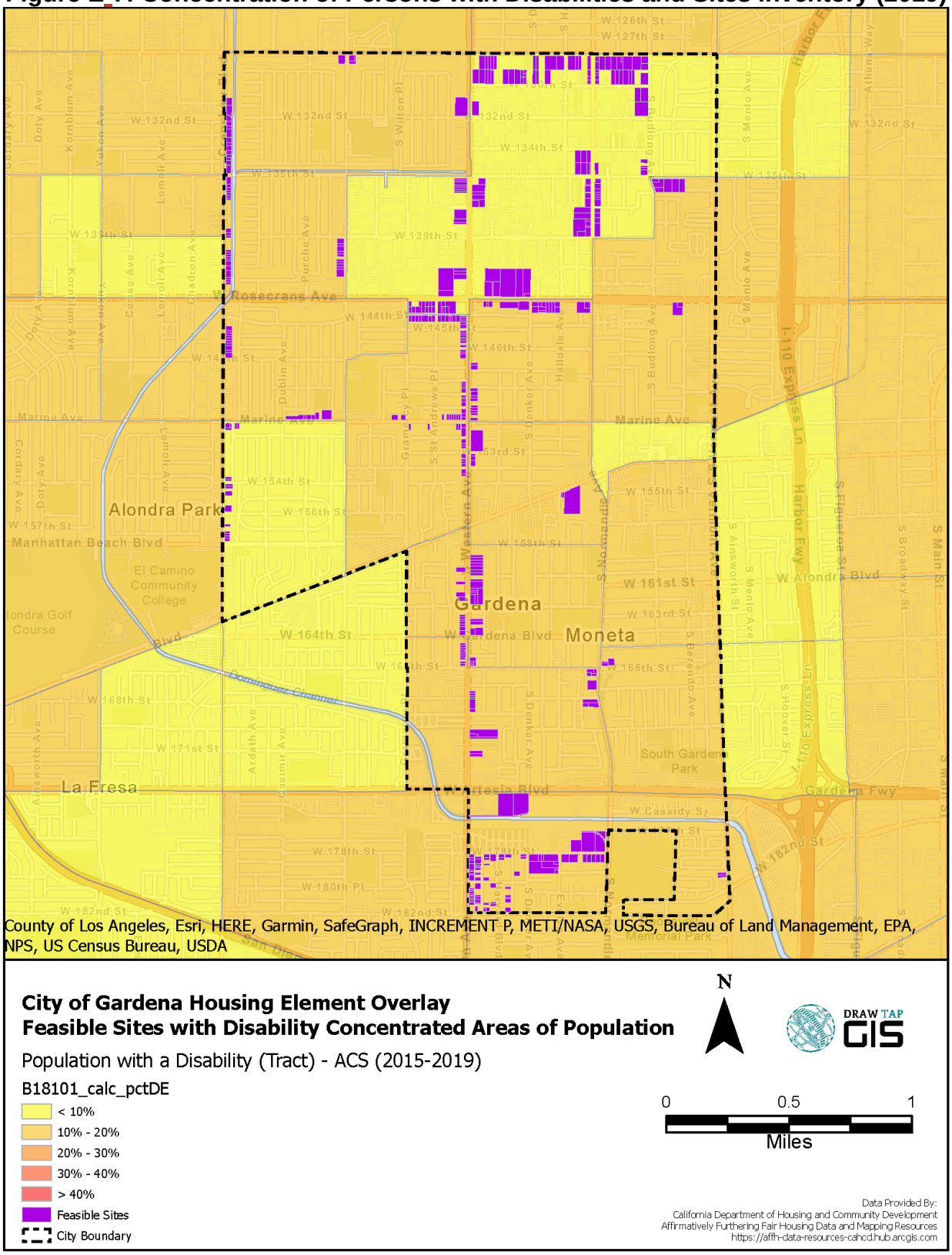
Disabled Population (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<10%	0.5%	2.7%	0.7%	1.1%
10-20%	99.5%	97.3%	99.3%	98.9%
Total	2,731	1,760	2,220	6,711

Figure E-6: Regional Concentration of Persons with Disabilities (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-7: Concentration of Persons with Disabilities and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

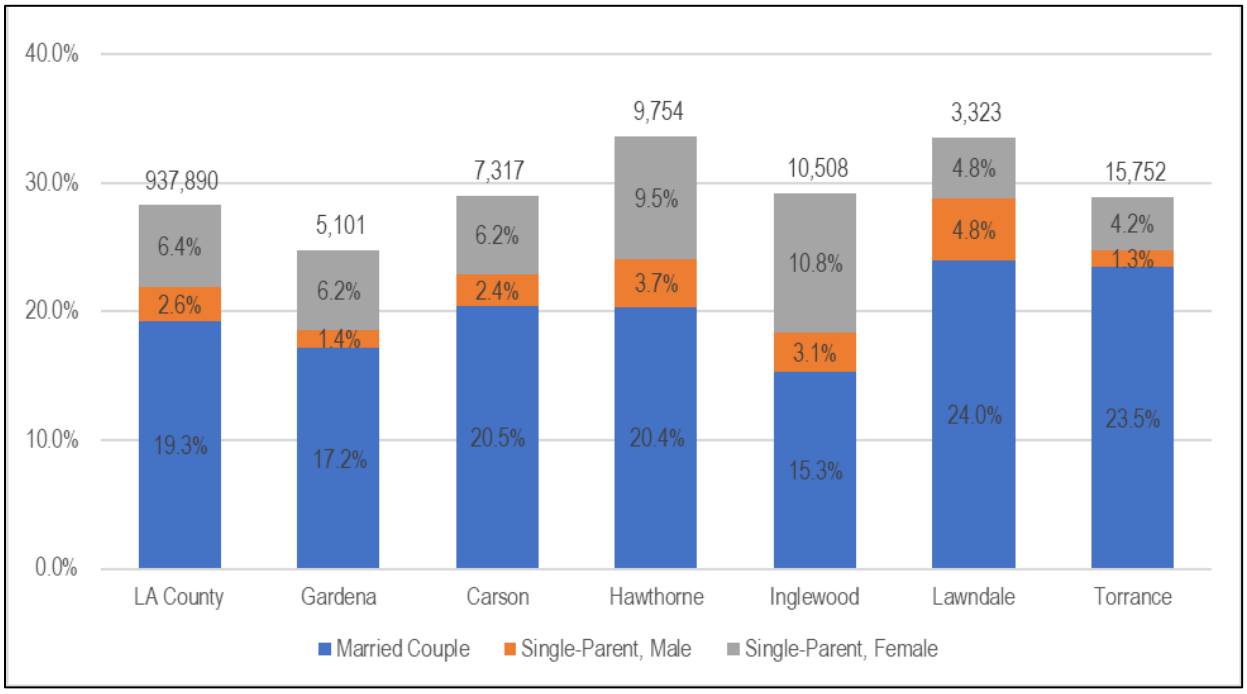
Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

Regional Trend. Approximately 25 percent of Gardena households have one or more child under the age of 18. The City's share of households with children is lower than the County, and the neighboring cities of Carson, Hawthorne, Inglewood, Lawndale, and Torrance (Figure E-8). Of the selected jurisdictions, Inglewood has the highest proportion of single-parent households representing 13.9 percent of all households in the City, while only 5.5 percent of households in Torrance are single-parent households.

More than 60 percent of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households (Figure E-9). Figure E-10 shows percent of children living in single-parent female-headed households by tract. Children in female-headed households are most concentrated in the area north of Gardena, including Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Figure E-8: Housing Type Composition – Households with Children



Source: 2015-2019 ACS (5-Year Estimates).

Local Trend. Gardena has seen a significant decrease in households with children. During the 2006-2010 ACS, there were 6,351 households with children representing 30.2 percent of all City households. The most recent 2015-2019 ACS estimates there is now only 5,101 households with children in Gardena representing 24.7 percent of total households. Approximately 8 percent of households in the City are single-parent households including 6.2 percent female-headed single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

As shown in Figure E-11, between 60 percent and 80 percent of children live in married couple households in most Gardena tracts. More than 80 percent of children live in married couple households in one tract along the western City boundary, and only 40 percent to 60 percent of children live in married couple households in two tracts on the central eastern side of the City. **Error! Reference source not found.** shows that the percent of children in female-headed households is also generally uniform throughout Gardena. There is a slightly larger population of children in female-headed households in the northern half of the City compared to the southern half. In the northern tracts, 20 percent to 40 percent of children live in female-headed households, compared to less than 20 percent of children in the southern areas of the City.

Sites Inventory. Table E-7 and Table E-8 show the breakdown of RHNA units by percent of children living in married couple and female-headed households. Most units, regardless of income category, are in tracts where 60 percent to 80 percent of children live in married

couple households. A slightly higher percentage of lower income units are in tracts where more than 20 percent of children live in female-headed households compared to moderate and above moderate income units.

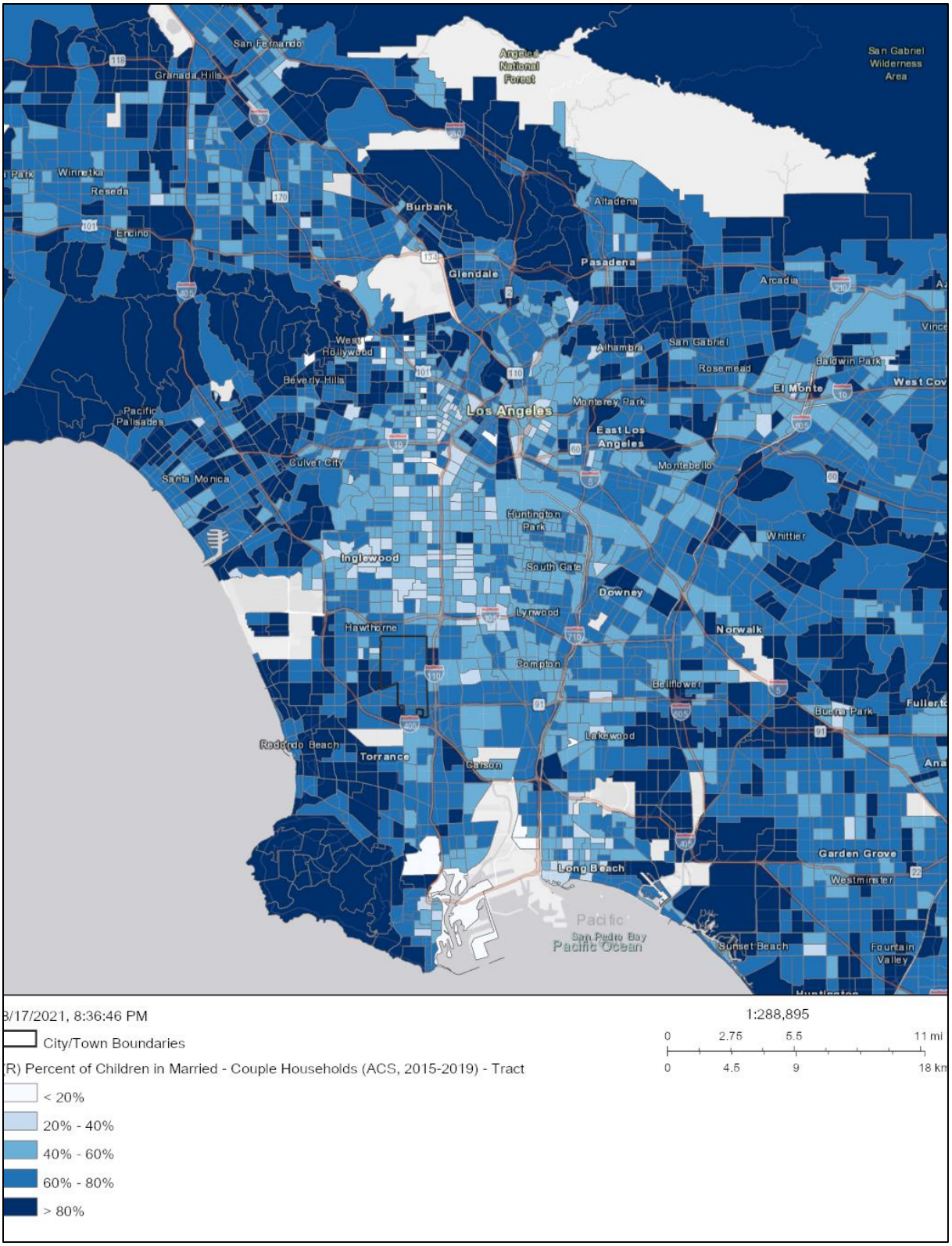
Table E-7: Distribution of RHNA Sites by Children in Married Couple Households

Children in Married Couple Households (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
40-60%	8.7%	4.0%	7.5%	7.1%
60-80%	82.1%	81.8%	74.7%	79.6%
>80%	0.5%	2.7%	0.7%	1.1%
Total	2,731	1,760	2,220	6,711

Table E-8: Distribution of RHNA Sites by Children in Female-Headed Households

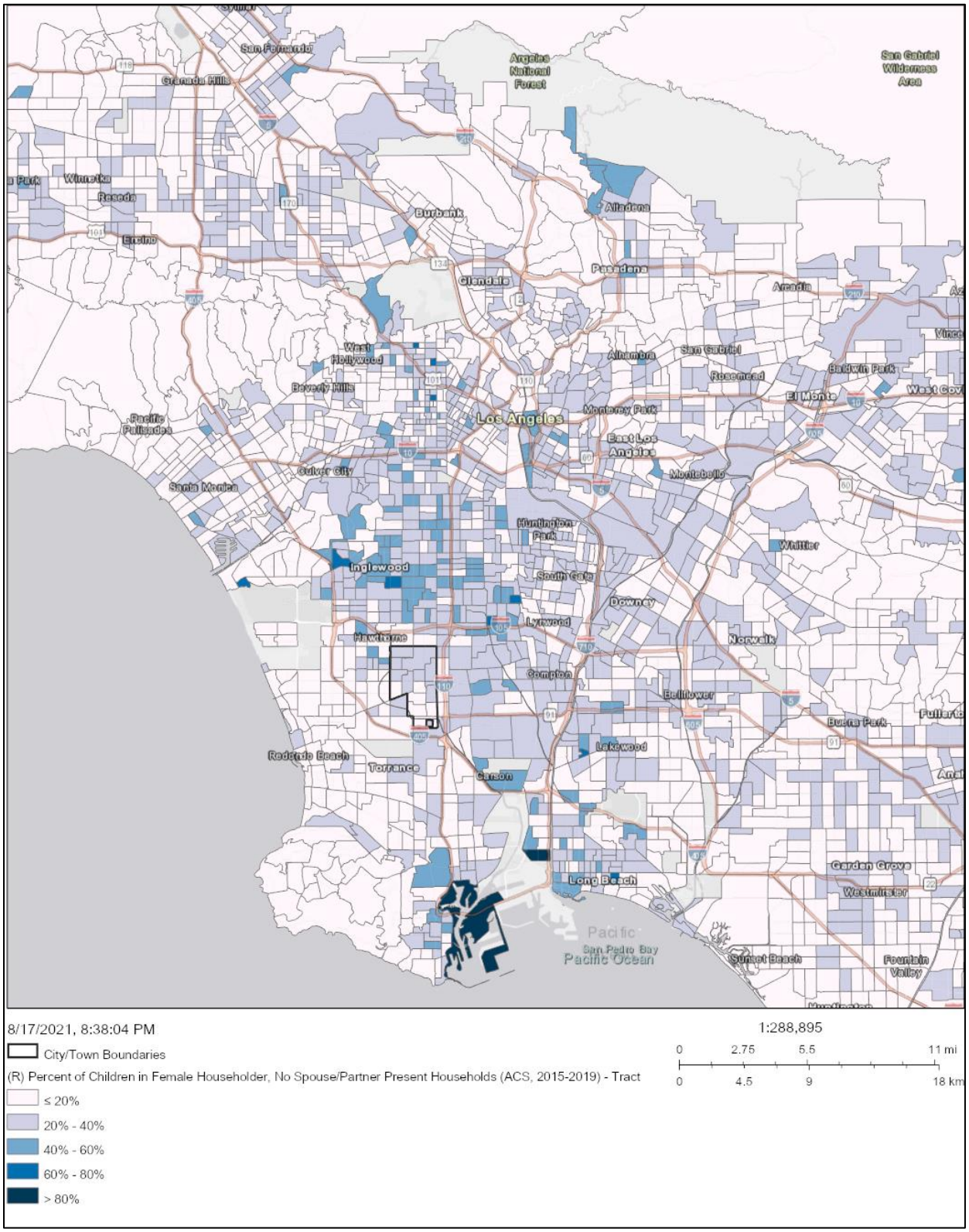
Children in Female-Headed Households (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<20%	23.5%	25.8%	30.2%	26.3%
20-40%	76.5%	74.2%	69.8%	73.7%
Total	2,731	1,760	2,220	6,711

Figure E-9: Regional Percent of Children in Married Couple Households (2019)



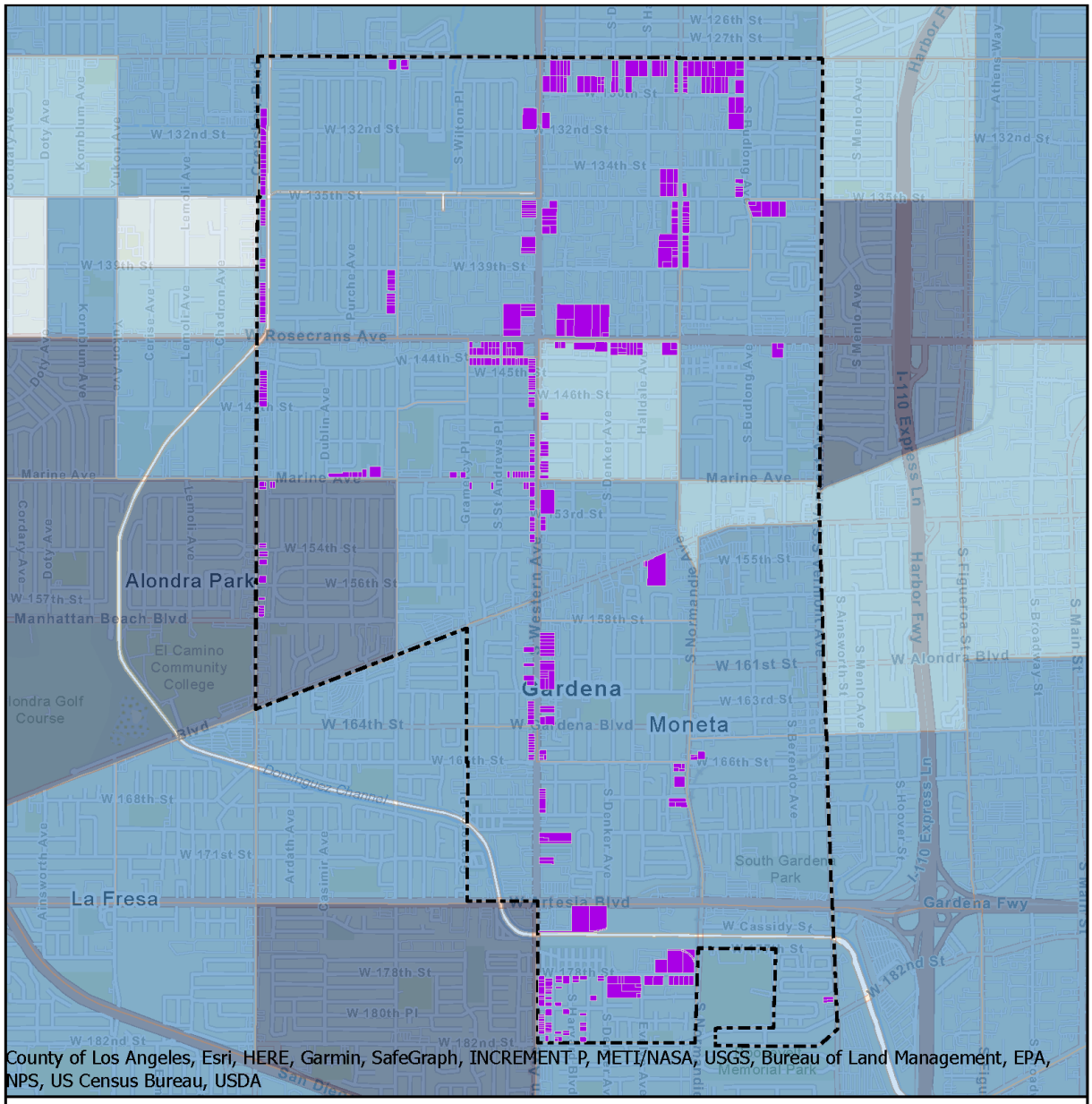
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-10: Regional Percent of Children in Female-Headed Households (2019)



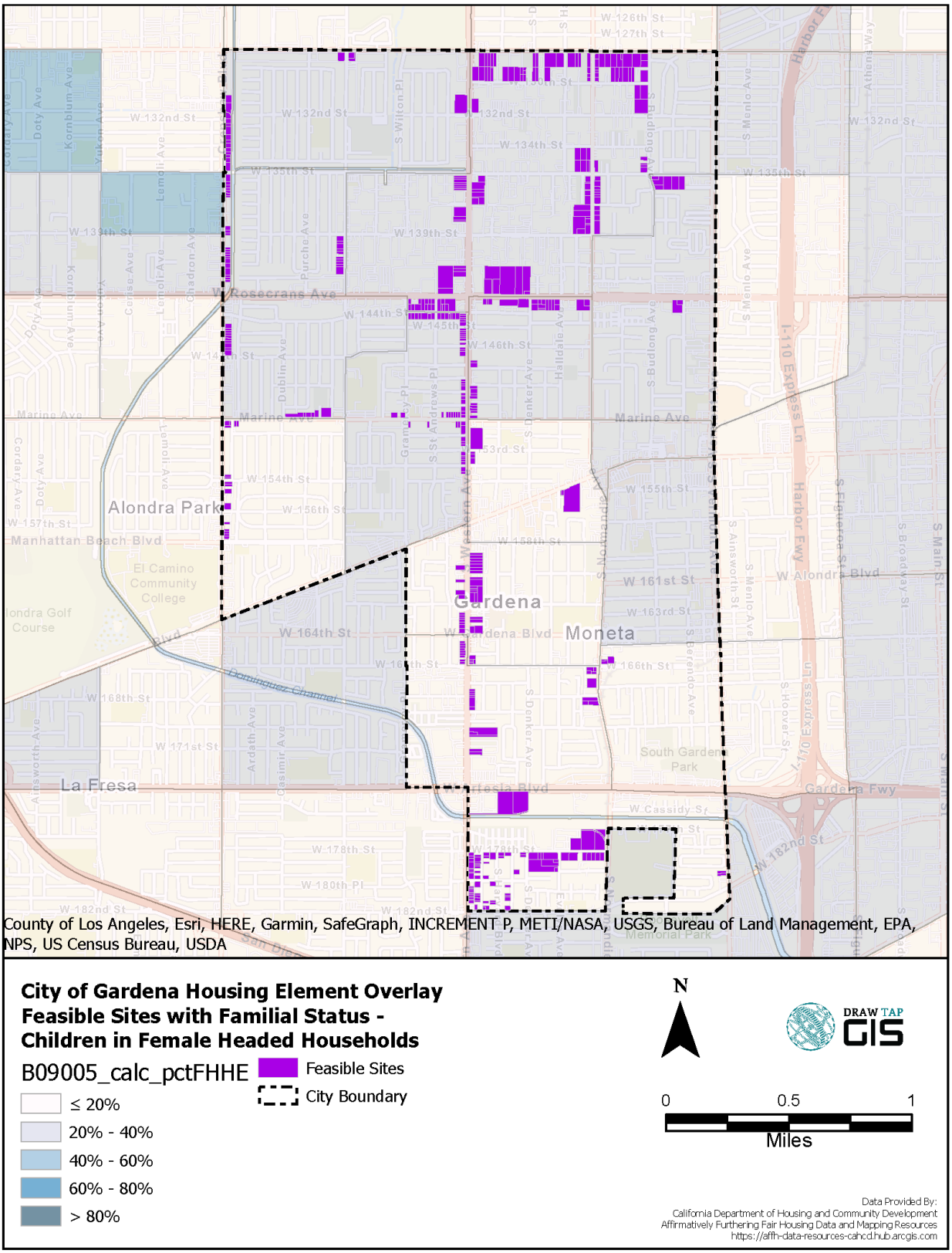
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-11: Children in Married Couple Households and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-12: Children in Female-Headed Households and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD's income definition of up to 80 percent of the AMI).

Regional Trend. HUD's CHAS data, presented in Table E-9, shows that 58.5 percent of Gardena residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent Countywide. According to the 2015-2019 ACS, the median household income in Gardena is $58,447. The median income in Gardena is lower than the median in the County ($68,044) and the neighboring jurisdictions of Carson, Lawndale, and Torrance, but higher than Hawthorne and Inglewood.

Table E-9: Income Level Distribution

Income Category	Gardena		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	4,260	20.6%	641,055	19.5%
31-50% AMI	3,795	18.4%	482,070	14.6%
51-80% HAMFI	4,025	19.5%	578,285	17.5%
81-100% HAMFI	2,265	11.0%	312,595	9.5%
>100% HAMFI	6,305	30.5%	1,281,195	38.9%
Total	20,650	100.0%	3,295,200	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 ACS), 2020.

Figure E-13 shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts, less than 25 percent of the population is LMI in these areas. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. Communities north and east of Gardena have similar LMI concentrations consistent with the City.

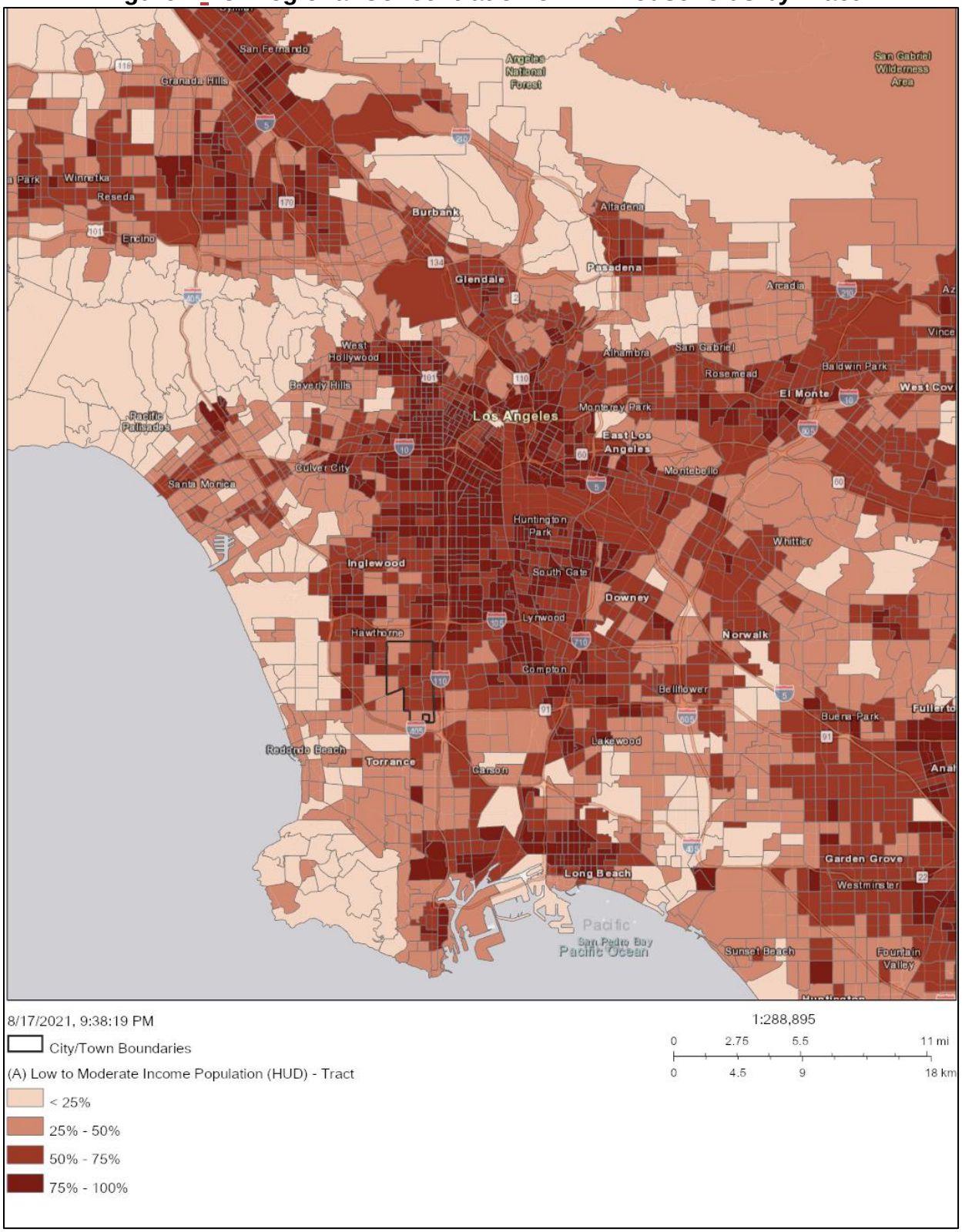
Local Trend. Figure E-14 shows the LMI populations in Gardena block groups. Block groups in Gardena with higher LMI populations are most concentrated in the central and northeastern areas of the City. Most Gardena block groups have LMI populations that make up 50 percent and 75 percent of the block group population. There are six block groups where more than 75 percent of the population is LMI: two in the northeastern corner along W. El Segundo Boulevard, three in the center of the City between W. Rosecrans Avenue and Marine Avenue, and one in the southern area at the intersection of S. Western Avenue and W. 166th street. Less than 50 percent of households are LMI in most block groups along the eastern and southern City boundaries

Sites Inventory. As shown in Figure E-14 and Table E-10, more than half of all units used to meet the City's 2021-2029 RHNA are in block groups where LMI households make up 50 percent to 75 percent of the population. A higher percentage of lower income RHNA units are in block groups where more than 50 percent of the population is LMI (93.6 percent of units), compared to 90.3 percent of moderate income units and 82.4 percent of above moderate income units.

Table E-10: Distribution of RHNA Units by LMI Household Population

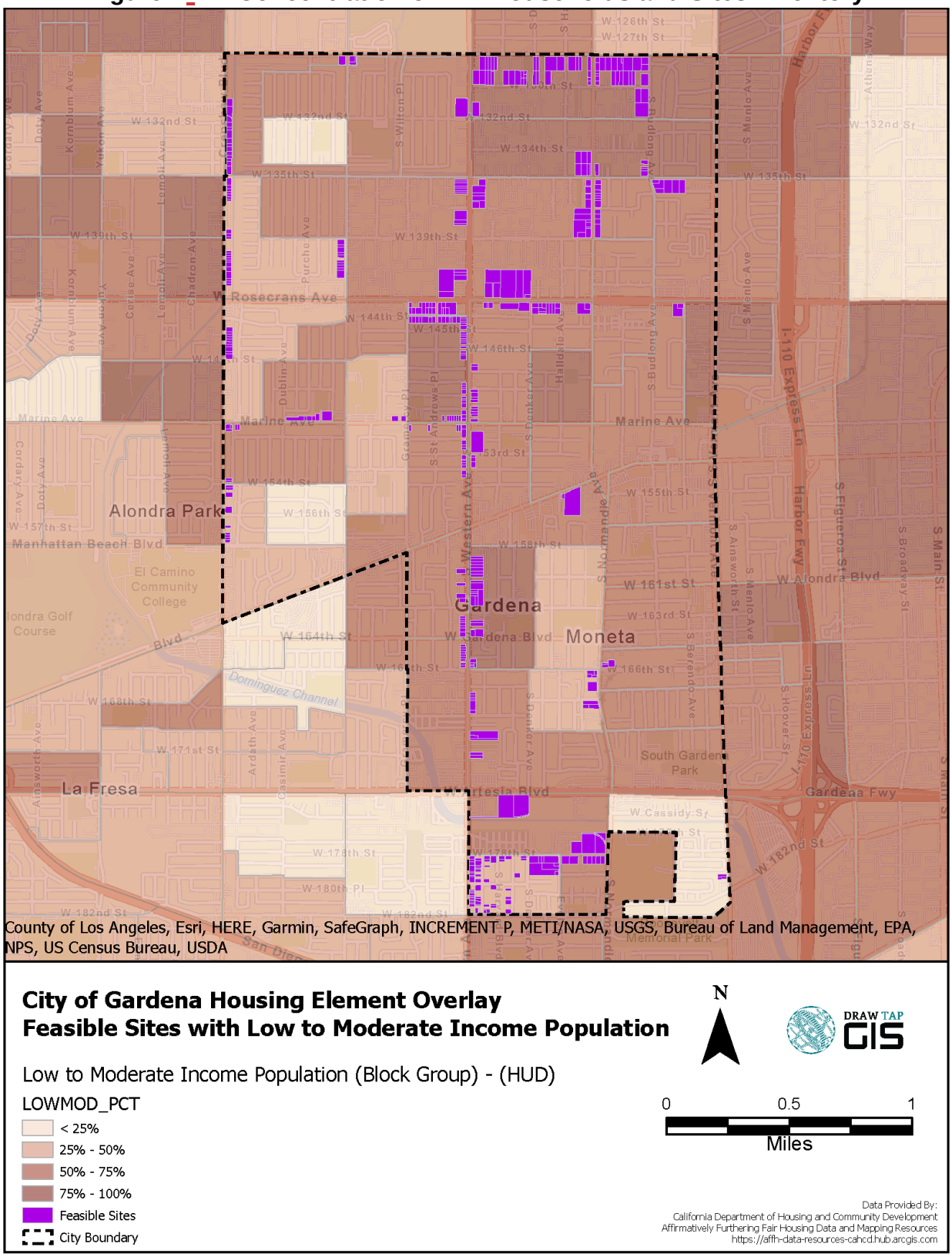
LMI Population (Block Group)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<25%	0.0%	0.0%	0.4%	0.1%
25-50%	6.4%	9.4%	17.2%	10.8%
50-75%	61.1%	59.9%	53.5%	58.3%
75-100%	32.5%	30.7%	28.9%	30.8%
Total	2,731	1,760	2,220	6,711

Figure E-13: Regional Concentration of LMI Households by Tract



Source: HCD AFFH Data Viewer, HUD LMI data (2011-2015 ACS), 2021.

Figure E-14: Concentration of LMI Households and Sites Inventory



Source: HCD AFFH Data Viewer, HUD LMI data (2011-2015 ACS), 2021.

Summary of Fair Housing Issues

Racial/ethnic minorities make up more than 80 percent of the population in nearly all Gardena block groups. Racial/ethnic minority groups are generally the same citywide. A slightly larger proportion of moderate income units are in the block groups where 61-80 percent of the population belongs to a racial/ethnic minority group compared to lower income and above moderate income units.

Gardena has a large population of persons with disabilities and seniors compared to the County. Disabled populations are not concentrated in one area of the City. Almost all units used to meet the lower income RHNA are in tracts where 10 percent to 20 percent of the population is disabled.

Between 60 percent and 80 percent of children live in married couple households in most Gardena tracts. In the tract where more than 80 percent of children live in married couple households (western boundary along W. Redondo Beach Boulevard), racial/ethnic minorities make up between 60 percent and 80 percent of the population, less than the rest of the City (see Figure E-5 and Figure E-11). All northern City tracts have more children living in female-headed households compared to the southern tracts. Most lower income units used to meet the RHNA are in tracts where more than 20 percent of children live in female-headed households.

More than 50 percent of the population is LMI in most Gardena block groups. LMI concentrated block groups in northern Gardena also have more children living in female-headed households (see Figure E-12 and Figure E-14). Up to 15 percent of renters in tracts along the eastern side of Marine Avenue, where more than 75 percent of the population is LMI in some block groups, receive HCVs. There are no HCV recipients in the northeastern and southern block groups, despite the LMI population exceeding 75% (see Figure E-2).[1] A larger proportion of lower income RHNA units are in block groups with high concentrations of LMI households compared to moderate and above moderate income units.

Racially and Ethnically Concentrated Areas of Poverty

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tac Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps.

[1] To protect the confidentiality of renters receiving HCVs, tracts containing 10 or fewer voucher holders have been omitted from the HCV dataset.

The maps include identifying areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in Section 4 of this fair housing analysis.

Regional Trend. Approximately 15 percent of the County population is below the federal poverty level (Table E-11). Black/African American, American Indian/Alaska Native, persons of a race not listed, and Hispanic/Latino populations all experience poverty at a higher rate than the average countywide. The proportion of non-Hispanic White residents under the poverty level is the lowest compared to other racial/ethnic groups in the County. Over 21 percent of persons with disabilities are also below the poverty level.

Table E-11: Poverty Status by Race/Ethnicity and Disability

	Percent Below Poverty Level	
	Gardena	**LA County**
Black or African American	13.8%	20.8%
American Indian and Alaska Native	5.7%	18.1%
Asian	10.0%	11.1%
Native Hawaiian and Other Pacific Islander	0.0%	11.5%
Some other race	18.6%	19.2%
Two or more races	11.7%	11.7%
Hispanic or Latino (of any race)	16.2%	18.1%
White alone, not Hispanic or Latino	14.3%	9.6%
With a disability	18.3%	21.2%
Population for whom poverty status is determined	13.7%	14.9%

Source: 2015-2019 ACS (5-Year Estimates).

Figure E-15 shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles. Areas of high segregation and poverty have also been identified in tracts south and north of Gardena in Torrance, Hawthorne, and Inglewood. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

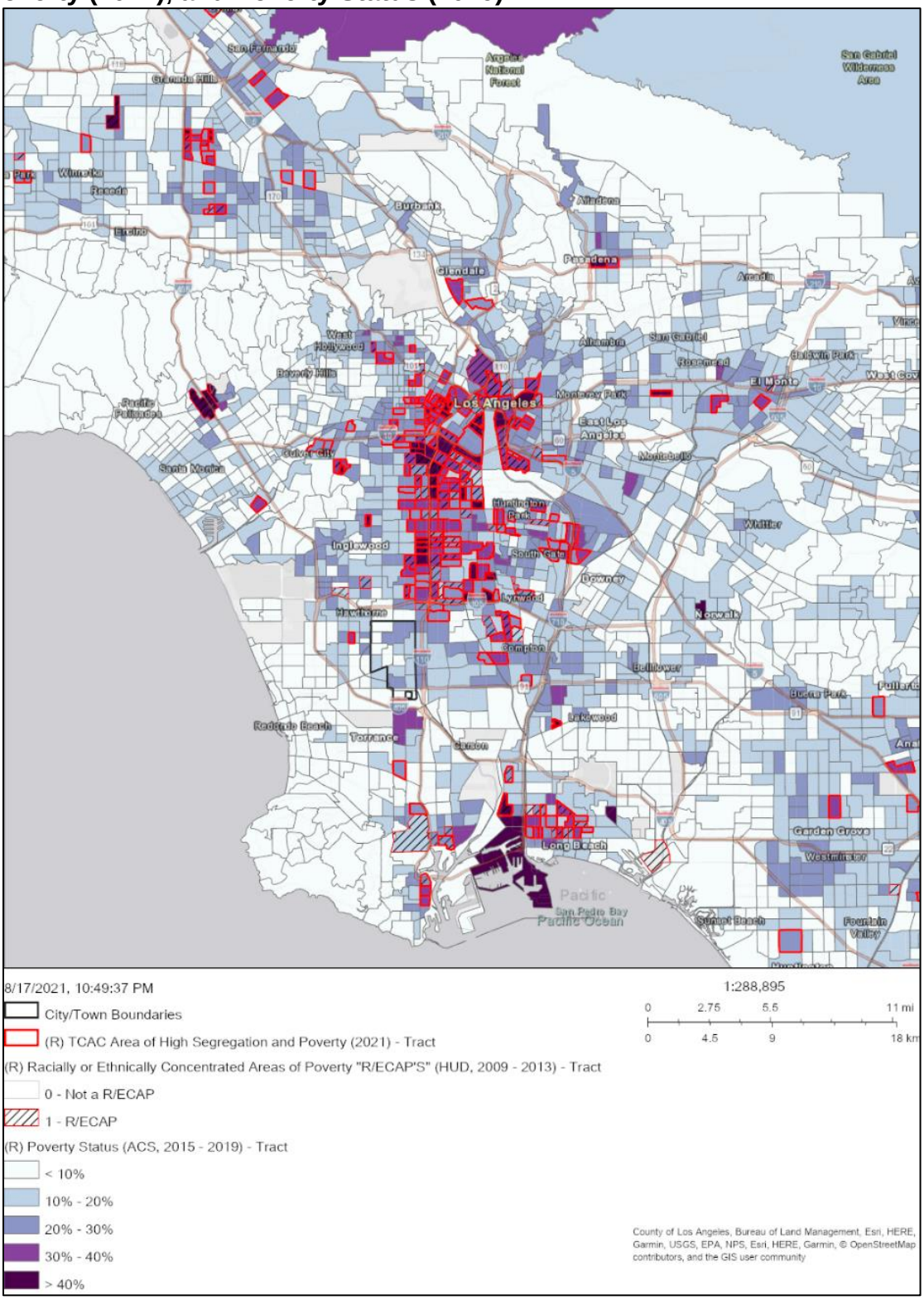
Local Trend. As shown in Table E-11 above, 13.7 percent of the Gardena population is below the poverty level, a fewer than the County as a whole. Black/African American, persons of a race not listed, persons of two or more races, non-Hispanic White, and Hispanic/Latino populations all experience poverty at a higher rate than the average citywide. All racial/ethnic minority groups in Gardena have lower poverty rates than the County. Over 18 percent of persons with disabilities are below the poverty level.

According to HCD's 2021 Data Viewer, there are no R/ECAPs or TCAC designated areas of high segregation and poverty in Gardena. Poverty status in Gardena by tract is presented in Figure E-16. Less than 20 percent of the population in most Gardena tracts is under the poverty level. There are two tracts where 20 percent to 30 percent of the

population is under the poverty level: one located in the northeastern corner of the City and one in the southern section north of W. Artesia Boulevard

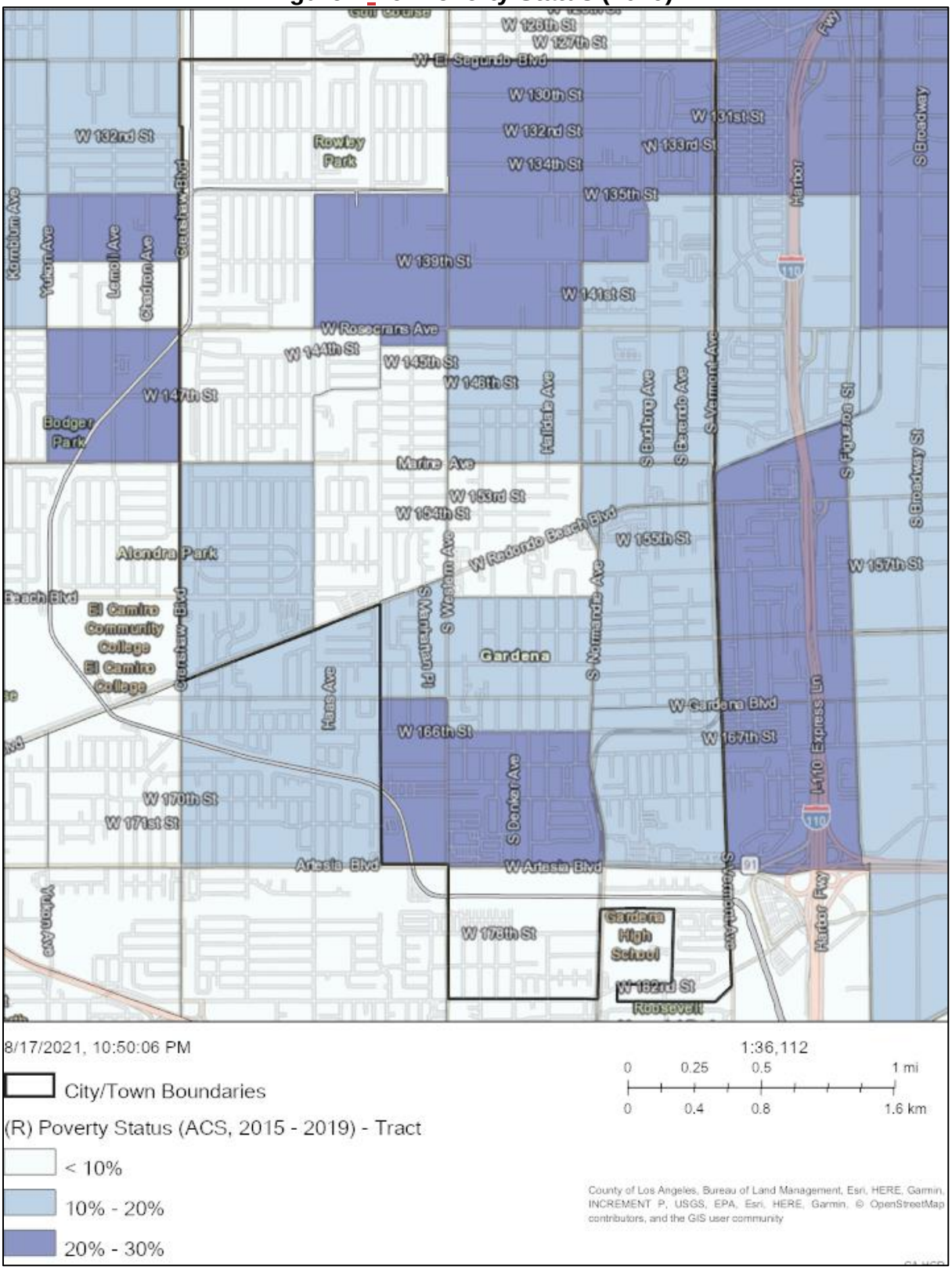
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Figure E-15: Regional R/ECAPs (2020), TCAC Areas of High Segregation and Poverty (2021), and Poverty Status (2019)



Source: HCD AFFH Data Viewer, HUD R/ECAP data (2009-2013 ACS) TCAC Opportunity Maps (2021) and 2015-2019 ACS, 2021.

Figure E-16: Poverty Status (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

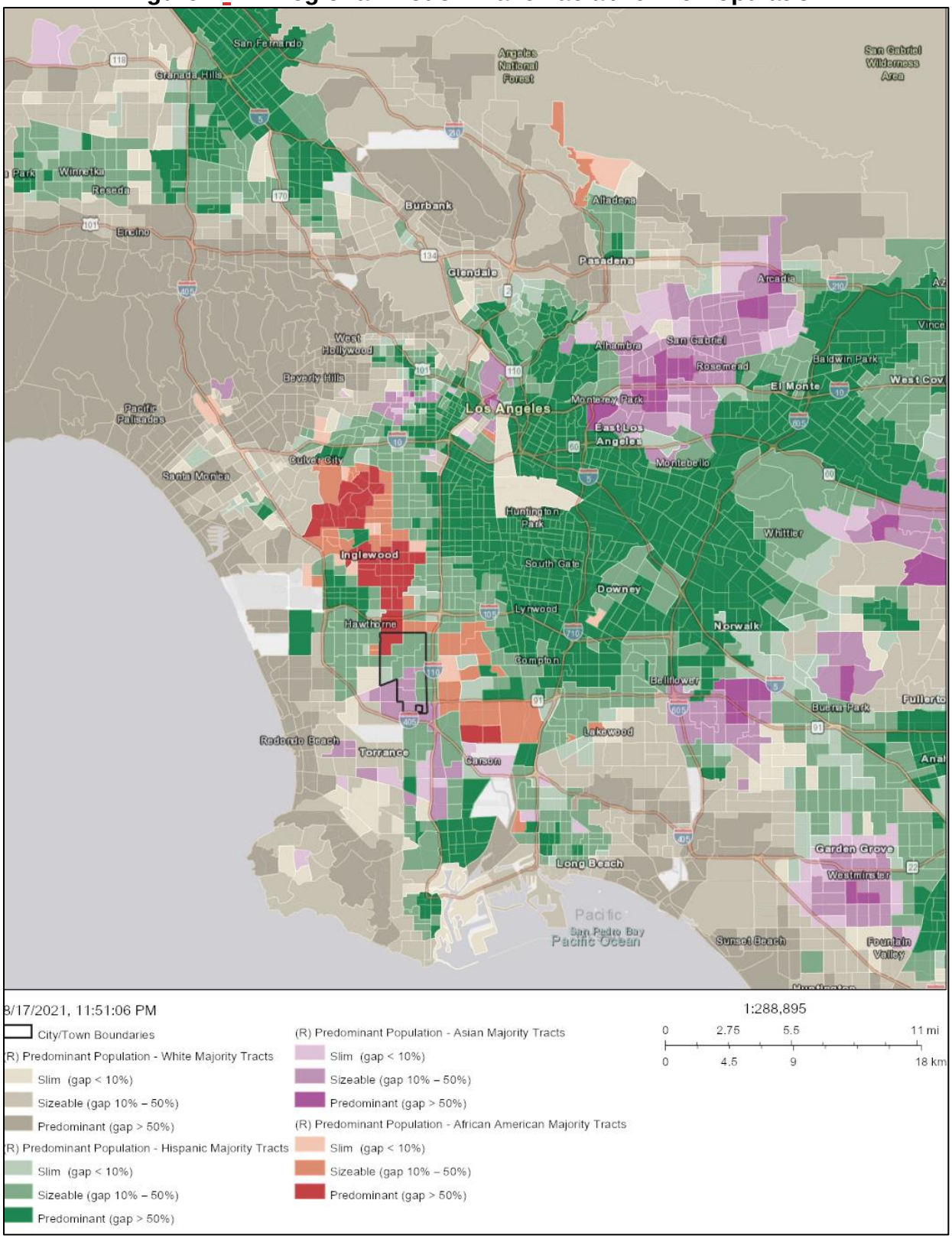
While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.[2] According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trend. Figure E-17 shows the predominant racial/ethnic group by tract and Figure E-18 shows median income by block group in the Los Angeles County region. White predominant populations are generally located outside the central Los Angeles County area. The costal South Bay cities, Westside cities, and parts of the San Fernando Valley are predominantly White. The central Los Angeles, San Gabriel Valley, and Gateway cities have Hispanic, African American, or Asian majority populations. The southern Gardena tracts have Asian majorities, northern and central tracts have Hispanic majorities, and the northwestern tract has an African American majority. The central Los Angeles areas are composed of mostly block groups with median incomes below the 2020 State median of $87,100. Block groups with median incomes exceeding $125,000 are more concentrated in coastal communities and the areas around Santa Monica and Beverly Hills, and Burbank and Pasadena.

Local Trend. As shown in Figure E-19, there are no block groups in Gardena with the racial/ethnic minority populations smaller than 60%. There is only one block group with a median income exceeding $125,000 in the northeastern corner of the City. Most the block groups in Gardena have median incomes lower than the State median of $87,100. There are no areas in Gardena that are considered RCAAs.

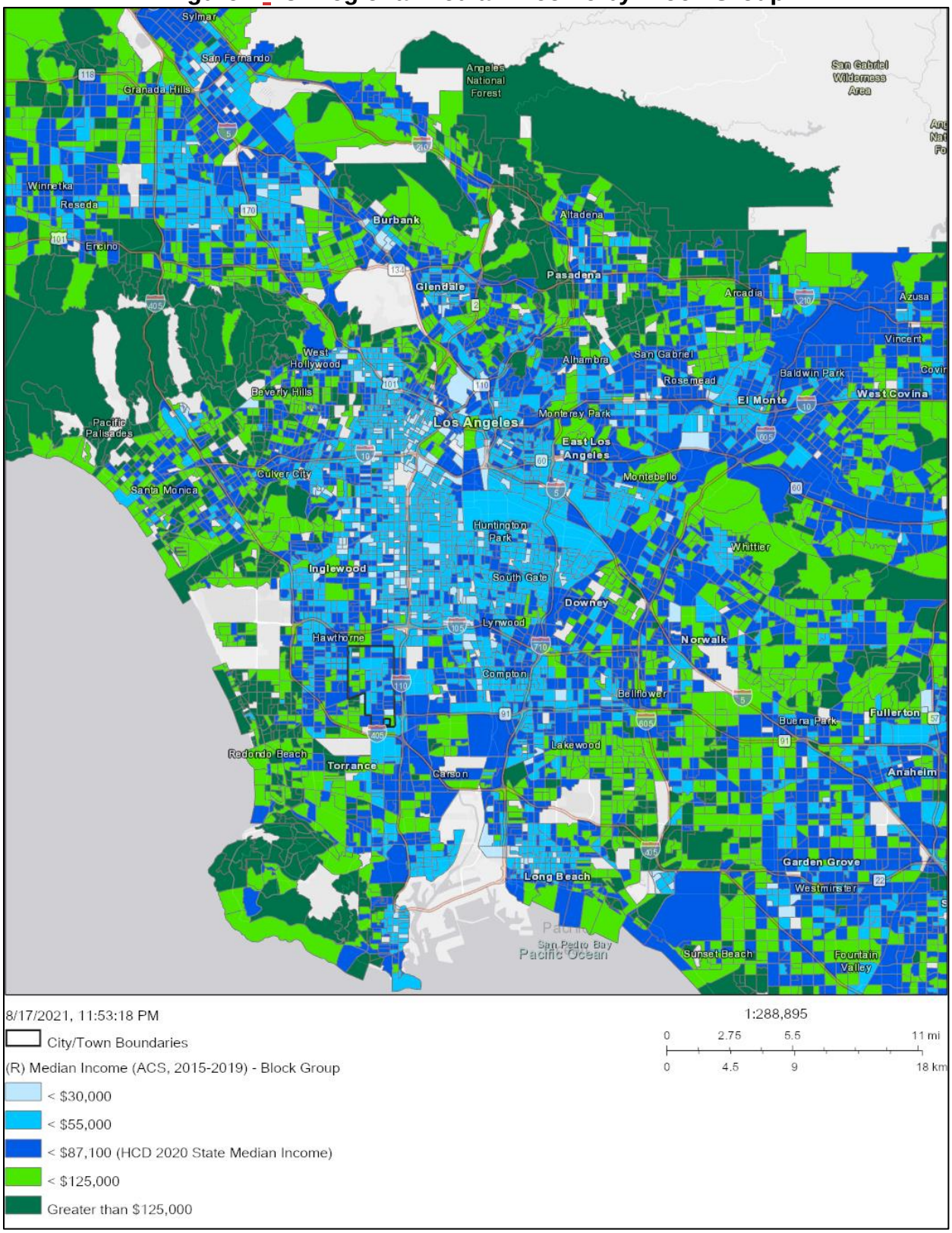
[2] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure E-17: Regional Predominant Racial/Ethnic Population



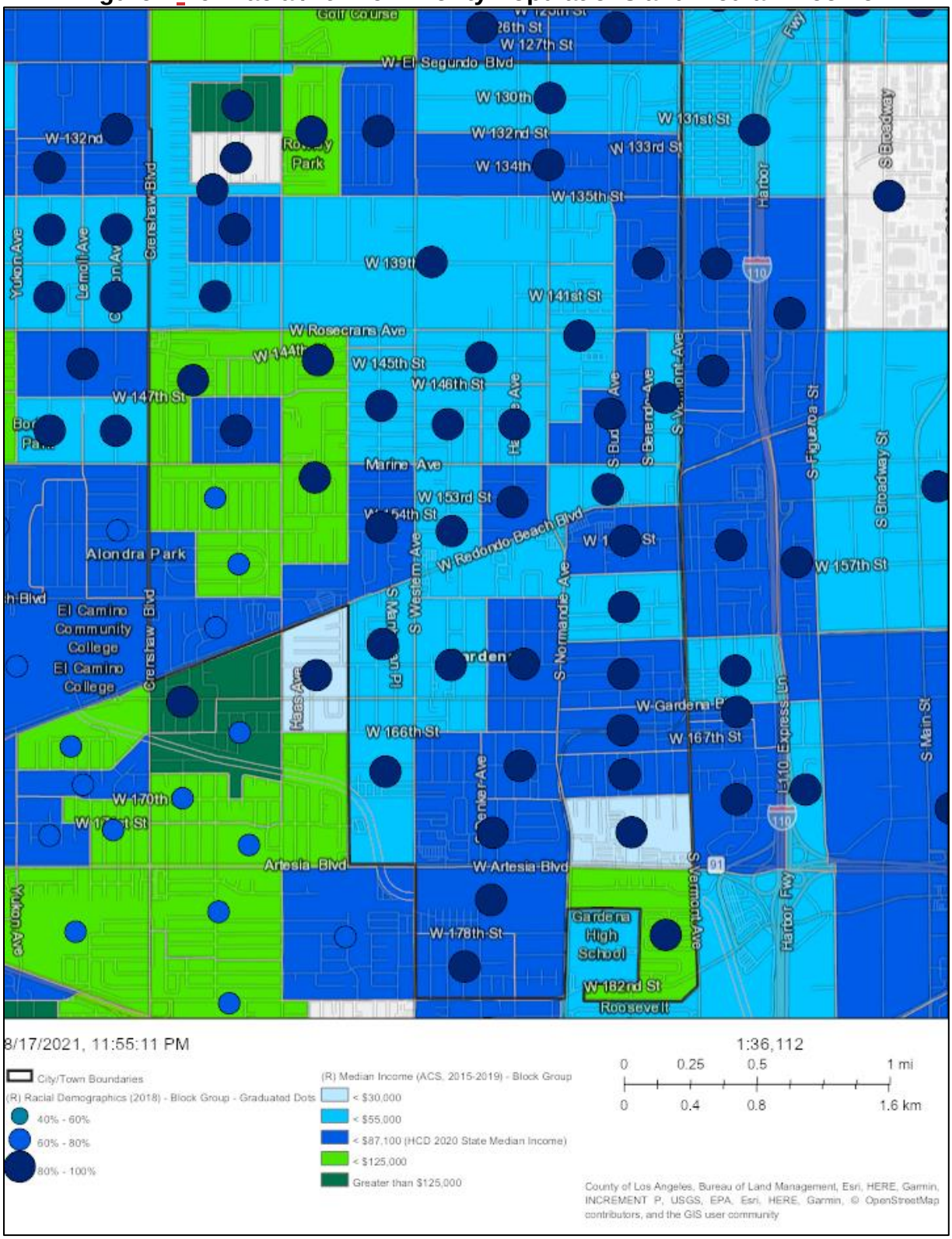
Source: HCD AFFH Data Viewer, 2021.

Figure E-18: Regional Median Income by Block Group



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure E-19: Racial/Ethnic Minority Populations and Median Income



Source: HCD AFFH Data Viewer, 2021.

Summary of Fair Housing Issues

Nearly 14 percent of the Gardena population is below the poverty level. There are no R/ECAPs or TCAC designated areas of high segregation and poverty in Gardena. Less than 20 percent of the population in most Gardena tracts is under the poverty level. The northeastern tract with a population of 20 percent to 30 percent below the poverty level also has more children living in female-headed households (see Figure E-12). There are no RCAAs in Gardena. All block groups have racial/ethnic minority populations of 60 percent or more and most have median incomes below the State average.

Access to Opportunity

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts

are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table E-12 shows the full list of indicators.

Table E-12: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

Regional Trend. HUD Opportunity Indicator scores for Los Angeles County are shown in Table E-13. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table E-13: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database – Opportunity Indicators, 2020							

The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are most concentrated in coastal communities from Rolling Hills/Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Local Trend. According to HUD Opportunity Indicators presented in Table E-14, in Gardena, Hispanic residents are mostly likely to be impacted by poverty and have poorer access to employment opportunities. Black Gardena residents are most likely to be exposed to lower school proficiency and labor market participation. White residents were least likely to be exposed to poverty and the most likely to live close to higher quality school systems. Compared to the County, Gardena residents were less likely to be exposed to poverty, more likely to utilize public transit, have lower transportation costs, and be located closer to employment opportunities regardless of race or ethnicity. However, Gardena scored significantly lower in environmental health and school proficiency compared to the County.

Table E-14: Gardena HUD Opportunity Indicators by Race/Ethnicity

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	53.77	31.82	50.89	91.90	82.27	60.52	3.11
Black, non-Hispanic	46.70	12.89	36.95	91.97	82.86	57.88	4.86
Hispanic	42.71	21.98	44.95	91.90	83.75	63.65	3.68
Asian or Pacific Islander, non-Hispanic	48.04	29.74	53.16	92.48	84.46	67.11	2.30
Native American, non-Hispanic	48.71	22.71	44.34	91.19	82.10	59.76	4.07
Population below federal poverty line							
White, non-Hispanic	47.34	32.09	48.26	92.34	83.94	62.21	3.16
Black, non-Hispanic	41.98	10.48	37.63	92.39	83.78	59.19	5.28
Hispanic	35.21	15.51	41.19	91.68	84.91	65.63	4.06
Asian or Pacific Islander, non-Hispanic	46.26	30.04	50.51	92.53	84.68	66.8	1.64
Native American, non-Hispanic	--	--	--	--	--	--	--

-- = data not available.
Source: HUD AFFH Database – Opportunity Indicators, 2020.

Opportunity map scores for Gardena census tracts are presented in Figure E-21 along with the City's sites inventory. Of the tracts in Gardena 21.4 percent (3 tracts) are characterized as High Resource, 35.7 percent Moderate Resource (5 tracts), 7.1 percent Moderate Resource (Rapidly Changing) (1 tract), and 35.7 percent Low Resource (5 tracts). Opportunity map categorization and domain scores for Gardena census tracts are shown in Table E-15. There are no tracts in the City that are classified as areas of high segregation and poverty. The northern section of the City is low resource, while the central and southern sections are moderate and high resource areas.

Table E-15: TCAC Opportunity Map Domain Scores for Gardena Tracts

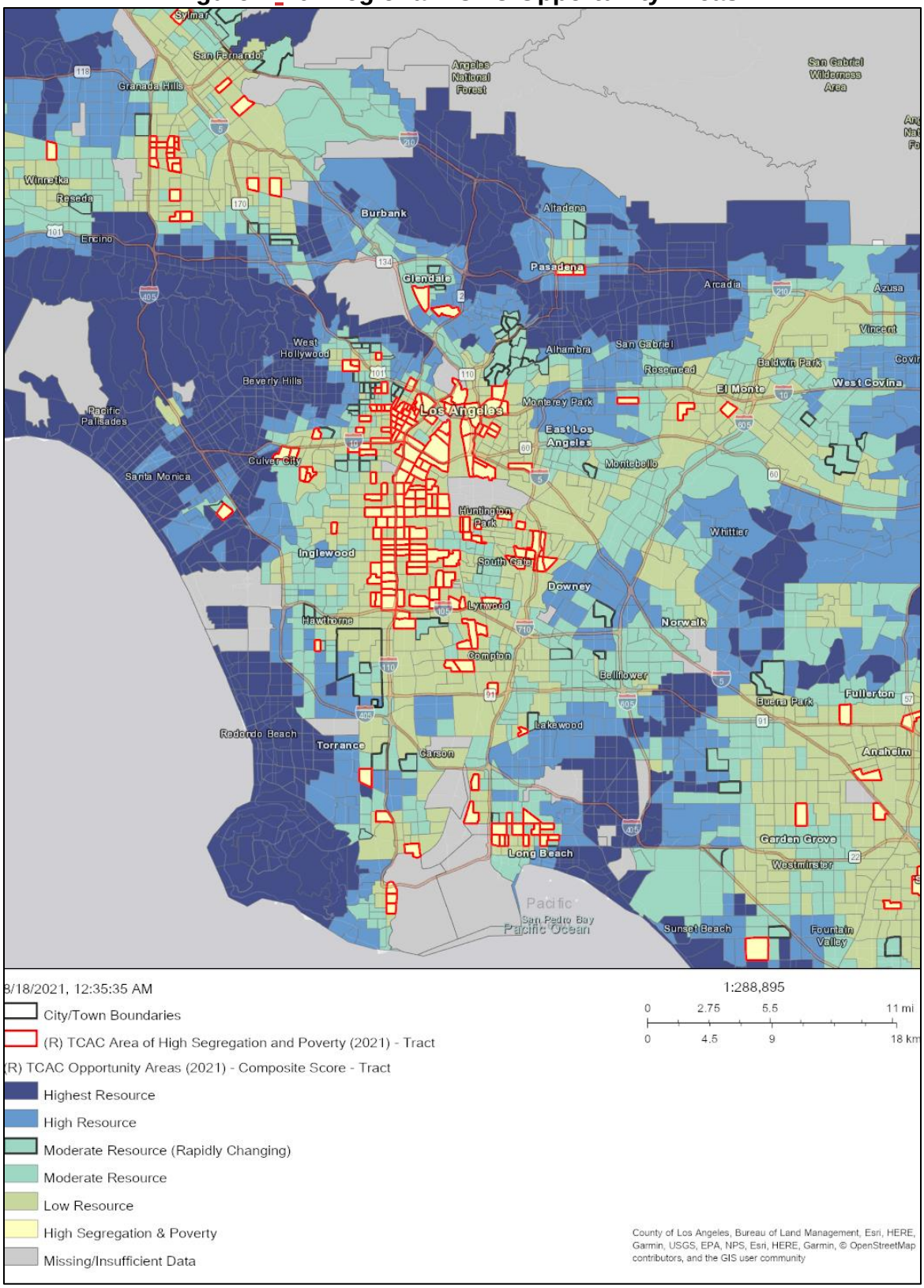
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037602600	0.4	0.025	0.234	-0.557	Low Resource
6037602900	0.192	0.096	0.037	-0.749	Low Resource
6037603001	0.41	0.593	0.053	-0.459	Low Resource
6037603004	0.586	0.822	0.175	-0.162	Moderate Resource
6037603005	0.251	0.739	0.132	-0.392	Low Resource
6037603006	0.562	0.894	0.431	0.028	Moderate Resource (Rapidly Changing)
6037603101	0.523	0.849	0.352	-0.07	Moderate Resource
6037603102	0.413	0.206	0.29	-0.326	Low Resource
6037603200	0.779	0.074	0.668	0.129	High Resource
6037603301	0.59	0.772	0.503	0.043	Moderate Resource
6037603302	0.423	0.152	0.746	0.043	Moderate Resource
6037603400	0.563	0.683	0.47	-0.014	Moderate Resource
6037603500	0.647	0.667	0.553	0.092	High Resource
6037603600	0.576	0.803	0.799	0.349	High Resource
Source: California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Maps, December 2020.					

Sites Inventory. Most units used to meet Gardena's 2021-2029 RHNA are in low resource tracts (65.8% of units) (Table E-16). Of the 2,731 lower income RHNA units, 11.9% are in high resource tracts, 20.9% are in moderate resource tracts, including rapidly changing, and 67.2% are in low resource tracts. In comparison, 70.8% of moderate income units and 60% of above moderate income units are in low resource tracts. A larger proportion of moderate income units (15.4%) and above moderate income units (20.1%) are in high resource tracts.

Table E-16: Distribution of RHNA Units by TCAC Opportunity Map Category

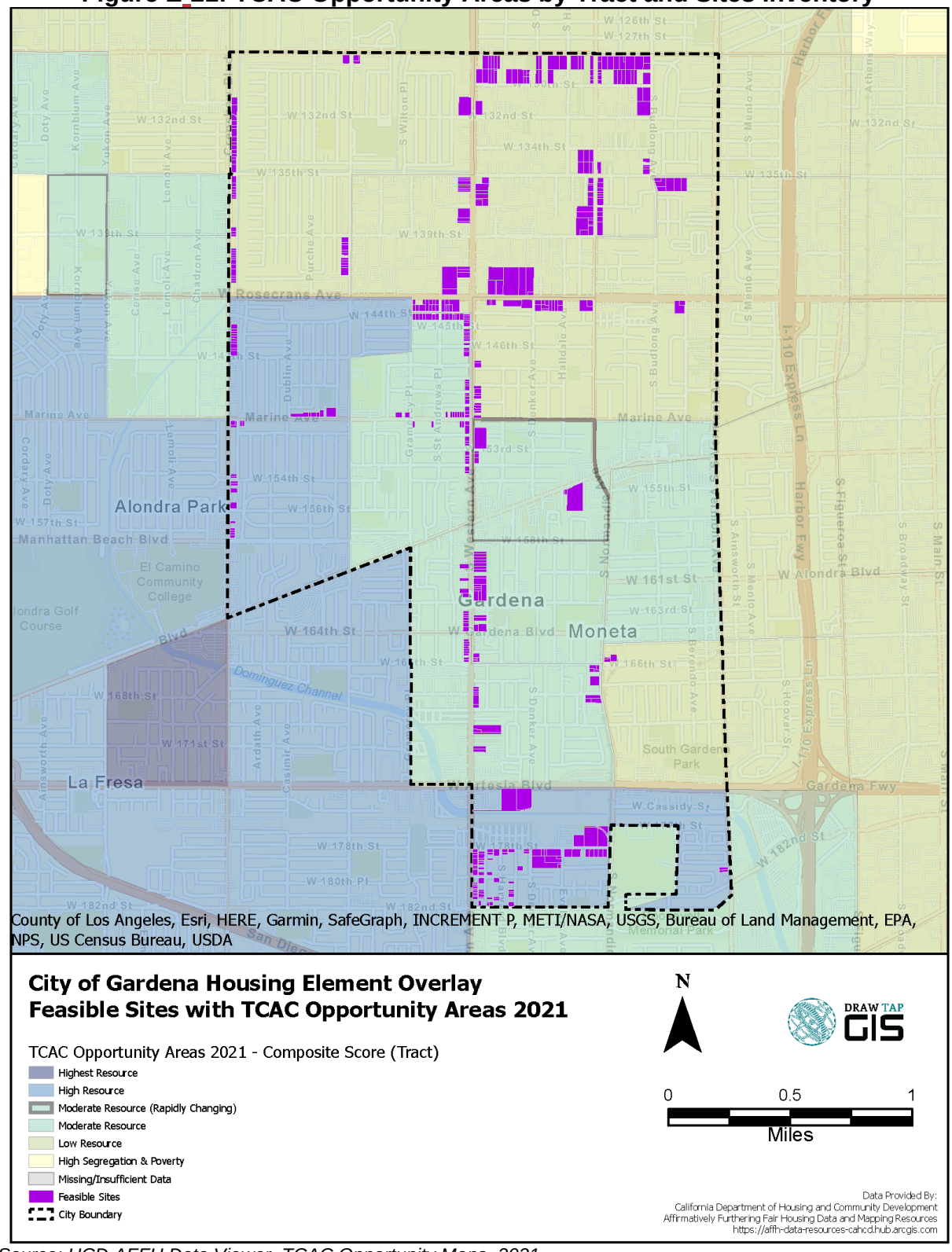
TCAC Opportunity Map Category (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
High Resource	11.9%	15.4%	20.1%	15.5%
Moderate Resource	16.4%	11.7%	16.0%	15.1%
Moderate Resource (Rapidly Changing)	4.5%	2.1%	3.9%	3.7%
Low Resource	67.2%	70.8%	60.0%	65.8%
Total	**2,731**	**1,760**	**2,220**	**6,711**

Figure E-20: Regional TCAC Opportunity Areas



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-21: TCAC Opportunity Areas by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

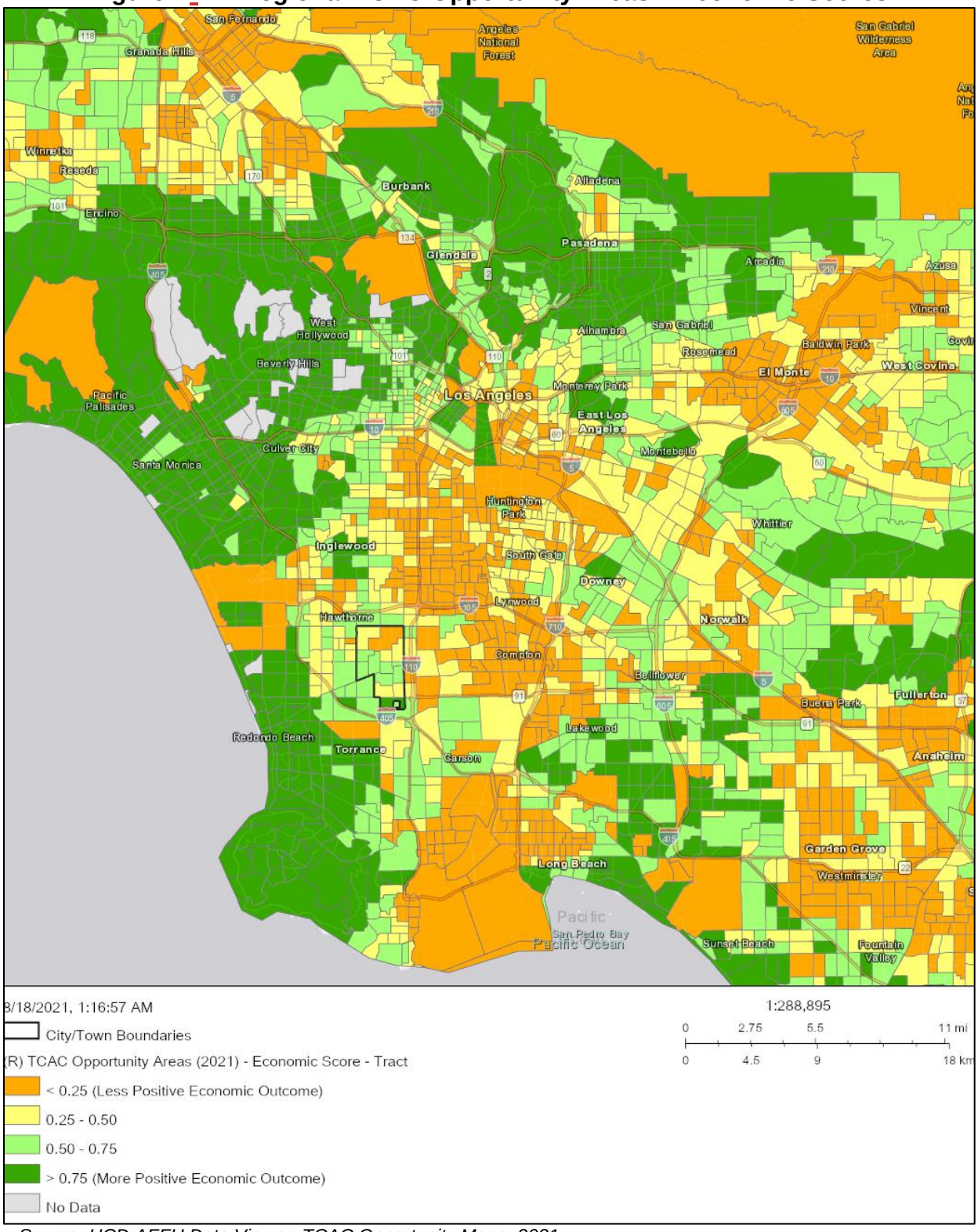
Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table E-12 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. Figure E-22 shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are in concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Burbank, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

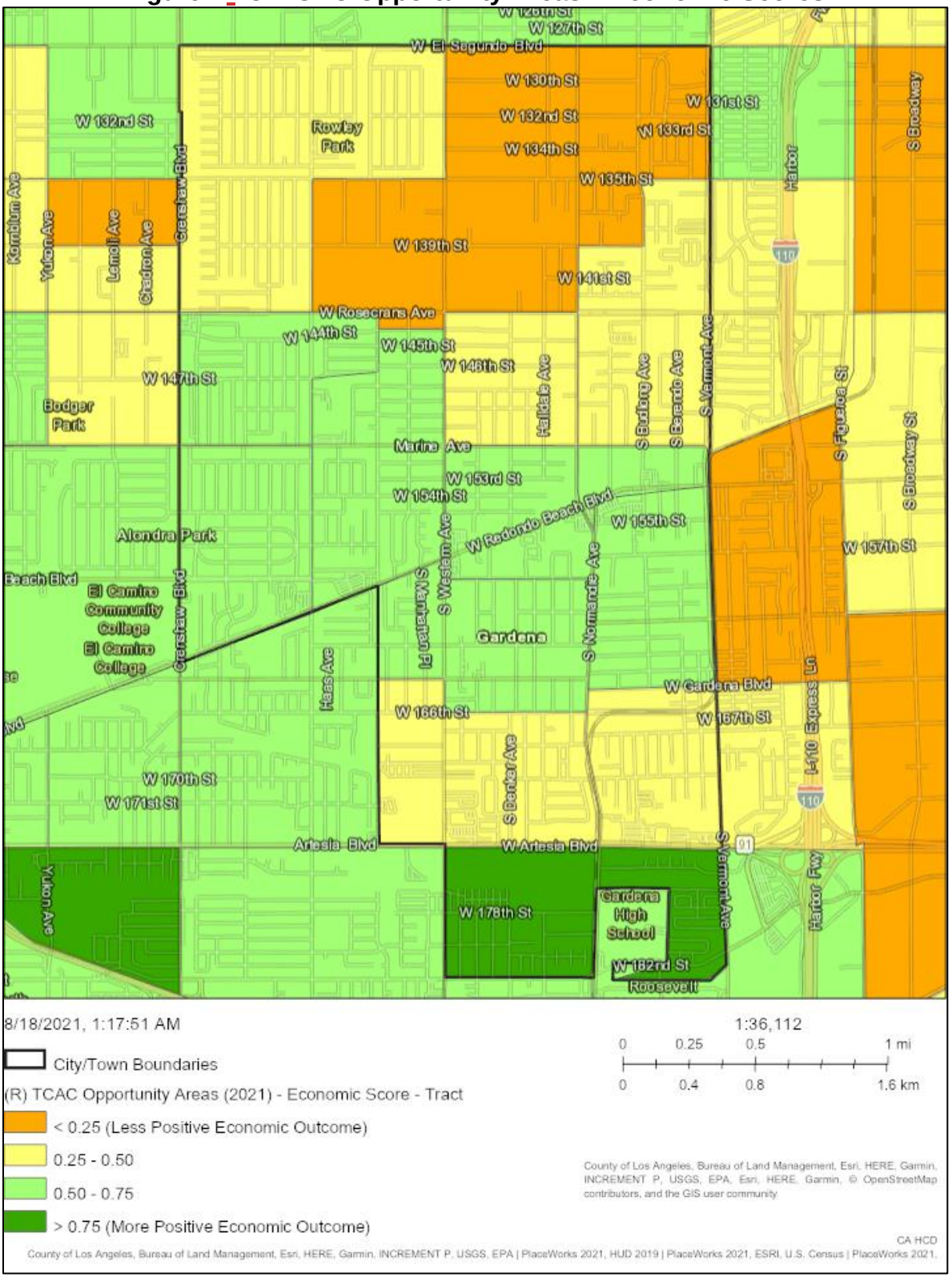
Local Trend. According to the 2021 Opportunity Map presented in Figure E-23, there is one tract in the City with an especially low economic score located in the northeastern section of the City. This tract is categorized as a low resource area and has concentrations of racial/ethnic minorities, children in female-headed households, and LMI households (see Figure E-5, Figure E-12, and Figure E-14). The tract located along the southern border received the highest economic score. The rest of Gardena received an economic score between 0.25 and 0.75.

Figure E-22: Regional TCAC Opportunity Areas – Economic Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-23: TCAC Opportunity Areas – Economic Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

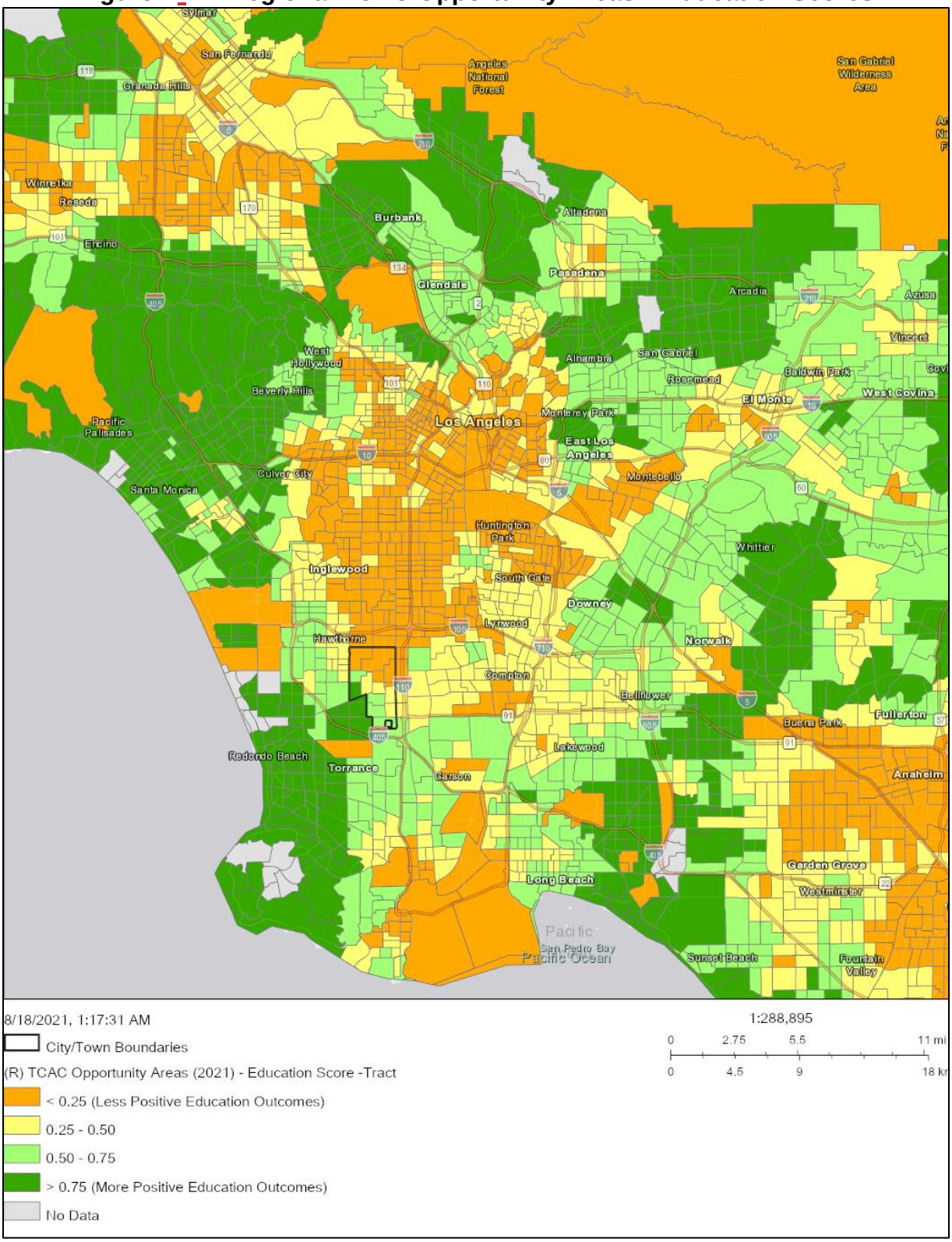
Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See Table E-12 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. TCAC Opportunity Map education scores for the region are shown in Figure E-24. The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores in San Fernando Valley cities east of Burbank. Areas around coastal communities, Burbank/La Cañada Flintridge, Arcadia, and Whittier have the highest education scores.

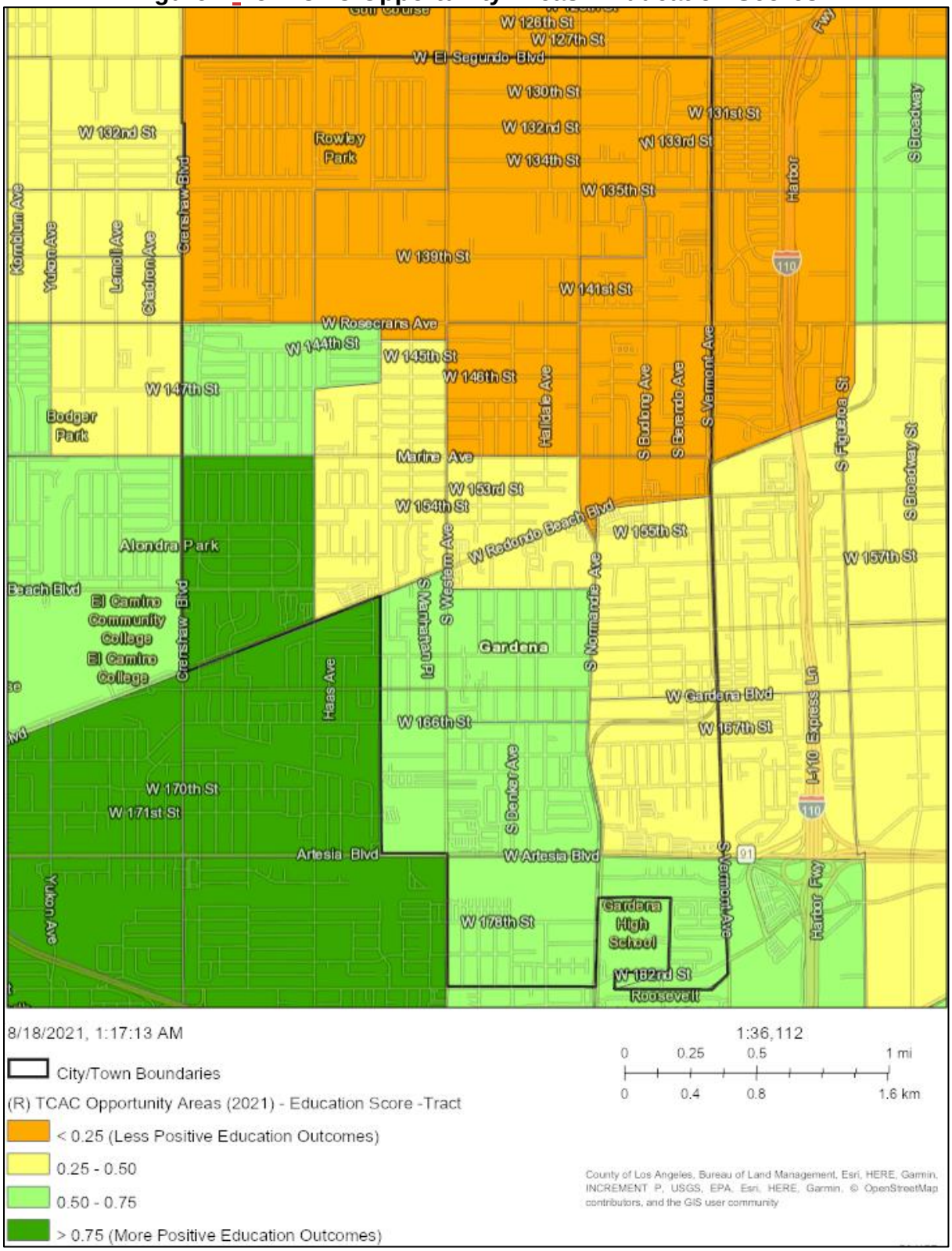
Local Trend. Areas with lower education scores, shown in Figure E-25, are concentrated in the northern section of the City. The southern end of the City tends to have higher education scores and one tract along the western border received an education score in the highest percentile. The areas with lower education scores also received lower economic scores and are categorized as low resource (see Figure E-21 and Figure E-23).

Figure E-24: Regional TCAC Opportunity Areas – Education Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-25: TCAC Opportunity Areas – Education Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. See Table E-12 for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores (Figure E-26). The central Los Angeles County, San Gabriel Valley, South Bay, and San Fernando Valley areas near Burbank all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, and Lakewood.

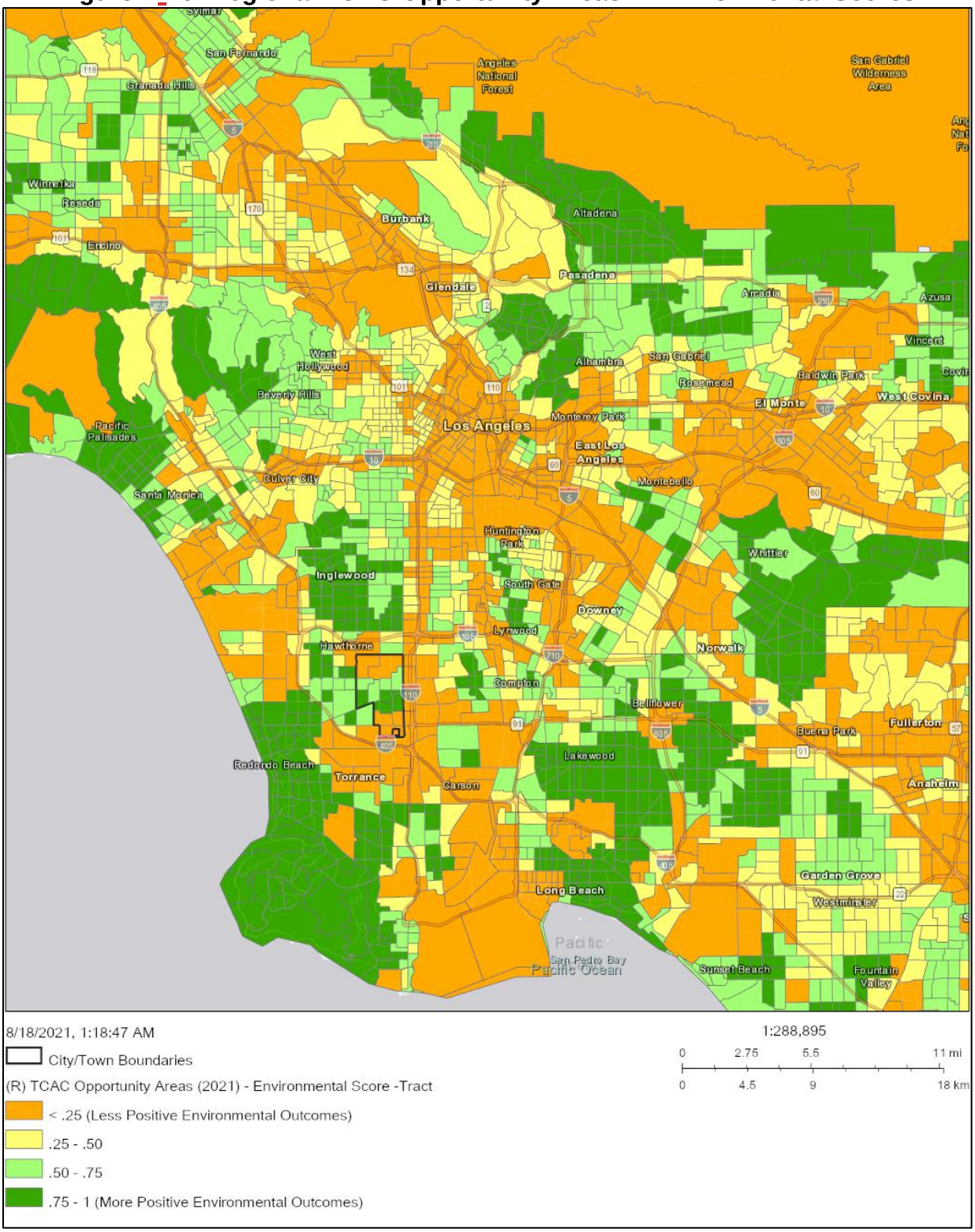
Local Trend. Figure E-27 shows that the northern and southern areas of the City have the lowest environmental scores. The central area of the City received higher environmental scores of 0.50 and above. As discussed previously, the northern area of the City received low economic and education scores and is categorized as a low resource area (see Figure E-21, Figure E-23, and Figure E-25).

Sites Inventory. The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in Figure E-28. A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the central and southern areas of the City. The central part of the City scored slightly better than the northern and southern ends of the City, but all Gardena tracts scored in the 50th percentile or above relative to other census tracts. The distribution of RHNA units by CalEnviroScreen 4.0 score is presented in Table E-17. Over half of all RHNA units are in tracts that fall within the highest (worst) percentile score, including 53.9 percent of lower income units, 64.4 percent of moderate income units, and 46.5 percent of above moderate income units.

Table E-17: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile

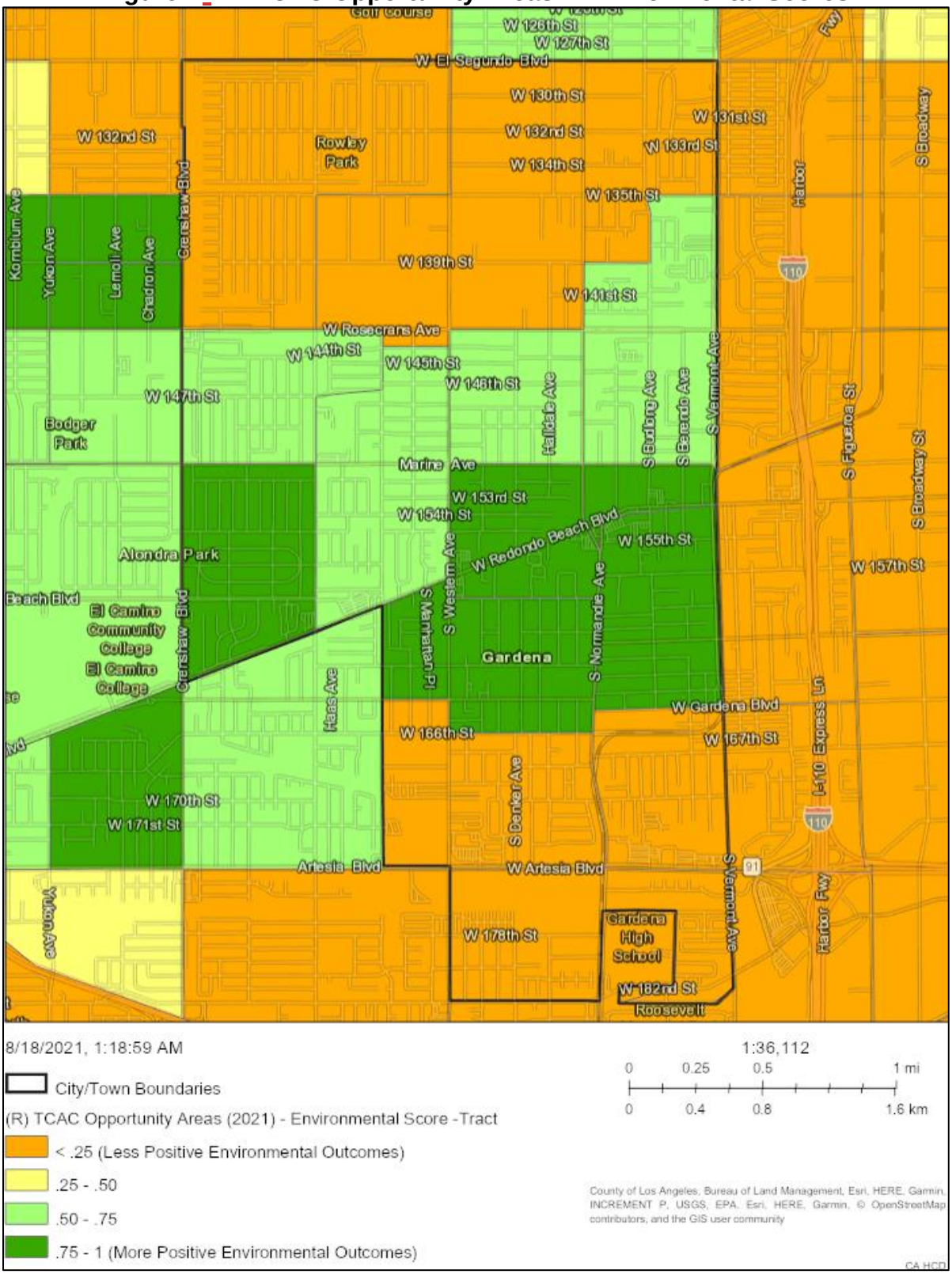
CalEnviroScreen 4.0 Percentile Score (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
61-70%	4.9%	4.8%	4.5%	4.8%
71-80%	13.0%	6.2%	13.1%	11.3%
81-90%	28.2%	24.7%	35.9%	29.8%
91-100%	53.9%	64.4%	46.5%	54.2%
Total	**2,731**	**1,760**	**2,220**	**6,711**

Figure E-26: Regional TCAC Opportunity Areas – Environmental Scores



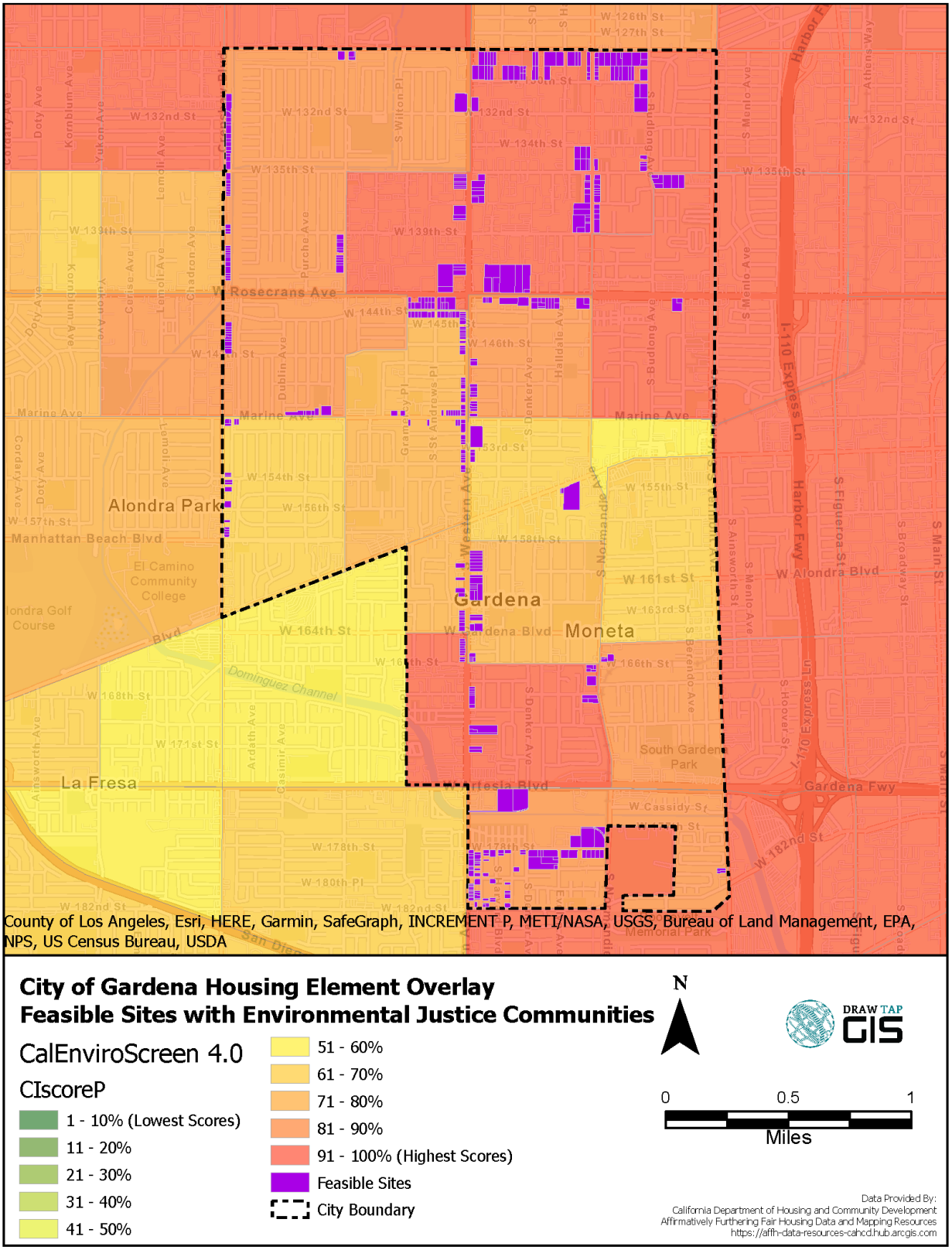
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-27: TCAC Opportunity Areas – Environmental Scores



Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Figure E-28: CalEnvrioScreen 4.0 Scores and Sites Inventory



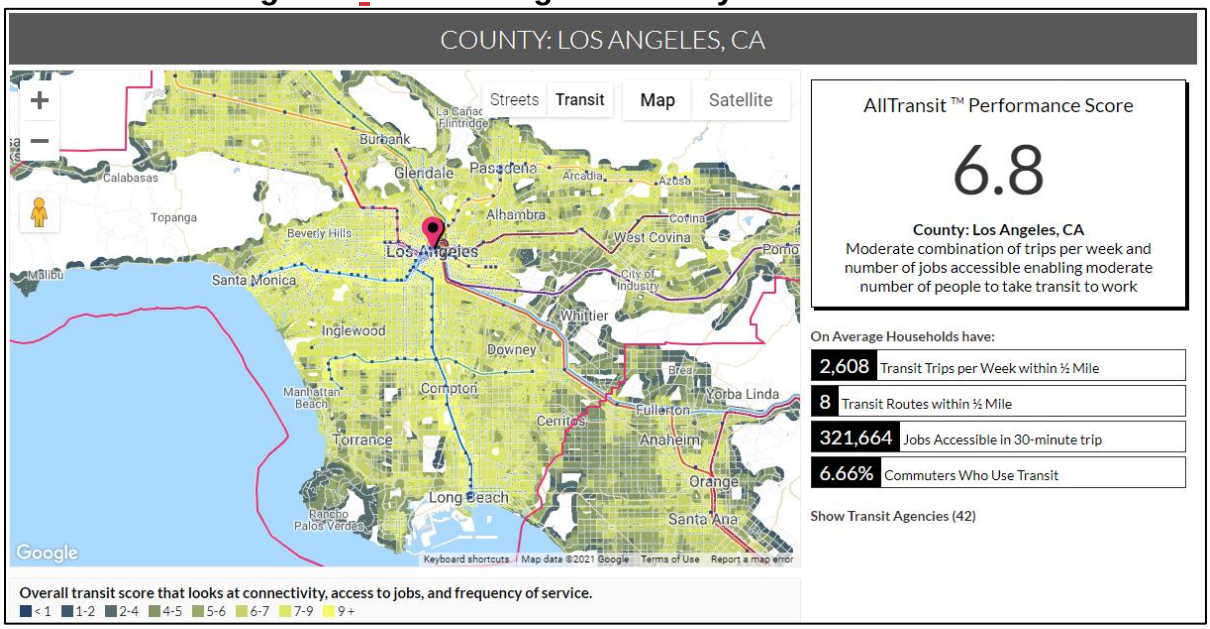
Source: HCD AFFH Data Viewer, TCAC Opportunity Maps, 2021.

Transportation

HUD's Job Proximity Index, shown in Table E-13 and Table E-14 above, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and Gardena.

Regional Trend. All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[3] Gardena's All Transit Performance score of 4.7 is lower than the surrounding jurisdictions of Carson (6.0), Hawthorne (7.3), Inglewood (7.7), Lawndale (7.8), Torrance (6.1), and the County (6.8). Los Angeles County All Transit metrics are shown in Figure E-29. The County's All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 93.9 percent of jobs and 90.1 percent of workers are located within ½ a mile from transit.

Figure E-29: Los Angeles County All Transit Metrics



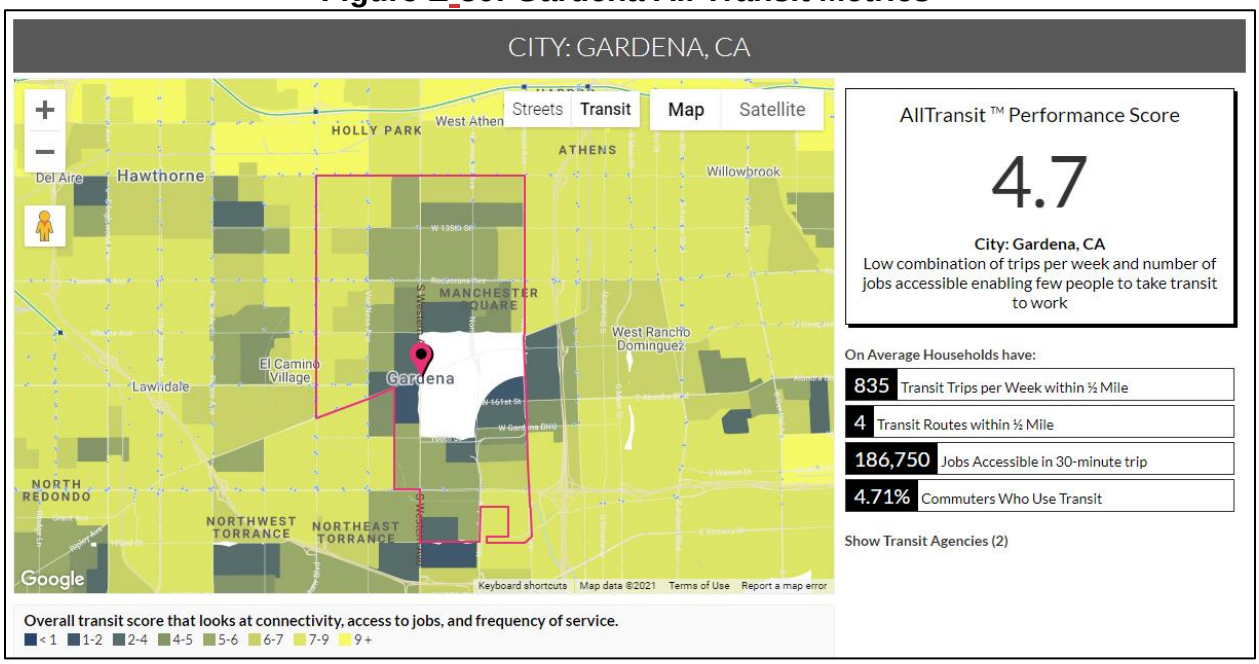
Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

[3] AllTransit. 2019 Metrics: AllTransit Performance Score. https://alltransit.cnt.org/. Accessed August 2021.

As shown in Figure E-31, block groups around Santa Monica/Beverly Hills, Glendale/Burbank, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of San Fernando Valley have the lowest jobs proximity index scores. Most of the central County areas and San Fernando Valley are considered HQTAs (Figure E-33).

Local Trend. All Transit metrics for Gardena are shown in Figure E-30. Gardena received an All Transit Performance Score of only 4.7, indicating a low combination of trips per week and number of jobs accessible by transit. All Transit estimates that 77.9 percent of jobs and 85.4 percent of workers in Gardena live within ½ a mile from transit.

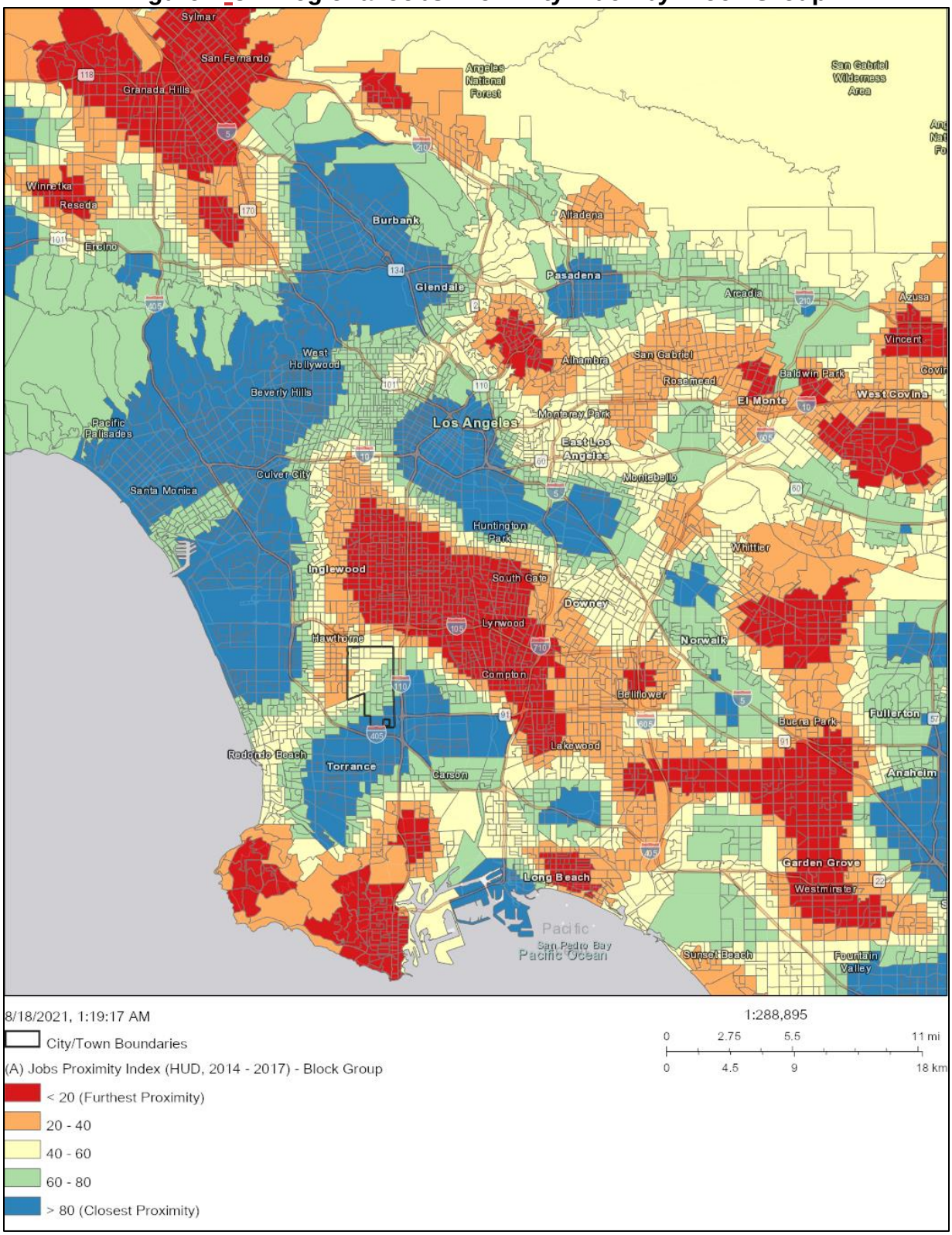
Figure E-30: Gardena All Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

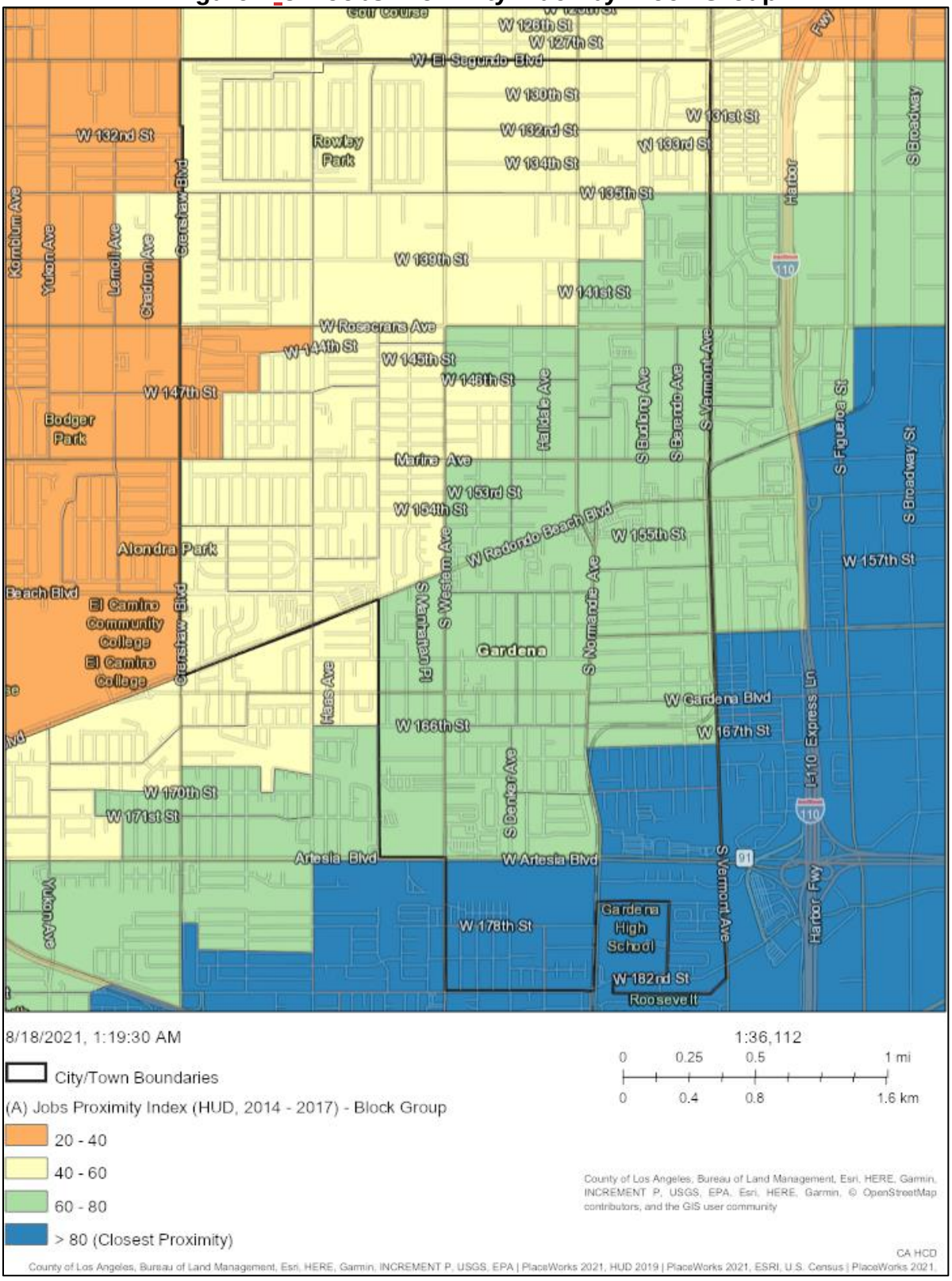
Based on HUD Opportunity Indicators shown in Table E-14, Gardena residents, regardless of race, have better access to employment opportunities compared to residents Countywide. As shown in Figure E-32, census block groups in the southeastern areas of the City have the greatest access to employment opportunities. Employment opportunities are less accessible to residents in the northwestern areas of Gardena. One block group along the western City border received a jobs proximity score of 39, the lowest in the City. Figure E-33 shows that most of Gardena is considered an HQTA. As discussed previously, Gardena also scored higher than the County average in access to transit and low transportation cost (see Table E-14).

Figure E-31: Regional Jobs Proximity Index by Block Group



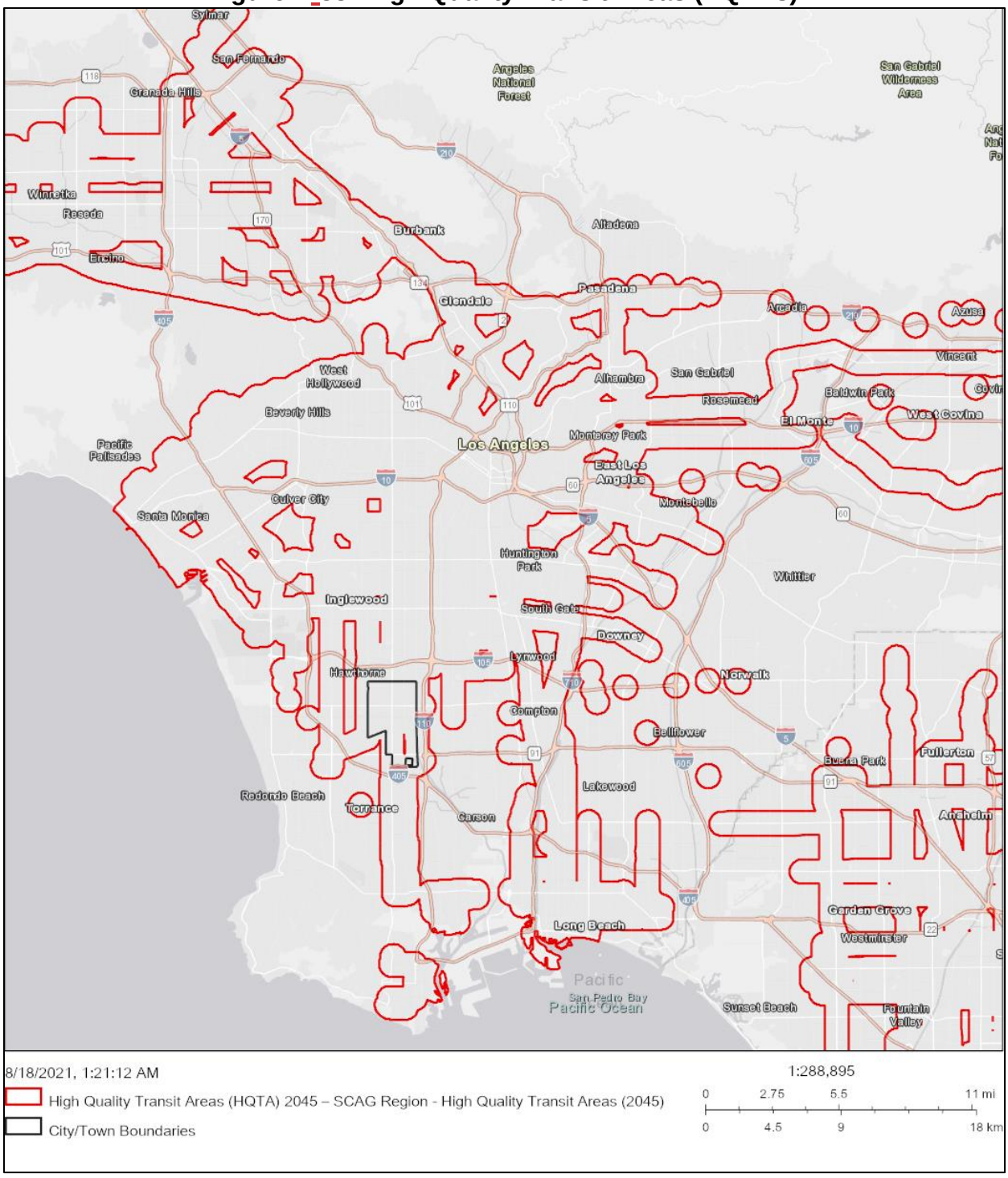
Source: HCD AFFH Data Viewer, HUD Opportunity Indicators, 2021.

Figure E-32: Jobs Proximity Index by Block Group



Source: HCD AFFH Data Viewer, HUD Opportunity Indicators, 2021.

Figure E-33: High Quality Transit Areas (HQTAs)



Source: SCAG HQTA database, 2021.

Summary of Fair Housing Issues

As discussed previously, the entire City has high concentrations of racial/ethnic minorities (see Figure E-5). The low resource areas in the northern half of the City also have larger

proportions of LMI households and children in female-headed households (see Figure E-12 and Figure E-14). Northern Gardena also has lower economic scores, education scores, and jobs proximity index scores compared to the southern section of the City.

Disproportionate Housing Needs

Housing problems for Gardena were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. Table E-18 breaks down households by race and ethnicity and presence of housing problems for Gardena and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (measured by incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30 percent)

In Gardena, 41.2 percent of owner-occupied households and 59.3 percent of renter-occupied households have one or more housing problems. The city has a larger proportion of households with a housing problem compared to the County, where 38.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In Gardena, Pacific Islander renter-households experience housing problems at the highest rate (97.8 percent). Black and Hispanic households, owners and renters, also experience housing problems at a higher rate than the city average.

Table E-18: Housing Problems by Race/Ethnicity

Race/Ethnicity	Gardena		Los Angeles County	
	Owner	Renter	Owner	Renter
White	32.6%	43.0%	32.1%	52.6%
Black	52.6%	64.1%	41.5%	63.7%
Asian	33.3%	55.5%	38.3%	56.3%
American Indian	8.9%	--	39.7%	56.4%
Pacific Islander	42.9%	97.8%	39.7%	55.5%
Hispanic	46.4%	63.7%	48.2%	71.1%
Other	46.2%	45.3%	36.5%	55.7%
All	41.2%	59.3%	38.9%	62.3%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Cost Burden

Households are considered cost burdened if housing costs exceed 30 percent of their gross income for housing, and severely cost burdened if housing costs exceed 50 percent of their gross income. Cost burden in Gardena and Los Angeles County is assessed using 2020 HUD CHAS data (based on 2013-2017 ACS estimates) and the HCD Data Viewer (based on 2010-2014 and 2015-2019 ACS estimates).

Regional Trend. Cost burden by tenure and race/ethnicity for Los Angeles County is shown in Table E-19. Approximately 45 percent of Los Angeles County households are cost burdened, including 35 percent of owner-occupied households and 54.2 percent of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6 percent and 58.3 percent, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1 percent and 33.3 percent, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

Table E-19: Cost Burden by Race/Ethnicity – Los Angeles County

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
American Indian, non-Hispanic	36.9%	16.3%	3,215
Pacific Islander, non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
Renter-Occupied			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
American Indian, non-Hispanic	48.8%	26.8%	4,420
Pacific Islander, non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.			

Local Trend. Cost burden by tenure based on HUD CHAS data is shown in Table E-20. Pacific Islander and Black renter-occupied households have the highest rate of cost burden in the city (88.9 and 66.4 percent, respectively). American Indian and White owner-occupied households have the lowest instance of cost burden (8.9 and 28.9 percent, respectively). For all racial and ethnic groups besides members of a group not listed ("other"), cost burden is more prevalent amongst renter-occupied households. Overall, 45.5 percent of Gardena households are cost burdened, and 22.9 percent are severally cost burdened. Over half (54.6 percent) of renters in Gardena pay more than 30 percent of their income in housing, compared to 36.2 percent of owners. A larger proportion of households in Gardena are cost burdened compared to the County.

Table E-20: Cost Burden by Race/Ethnicity – Gardena

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	28.9%	13.3%	1,765
Black, non-Hispanic	52.6%	26.8%	2,425
Asian, non-Hispanic	29.5%	16.1%	3,290
American Indian, non-Hispanic	8.9%	0.0%	45
Pacific Islander, non-Hispanic	42.9%	21.4%	70
Hispanic	33.3%	15.1%	2,445
Other	48.9%	37.8%	225
Total	**36.2%**	**18.4%**	**10,265**
Renter-Occupied			
White, non-Hispanic	39.5%	23.0%	1,000
Black, non-Hispanic	63.4%	30.7%	2,935
Asian, non-Hispanic	50.4%	30.5%	2,740
Pacific Islander, non-Hispanic	88.9%	0.0%	45
Hispanic	55.3%	23.2%	3,400
Other	45.3%	30.2%	265
Total	**54.6%**	**27.3%**	**10,385**

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure E-34 and Figure E-35 compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased in most tracts. Between 20-40 percent of homeowners in most Gardena tracts are cost burdened; 40-60 percent of homeowners in the remaining tracts are cost burdened. Tracts with more cost burdened owner-occupied households are not concentrated in on area in the city.

Concentrations of overpaying renters have generally remained the same since 2014. The proportion of cost burdened renters has decreased in one tract along the northwestern City boundary and the southernmost tract and increased in one tract in the southwestern corner. Between 40 percent and 80 percent of renters are cost burdened in most Gardena tracts. In general, more renters in the northern City areas are cost burdened compared to the southern tracts. Northern Gardena is considered a low resource area and has high concentrations of racial and ethnic minorities and LMI households (see Figure E-5, Figure E-14, and Figure E-21). The northern half of the city also has higher concentrations of children in female-headed households compared to the rest of the city (see Figure E-12). As discussed previously, cost burden is generally more common amongst renters than owners in Gardena.

Sites Inventory. Figure E-34 and Figure E-35 also include the sites inventory used to meet the City's 2021-2029 RHNA. As presented in Table E-21, most RHNA units are

located in tracts where 20 percent to 40 percent of households are cost burdened. Conversely, 67 percent of RHNA units are in tracts where 60 percent to 80 percent of renters are cost burdened. Nearly 70 percent of lower income units are in tracts where more than 60 percent of renter households overpay for housing. Only 0.5 percent of lower income units, 2.7 percent of moderate income units, and 0.7 percent of above moderate income units are in tracts where 40 percent or fewer renter households overpay.

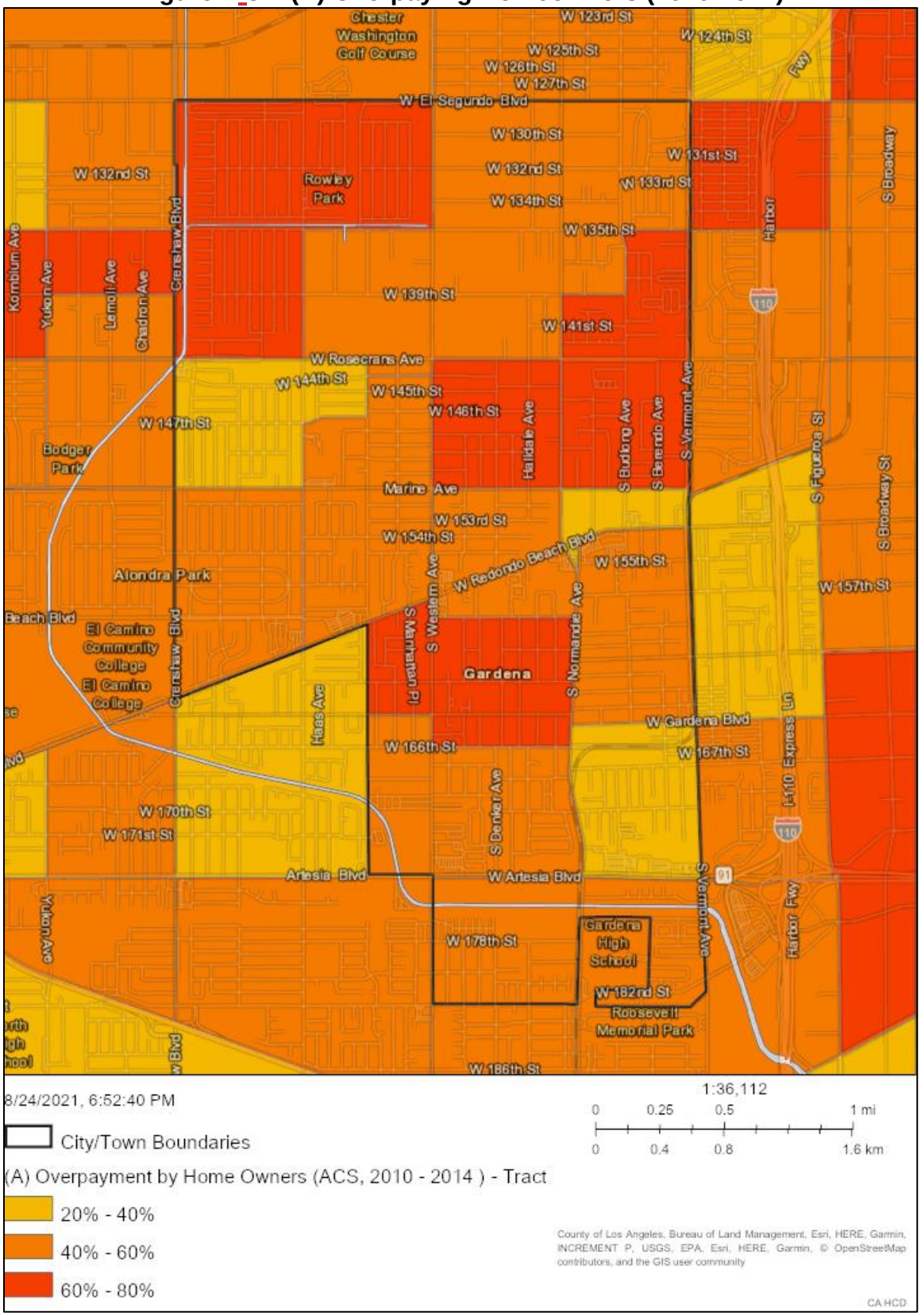
Table E-21: Distribution of RHNA Units by Percent of Cost Burdened Owners

Cost Burdened Owners (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
20-40%	78.6%	74.7%	79.2%	77.8%
40-60%	21.4%	25.3%	20.8%	22.2%
Total	2,731	1,760	2,220	6,711

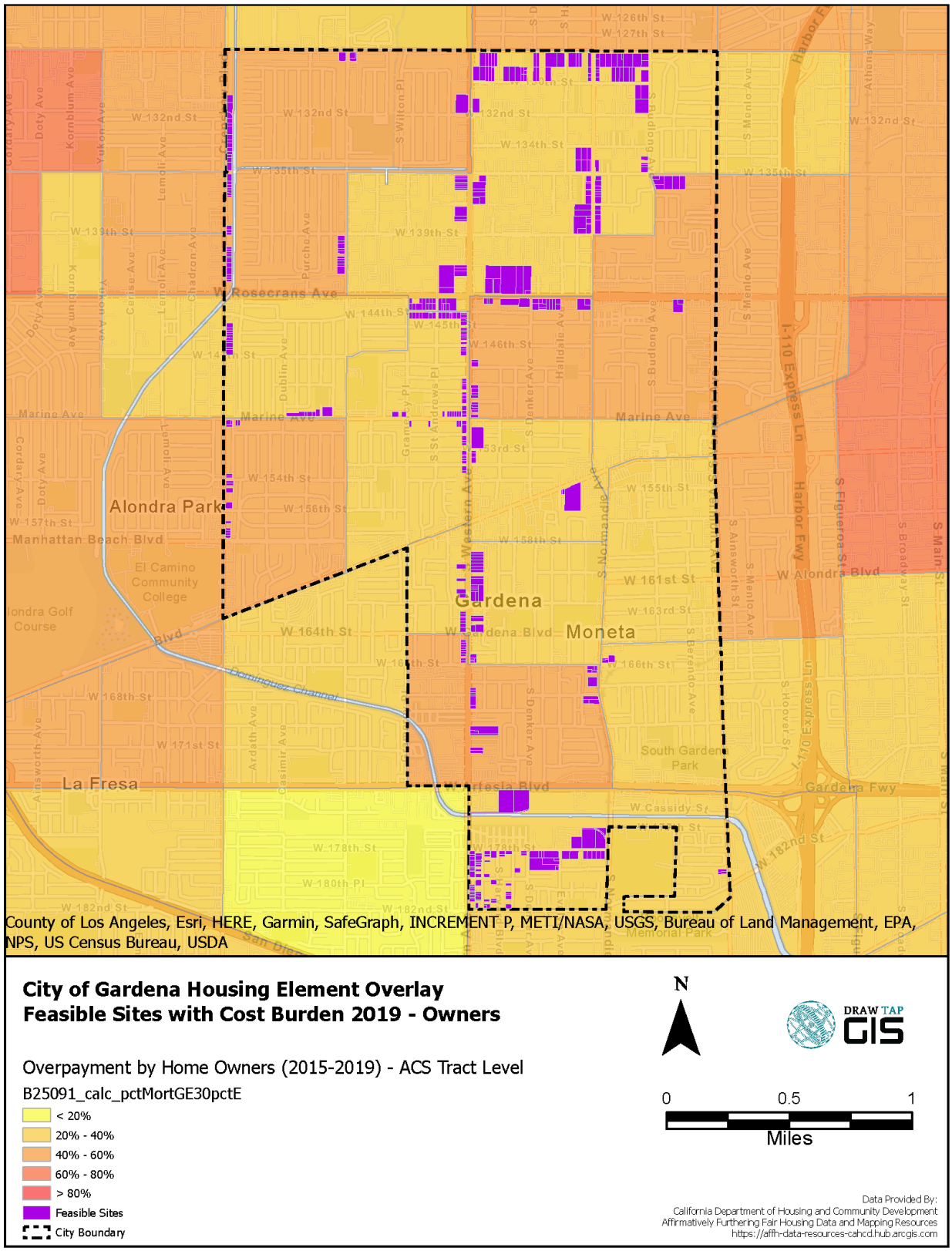
Table E-22: Distribution of RHNA Units by Percent of Cost Burdened Renters

Cost Burdened Renters (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
20-40%	0.5%	2.7%	0.7%	1.1%
40-60%	29.7%	28.3%	37.0%	31.7%
60-80%	69.9%	69.0%	62.3%	67.1%
Total	2,731	1,760	2,220	6,711

Figure E-34: (A) Overpaying Homeowners (2010-2014)

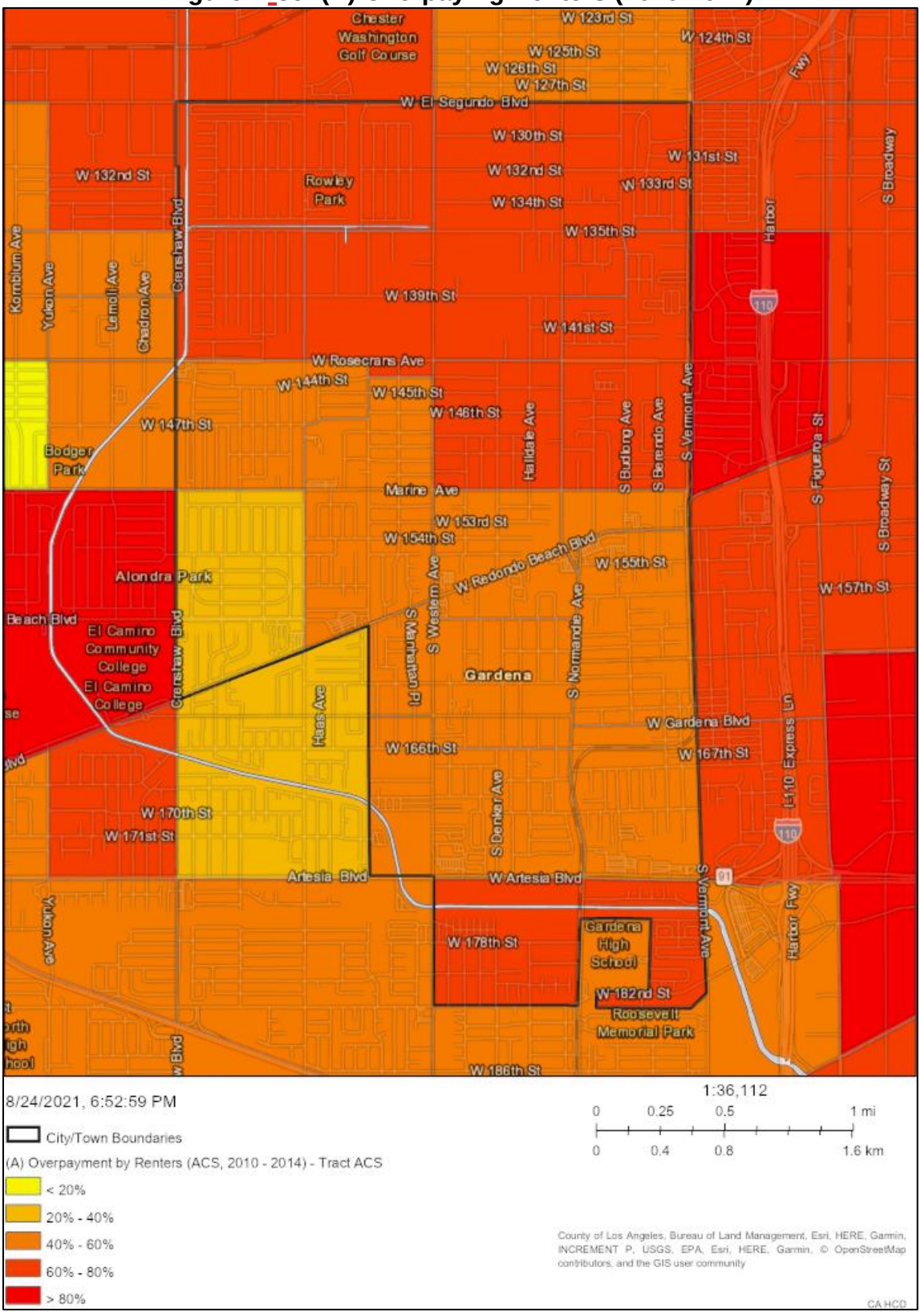


(B) Overpaying Homeowners and Sites Inventory (2015-2019)

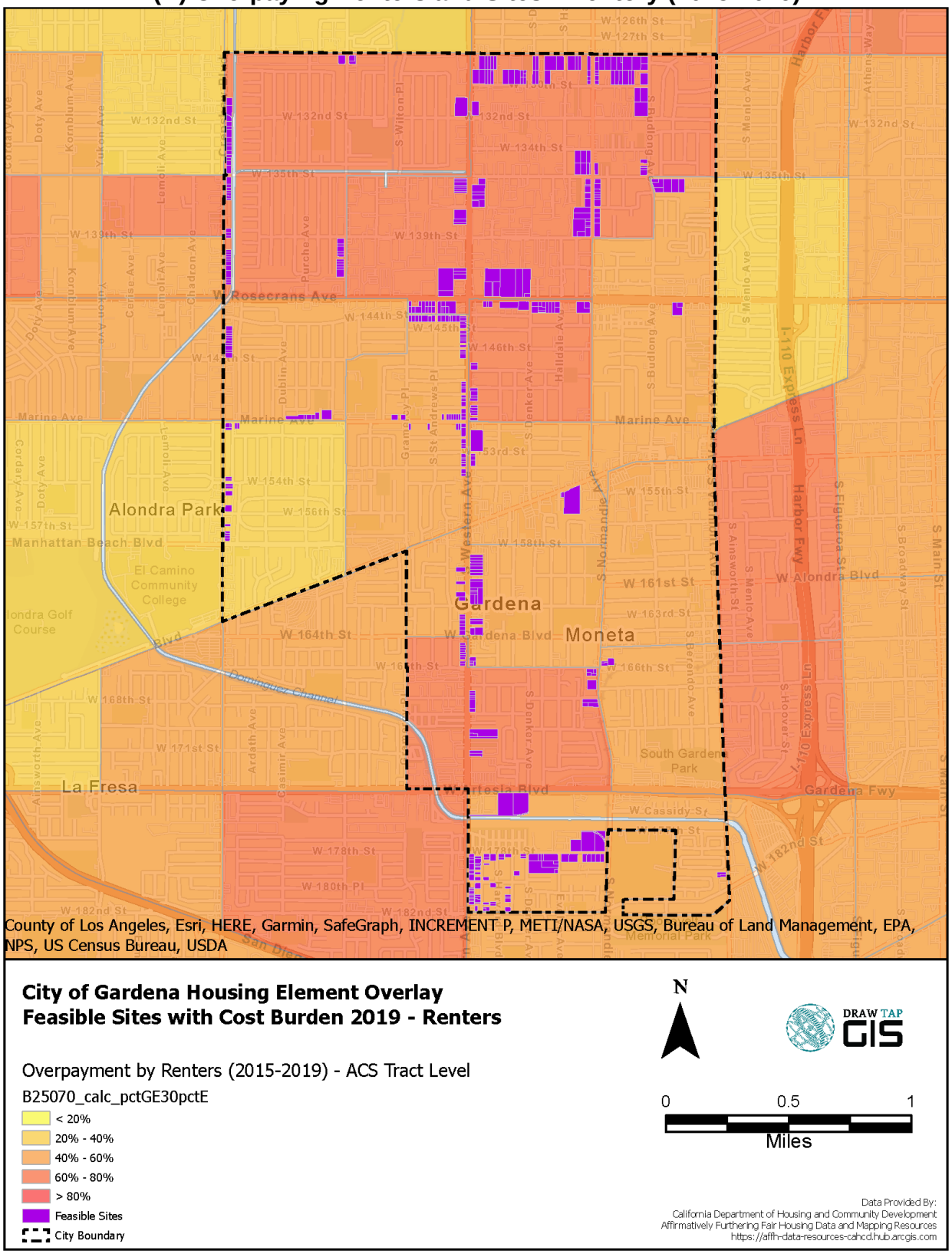


Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure E-35: (A) Overpaying Renters (2010-2014)



(B) Overpaying Renters and Sites Inventory (2015-2019)



Source: HCD AFFH Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded is there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS and the HCD AFFH Data Viewer (2015-2019 ACS) is used to show overcrowding in Gardena and Los Angeles County.

Regional Trend. As shown in Table E-23, 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households throughout the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. Over one percent of owner households and 7.6 percent of renter households are severely overcrowded.

Figure E-36 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Fernando Valley.

Local Trend. Table E-23, below, shows that 6.2 percent of owner-occupied households and 12.5 percent of renter-occupied households in Gardena are overcrowded. Countywide, only 5.7 percent of owner-occupied households are overcrowded, but 16.7 percent of renter-occupied households are overcrowded.

Figure E-37 shows the concentration of overcrowded households in Gardena by census tract. There is a concentration of overcrowded households in the northeast corner of the city, where more than 20 percent of households in those tracts are overcrowded. Less than 8.2 percent of households in tracts along the western and southern city boundaries are overcrowded. Census tracts with severely overcrowded households are shown in Figure E-24. Approximately 14 percent of households in one tract in the northeastern section of the city are severely overcrowded. Less than 5 percent of households are severely overcrowded in the remainder of the city. The tracts with larger proportions of overcrowded and severely overcrowded households are categorized as low resource areas and have concentrations of racial and ethnic minorities, LMI households, and children in female-headed households (see Figure E-5, Figure E-12, Figure E-14, and Figure E-21). Cost burdened renters are also more prominent in this area (see Figure E-35).

Table E-23: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 persons per room)		Total Households
	Households	Percent	Households	Percent	
Gardena					
Owner-Occupied	640	6.2%	205	2.0%	10,265
Renter-Occupied	1,300	12.5%	630	6.1%	10,385
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365

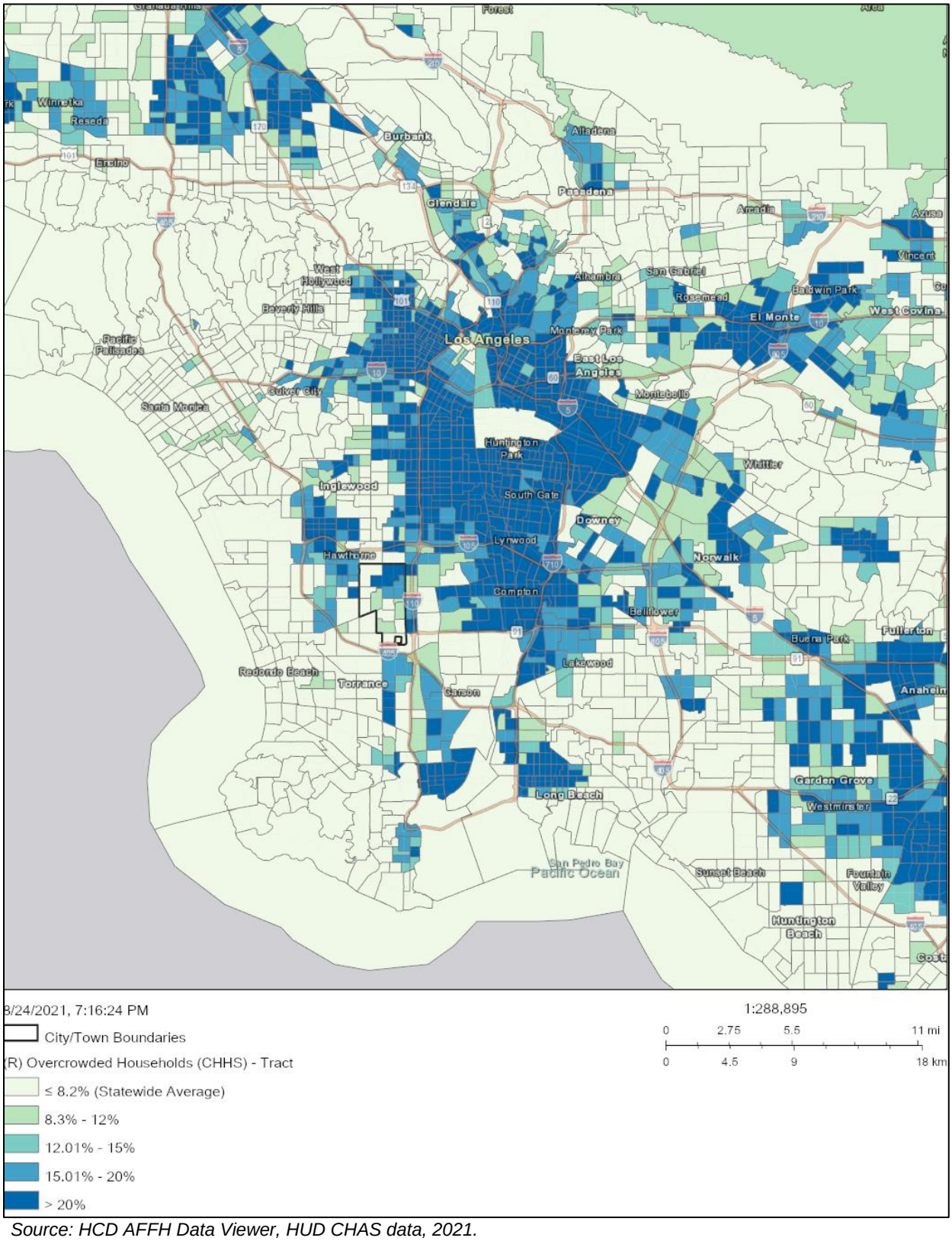
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.					

Sites Inventory. As presented in Table E-24, nearly half of the units selected to meet the 2021-2029 RHNA are in tracts where more than 20 percent of households are overcrowded. A larger share of lower income RHNA units are in tracts where less than 8.2 percent of households are overcrowded compared to moderate and above moderate income units.

Table E-24: Distribution of RHNA Units by Percent of Overcrowded Households

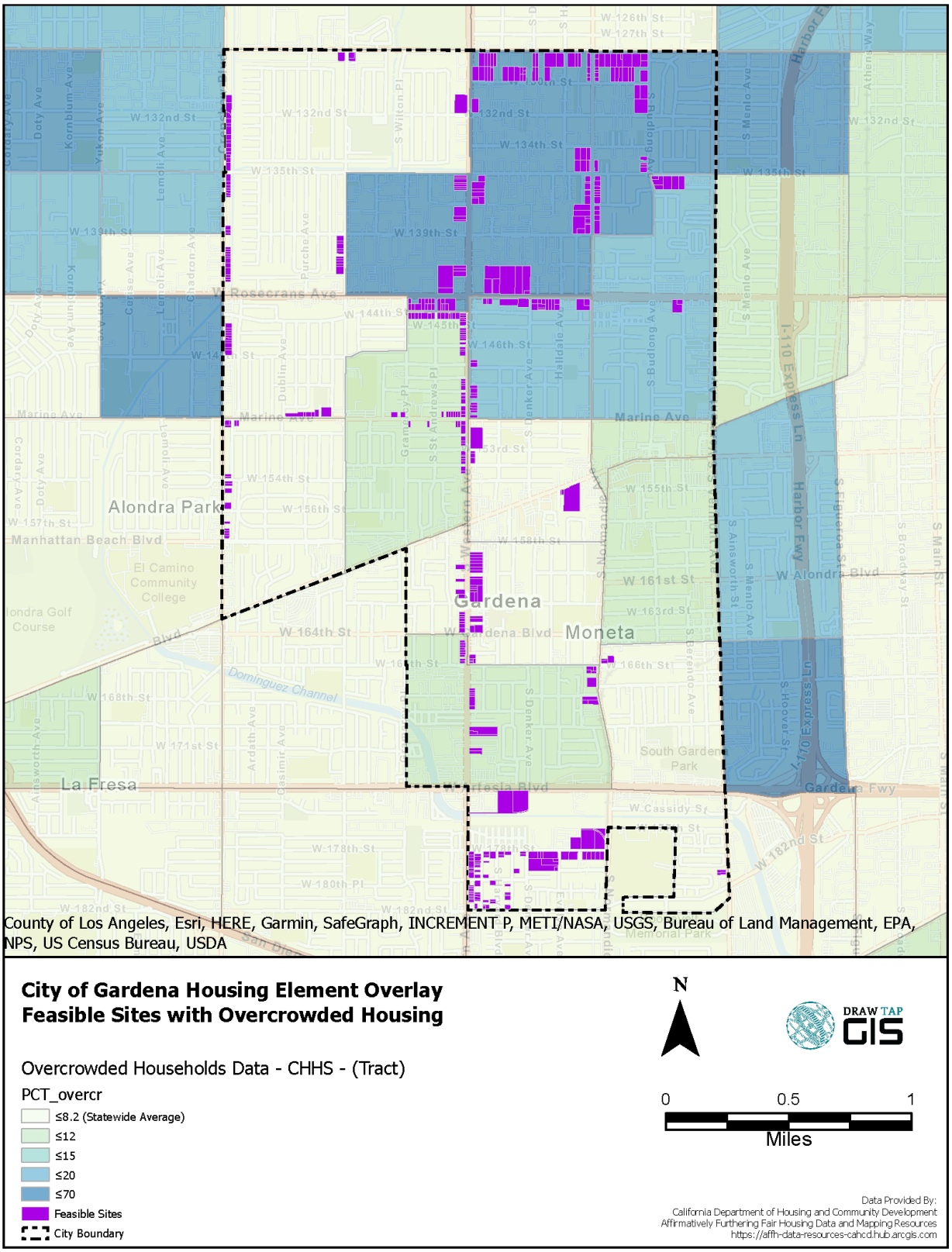
Overcrowded Households (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<8.2%	33.4%	2.2%	6.1%	6.8%
<12%	15.2%	10.5%	15.0%	12.0%
<15%	0.0%	0.0%	0.0%	0.0%
<20%	6.2%	15.6%	5.5%	8.3%
>20%	45.3%	46.4%	45.4%	42.7%
Total	2,731	1,760	2,220	6,711

Figure E-36: Regional Overcrowded Households by Tract



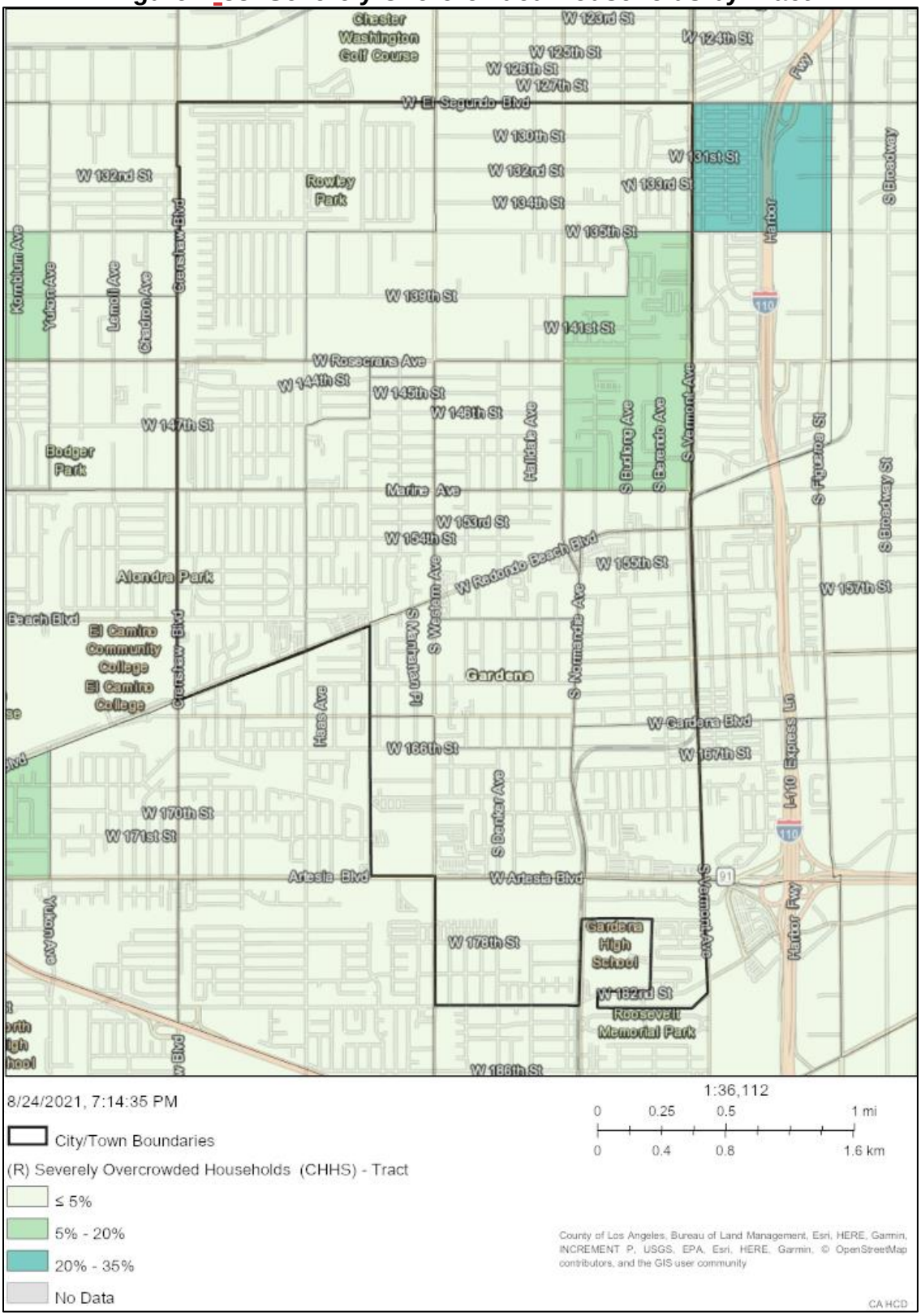
Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Figure E-37: Overcrowded Households by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Figure E-38: Severely Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, HUD CHAS data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities are estimated using 2020 HUD CHAS data, and housing age is based on the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend. Less than one percent of owner-occupied households and 2.8 percent of renter-occupied households in Los Angeles County lack complete plumbing or kitchen facilities (Table E-25). Overall, only 1.7 percent of households in the County lack complete facilities.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86 percent of the housing stock was built prior to 1990, including 60.5% built prior to 1970 (Table E-26).

Local Trend. In Gardena, 1.4 percent of owner-occupied households and 3.8 percent of renter-occupied households lack complete plumbing or kitchen facilities (Table E-25). Substandard housing conditions are more common in Gardena than Los Angeles County, where only 0.5 percent of owner-occupied households and 2.8 percent of renter-occupied households lack complete plumbing or kitchen facilities. As of December 2021, City's Code Enforcement agency estimates 250-300 housing units, or 1.4 percent of the housing stock, are in substandard condition.

Table E-25: Substandard Housing Conditions

	Lacking Complete Kitchen or Plumbing Facilities		Total Households
	Households	Percent	
Gardena			
Owner-Occupied	140	1.4%	10,265
Renter-Occupied	390	3.8%	10,385
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.			

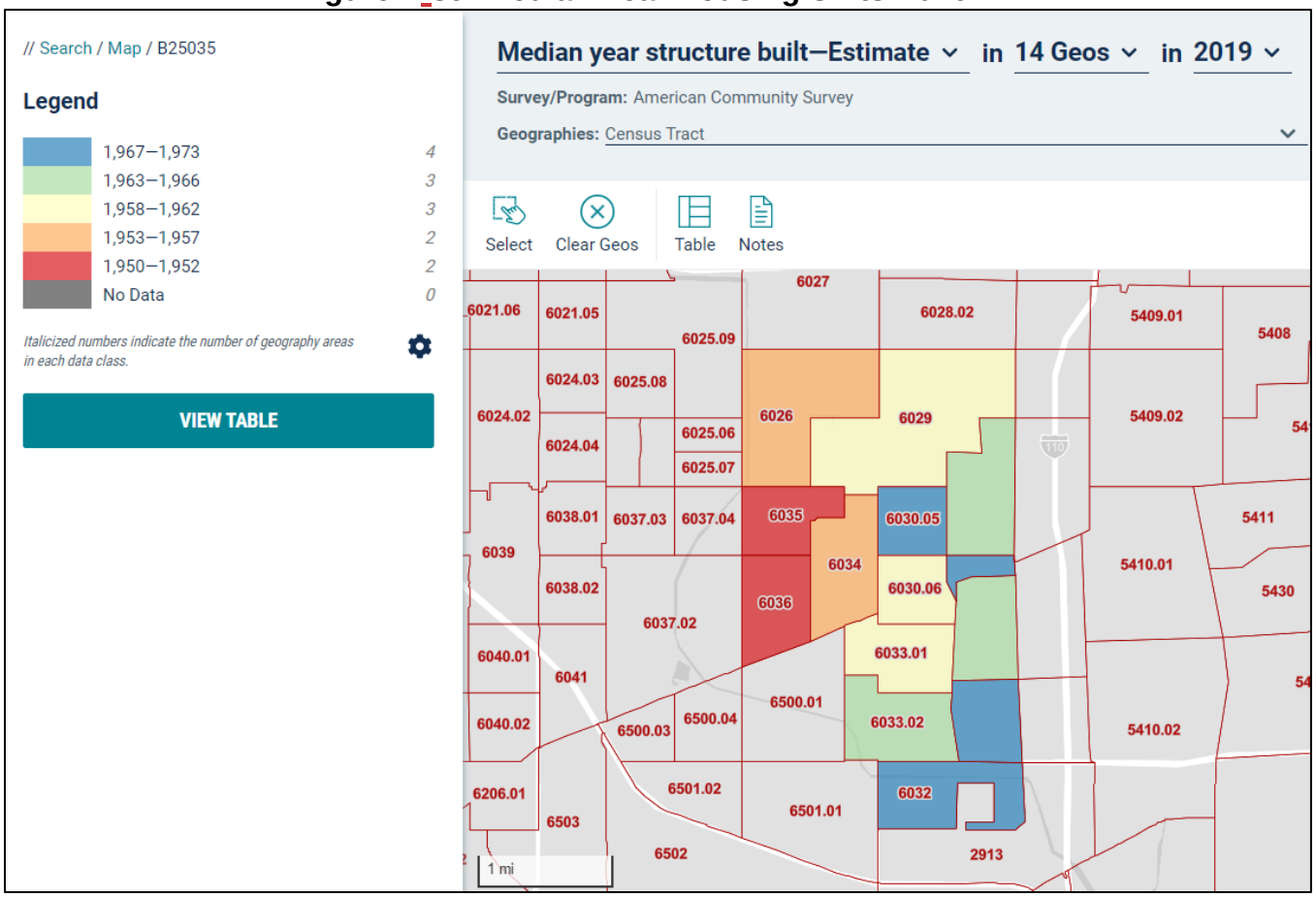
Housing age can also be used as an indicator for substandard housing and rehabilitation needs. According to the 2015-2019 ACS, 88.5 percent of the housing stock in Gardena was built prior to 1990 and may be susceptible to deterioration, including 66.8 percent built before 1970 which may require major repairs. In comparison, 85.9 percent of housing units Countywide were built in 1989 or earlier (Table E-26). Tracts 6035, 6034, and 6026

have the highest proportion of housing units aged 50 or older. Figure E-39 shows the median year built for housing units by census tract. Tracts with older housing units are most concentrated in the northwest section of the city. Tracts 6032 and 6031.02, located in southern Gardena, have the largest proportion of new housing built in 1990 or later.

Table E-26: Housing Unit Age

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
6026	85.2%	10.4%	4.3%	2,881
6029	68.4%	23.1%	8.5%	1,329
6030.01	61.8%	25.9%	12.4%	2,453
6030.04	54.2%	37.1%	8.6%	649
6030.05	45.9%	42.6%	11.5%	1,939
6030.06	76.8%	17.6%	5.6%	837
6031.01	62.6%	25.9%	11.5%	1,585
6031.02	43.8%	30.1%	26.0%	1,478
6032	53.7%	13.2%	33.1%	1,230
6033.01	64.1%	21.9%	14.0%	1,573
6033.02	60.5%	28.6%	10.9%	1,679
6034	86.1%	12.7%	1.1%	1,492
6035	94.4%	4.4%	1.2%	922
6036	76.7%	9.6%	13.6%	1,410
Gardena	**66.8%**	**21.8%**	**11.5%**	**21,457**
Los Angeles County	60.5%	25.4%	14.1%	3,542,800
Source: 2015-2019 American Community Survey (ACS) (5-Year Estimates).				

Figure E-39: Median Year Housing Units Built



Note: The numbers in the legend represent years (1,967 = 1967).
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent,
  - Share of people of color is above 50 percent,
  - Share of very low-income households that are severely rent burdened households is above the county median,

- The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Regional Trend. Figure E-40 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley and San Fernando Valley. There are fewer vulnerable communities in coastal areas and between Calabasas, Malibu, and Beverly Hills.

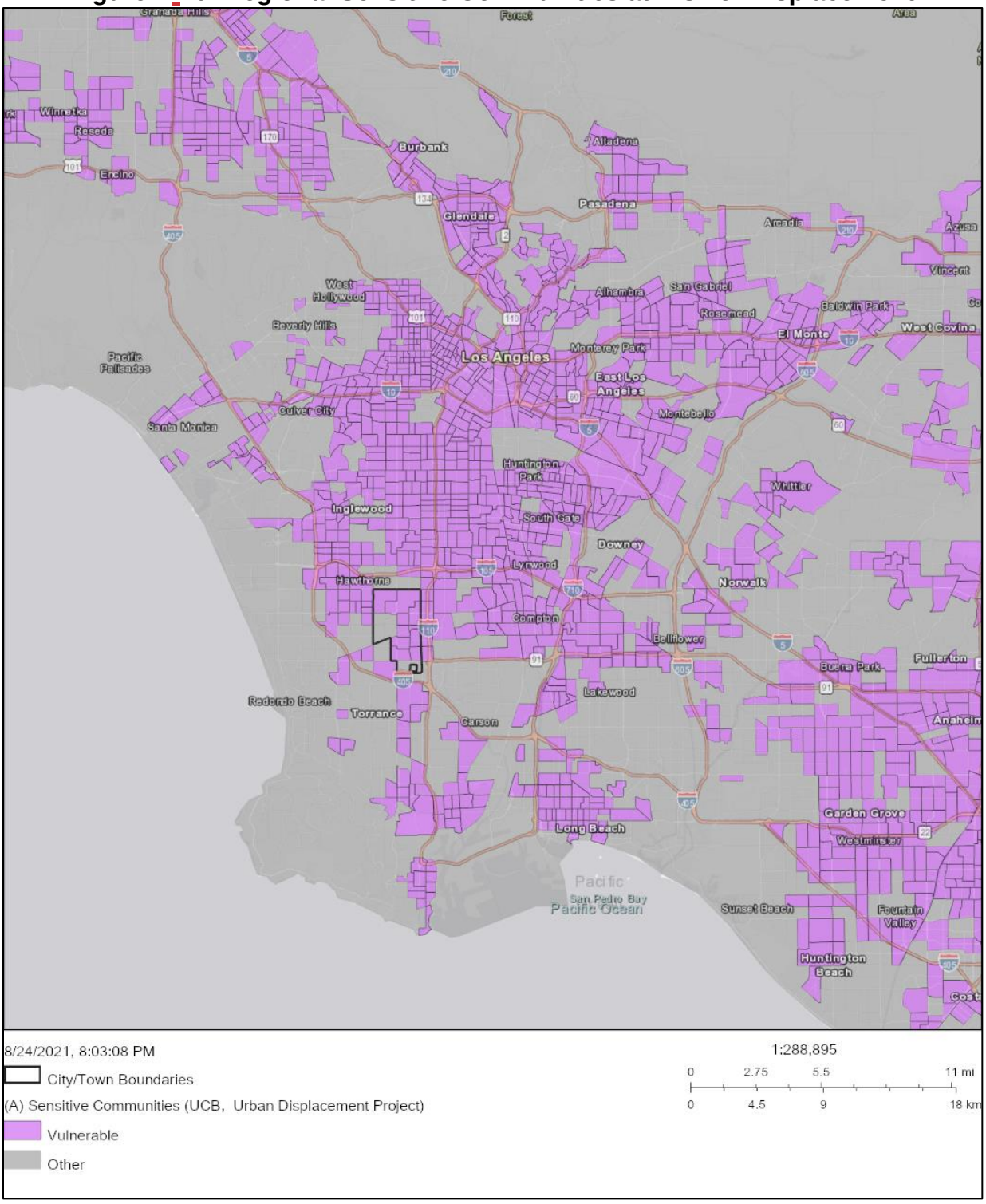
Local Trend. As shown in Figure E-41, the majority of tracts in Gardena are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. Three tracts in the central western section of the city and the southernmost tract are not considered vulnerable communities. The tracts in the northern section of the city and on tract along the eastern boundary are categorized as low resource areas (see Figure E-21). As discussed previously, racial and ethnic minority populations make up over 80 percent of the population in all but two Gardena block groups (see Figure E-5). Some of the sensitive communities identified also have larger shares of children in female-headed households, LMI households, overcrowded households, and cost burdened owners and renters (see Figure E-12, Figure E-14, Figure E-34, Figure E-35, and Figure E-37).

Sites Inventory. The distribution of RHNA units in sensitive communities at risk of displacement is shown in Table E-27. Because a majority of Gardena tracts are considered sensitive communities, 78.5 percent of RHNA units are located in these areas. There are more low and moderate income units located in sensitive communities compared to above moderate units. Despite the concentration of units in sensitive communities, sites selected to meet the RHNA are generally evenly distributed throughout the City. The high concentration of units in communities at risk of displacement is a reflection of the high rate of these communities citywide..

Table E-27: Distribution of RHNA Units by Communities At Risk of Displacement

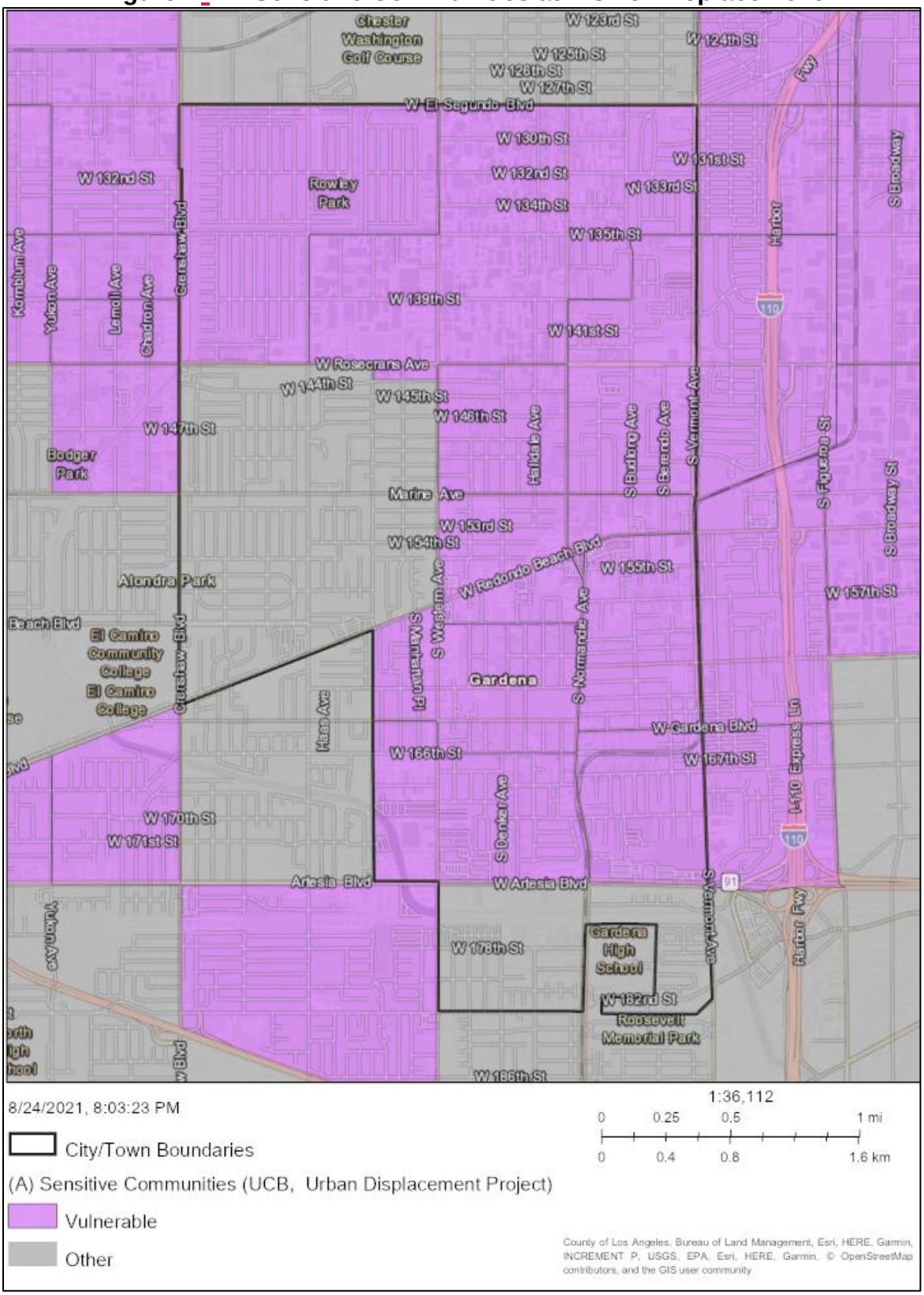
Sensitive Community (Tract)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
Not a Sensitive Community	18.5%	18.6%	27.6%	21.5%
Sensitive Community	81.5%	81.4%	72.4%	78.5%
Total	2,731	1,760	2,220	6,711

Figure E-40: Regional Sensitive Communities at Risk of Displacement



Source: HCD AFFH Data Viewer, Urban Displacement Project, 2021.

Figure E-41: Sensitive Communities at Risk of Displacement

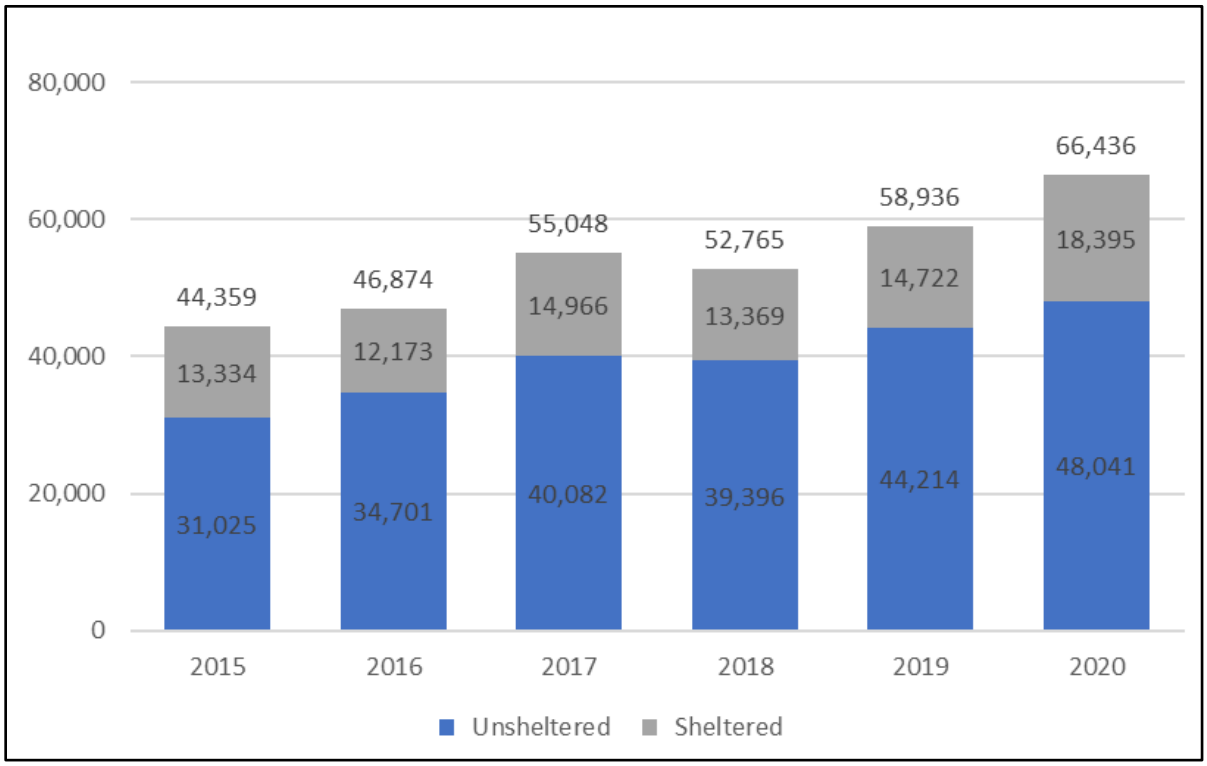


Source: HCD AFFH Data Viewer, Urban Displacement Project, 2021.

Homelessness

Regional Trend. The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure E-42 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.

Figure E-42: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Table E-28 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.

Table E-28: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	**58,936**	**100.0%**	**66,436**	**100.0%**	**12.7%**
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	**--**	**0.6%**	**--**	**0.7%**	**--**

*Members of families with at least one child under 18.
** Indicators are not mutually exclusive.
Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

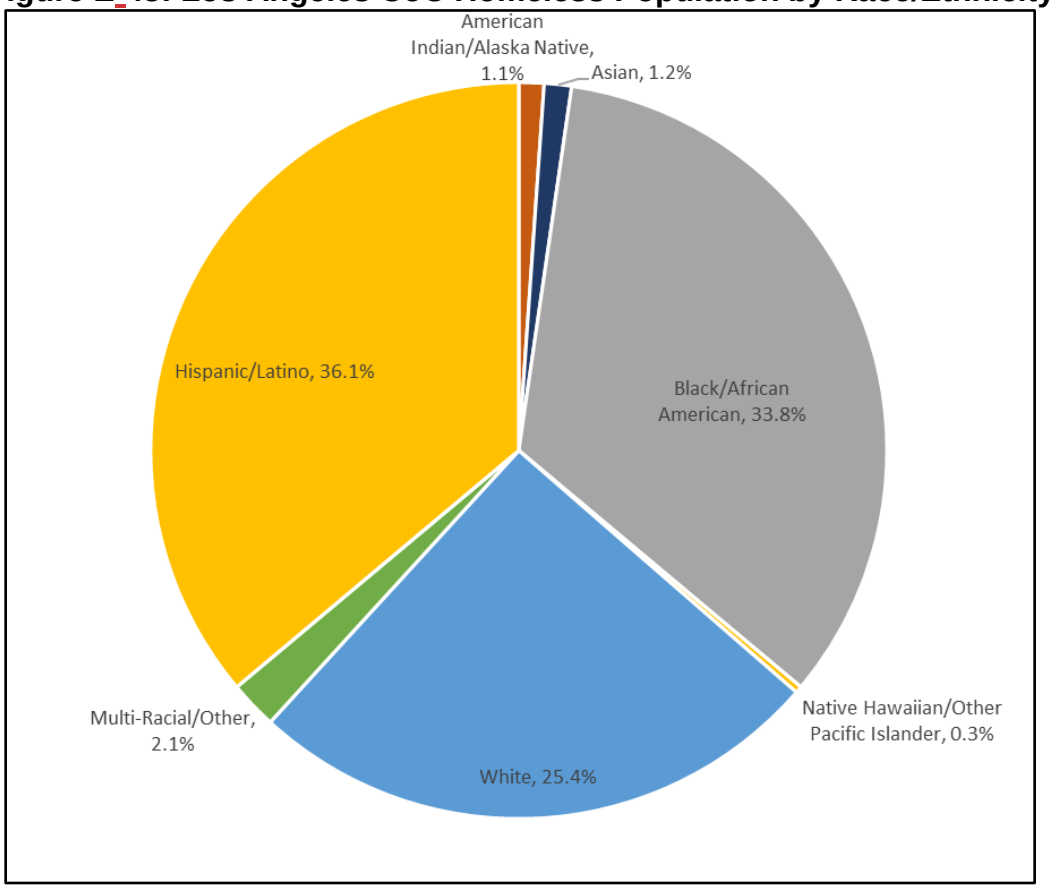
Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table E-29).

Table E-29: Homeless Populations and Special Needs Groups

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates			

Figure E-43 shows the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34 percent% of homeless persons are Black or African American, compared to only 7.8 percent of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2 percent of the County population, but 1.1 percent of the homeless population.

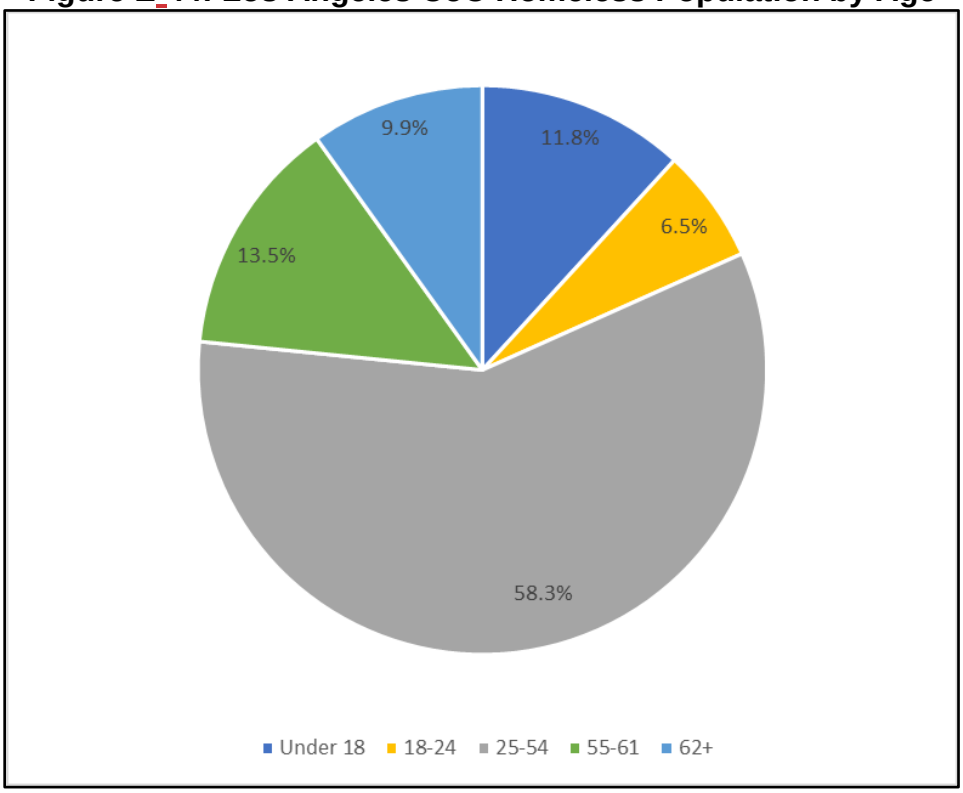
Figure E-43: Los Angeles CoC Homeless Population by Race/Ethnicity



Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)			

Figure E-44 shows the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8 percent of the homeless population and seniors (age 62+) account for 9.9 percent of the population; 6.6 percent of the homeless population is transitional aged youths between the ages of 18 and 24.

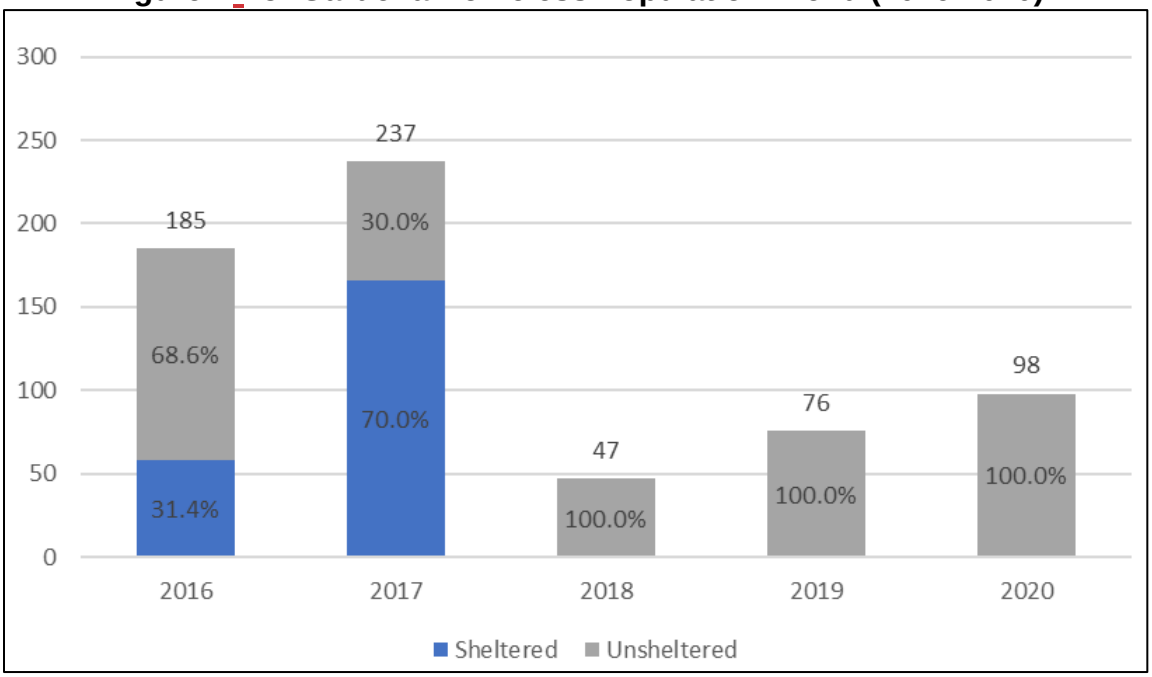
Figure E-44: Los Angeles CoC Homeless Population by Age



Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates).			

Local Trend. Figure E-45 shows the homeless population trend in Gardena from 2016 to 2020. As of 2020, there are 98 persons experiencing homelessness in Gardena, all of which are unsheltered. Of the homeless persons in Gardena, 47.9 percent were on the street, 28.6 percent were in cars, 12.2 percent were in RVs/campers, 8.2 percent were in vans, and 3.1 percent were in makeshift shelters. The population of persons experiencing homelessness in Gardena has decreased by 47 percent since 2016 but increased 28.9 percent since 2019.

Figure E-45: Gardena Homeless Population Trend (2016-2020)



Source: LAHSA, 2020 Greater Los Angeles City/Community Homelessness Reports Service Planning Area 5.

A summary of the homeless population in Gardena, provided by LAHSA, is shown in Figure E-46. As discussed previously, there are no sheltered persons experiencing homelessness in Gardena. The homeless population summary includes homeless populations by census tract, homeless population trend, and dwelling type of unsheltered persons. Tract 6031.01, along the western City boundary, has the largest homeless population based on the 2020 PIT Count, followed by tract 6029 in the central-northern area of the City. Homeless counts by tract are shown in Table E-30.

Figure E-46: Gardena Homeless Population Summary



Note: Because of the interactive nature of the [LAHSA homeless count] dashboard and exclusion of some categories, LAHSA does not recommend citing this dashboard as the official count. Estimates shown in Figure E-41 are from the 2020 Greater Los Angeles City/Community Homelessness Reports rather than the dashboard.

Source: LAHSA 2020 Homeless Count by Community/City.

Table E-30: Homeless Data by Tract

Tract	Persons	Percent of Total
6037602600	5	5.2%
6037602900	17	17.5%
6037603001	0	0.0%
6037603004	2	2.1%
6037603005	4	4.1%
6037603006	8	8.2%
6037603101	25	25.8%
6037603102	8	8.2%
6037603200	4	4.1%
6037603301	9	9.3%
6037603302	9	9.3%
6037603400	1	1.0%
6037603500	2	2.1%
6037603600	3	3.1%

Note: LAHSA does not recommend aggregating census tract-level data to calculate numbers for other geographic levels. Due to rounding, census tract-level data may not add up to the total for Los Angeles City Council District, Supervisorial District, Service Planning Area, or the Los Angeles CoC.

Source: LAHSA 2020 Homeless Count Data by Census Tract.

The Los Angeles County Coordinated Entry System (LA County CES) assesses individuals to match them with available housing resources and programs. From July to December 2020, 275 individuals in Culver City were assessed through CES, including 14 youths, 55 families, 39 veterans, and 49 persons aged 62 or older. Culver City is a part of Service Planning Area (SPA) 5, serving West Los Angeles communities including Beverly Hills, Brentwood, Culver City, Malibu, Pacific Palisades, Playa del Rey, Santa Monica, and Venice. Culver City and SPA 5 CES assessments and services are presented in Table E-26.

Table E-31: Cumulative CES Statistics (July 2020 – December 2020)

	Gardena	SPA 8	City Share of SPA 8
CES Assessment			
Total Persons	201	3,651	6%
Individuals	80	2,398	3%
Youth	15	213	7%
Families	106	1,083	10%
Veterans	7	250	3%
Persons Aged 62+	17	418	4%
Types of Services Provided to Those Assisted			
Interim Housing	95	1,470	6%
Rapid Re-Housing	80	1,211	7%
Street Outreach (Contacts)	47	1,201	4%
Street Outreach (Engagements)	27	500	5%
Other (Non-Permanent)	57	1,084	5%
Placed into Permanent Housing*	47	684	7%

* Includes persons that have moved into permanent housing during the reporting period (through either rapid re-housing, permanent supportive housing, or other permanent destinations).
Note: For households with more than one person (including families), the assessment of the head of household is applied to all members.
Source: LAHSA Homelessness Statistics by City (July 1, 2020 – December 31, 2020), March 2021.

Summary of Fair Housing Issues

Approximately 41% of owner households and 59% of renter households in Gardena experience a housing problem. In general, more renters in the northern City areas are cost burdened compared to the southern tracts. Northern Gardena is considered a low resource area and has high concentrations of racial and ethnic minorities and LMI households (see Figure E-5, Figure E-14, and Figure E-21). The northern half of the city also has higher concentrations of children in female-headed households compared to the rest of the city (see Figure E-12). Many of these tracts also have higher concentrations of overcrowded households. There is a concentration of homeless persons in some Gardena tracts, one in the central northern area of the City and one along the southeastern City boundary.

Other Relevant Factors

Lending Practices

Home loan applications in Gardena by race and income are shown in Table E-32. Black and Hawaiian/Pacific Islander applicants were denied loans at the highest rates (22.9 percent and 25 percent, respectively), while Hispanic or Latino and White applicants were denied at the lowest rates (13.4 percent and 14.1 percent, respectively). There were eight American Indian/Alaska Native and eight applicants of two or more minority races; 12.5 percent of American Indian/Alaska Native applicants were denied and no applicants of two or more minority races were denied. Applicants belonging to lower income categories had higher denial rates; approximately 38 percent of loan applications submitted by low income residents were denied compared to only 15 percent of applications submitted by upper income residents.

Table E-32: Home Loan Approval and Denial Rates – Gardena (2020)

Loan Type/Applicant Demographics	Approved/ Originated	Denied	Total Applications
Loan Purpose and Type			
Purchase – Conventional	71.9%	11.0%	566
Purchase – Government	63.9%	13.4%	119
Home Improvement	53.7%	27.9%	147
Refinancing	53.8%	19.9%	1,124
Applicant Race/Ethnicity			
American Indian/Alaska Native	75.0%	12.5%	8
Asian	65.8%	15.2%	453
Black or African American	53.8%	22.9%	424
Hawaiian / Pacific Islander	43.8%	25.0%	32
White	63.9%	14.1%	609
2 or More Minority Races	87.5%	0.0%	8
Joint Race (White/Minority)	71.4%	19.0%	42
Race Not Available	51.3%	19.5%	380
Hispanic or Latino	61.5%	13.4%	366
Not Hispanic or Latino	60.8%	17.7%	1,195
Applicant Income			
Low (0-49% of Median)	32.4%	38.2%	68
Moderate (50-79% of Median)	47.3%	25.7%	148
Middle (80-119% of Median)	53.3%	20.6%	413
Upper (>=120% of Median)	64.1%	14.9%	1,218
Income Not Available	67.9%	11.9%	109

Note: This dataset excludes withdrawn/incomplete applications. Sum of percentages may not total 100%.
Source: Home Mortgage Disclosure Act (HMDA) Data – City of Gardena, 2020.

Table E-33 compares the racial/ethnic composition of loan applicants and the City. White applicants are significantly overrepresented in the loan application pool, representing 31.1 percent of loan applicants but only 9.4 percent of the citywide population. Conversely, Hispanic/Latino residents represent only 18.7 percent of the applicant pool, but 39 percent of the total population.

Table E-33: Race/Ethnicity of Loan Applicants vs. Total Population

Race/Ethnicity	Percent of Gardena Population	Percent of Total Loan Applicants
White	9.4%	31.1%
Black/African American	22.2%	21.7%
American Indian/Alaska Native	0.1%	0.4%
Asian	24.7%	23.2%
Native Hawaiian/Pacific Islander	1.1%	1.6%
Hispanic/Latino	39.3%	18.7%
Source: HMDA data, 2020; 2015-2019 ACS (5-Year Estimates).		

Historical Trends

The City of Gardena was incorporated on September 11, 1930. It combined the rural communities of Gardena, Moneta, and Strawberry Park into a Municipal Corporation, Sixth Class City. At that time Gardena was a small farming community of about 20,000 people.

During the early years of and prior to Gardena's establishment, Japanese immigrants played a crucial role in the City's farm community. The Japanese Association founded the Moneta Japanese Institute in 1911, funding a schoolhouse and teacher living quarters. In 1916, the Gardena Japanese school was established. During World War II, the City's large Japanese population was relocated to states in the middle of the Country.[4] Prior to the 1942 Executive Order and subsequent removal and incarceration of Japanese and Japanese Americans, Los Angeles County was home to approximately 36,000 Japanese Americans. In 1945, those incarcerated were granted the opportunity to return to California; however, but the end of the year, only an estimated 3,000 Japanese Americans had returned to Los Angeles County.[5] According to the 2011-2015 ACS, Gardena has a population of 5,091 residents with Japanese ancestry representing 8.5 percent of the total population.

The 1896 Supreme Court ruling of Plessy v. Ferguson upheld the constitutionality of "separate but equal," ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, through

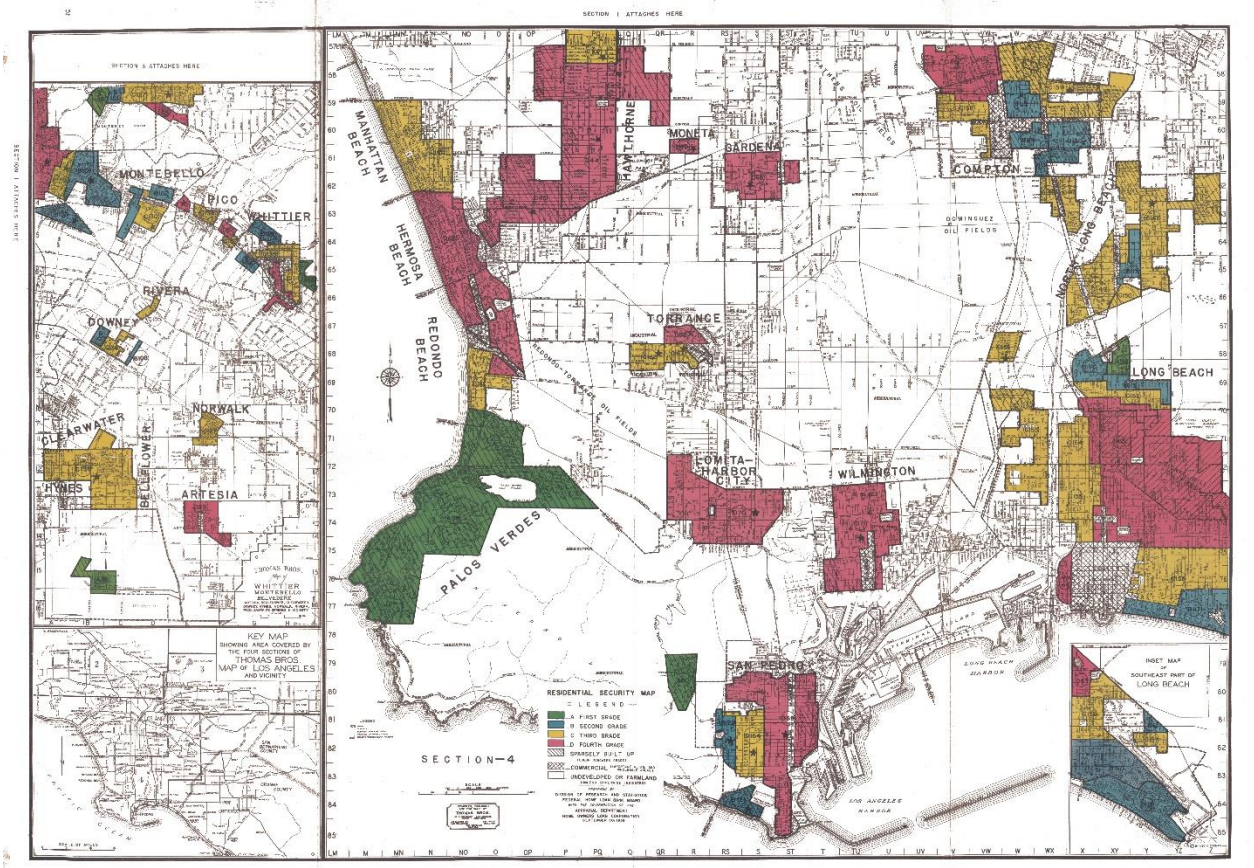
[4] Los Angeles County Library. (2021). Gardena – Community History, https://lacountylibrary.org/gardena-local-history/.
[5] The National World War II Museum. (2021). The Return of Japanese Americans to the West Coast in 1945. https://www.nationalww2museum.org/war/articles/return-japanese-americans-west-coast-1945.

the adoption of policies forbidding them from residing or even being within town borders after dark, known as 'sundown towns.'[6] Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country, including more than 100 California towns, several of which in Los Angeles County.[7]

The Home Owners' Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County's first red-lining maps. Gardena received a D-rating, indicating the community was "least desirable" and a higher loan risk. Redlined, or D-rated communities, were typically comprised of large minority communities. Segregation achieved through red-lining was further exacerbated through the establishment of the Federal Housing Administration in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were granted only to Whites and mixed-race neighborhoods or White neighborhoods in the vicinity of Black neighborhoods were deemed "too risky."[6] Figure E-47 shows the 1939 redlining for the South Bay. For clarity, an updated redlining map of Gardena and the surrounding areas is presented in Figure E-48.

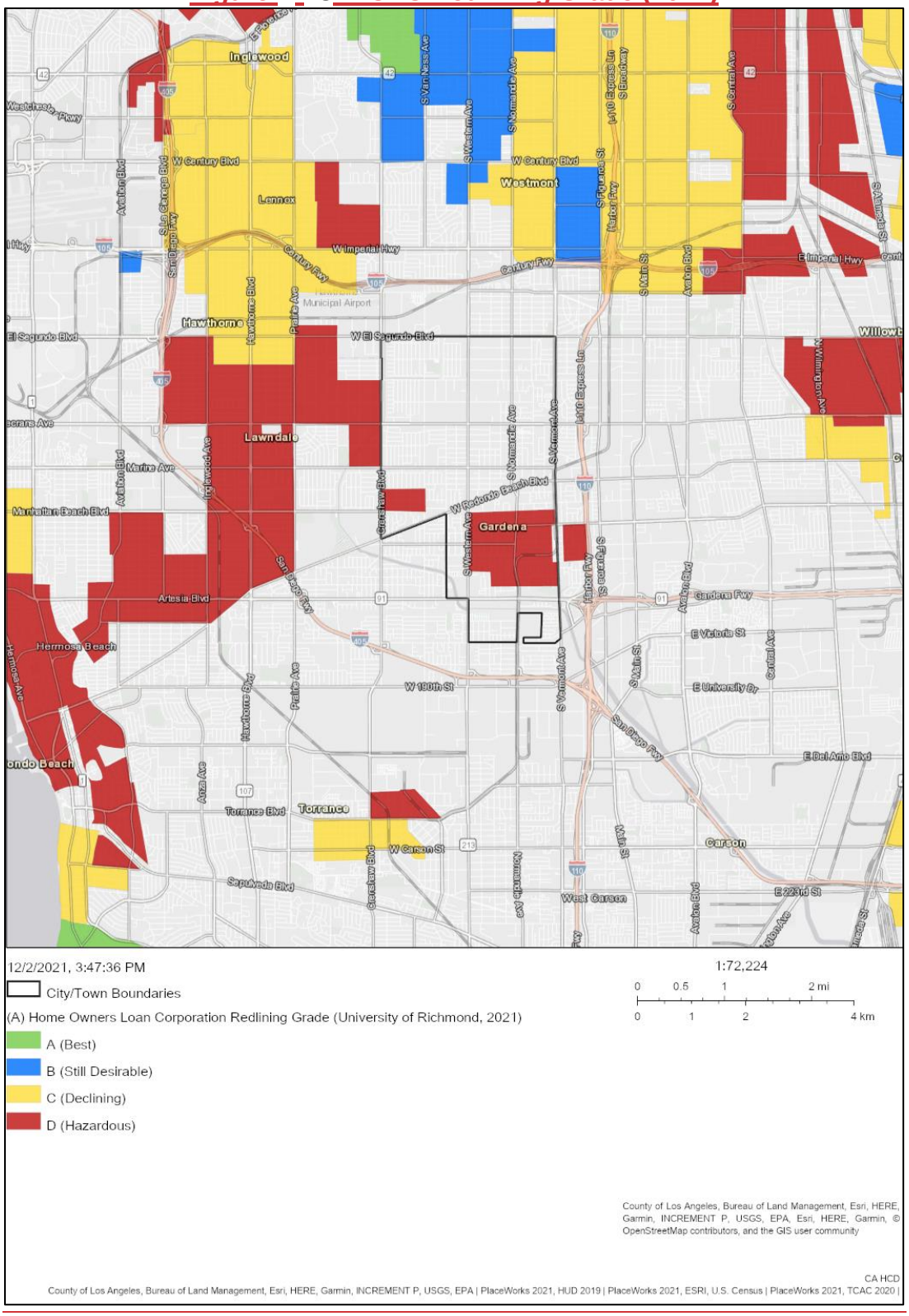
[6] Rothstein, Richard. (2017). The Color of Law: A Forgotten History of How Our Government Segregated America. Liveright Publishing Corporation.
[7] History and Social Justice. (2021). https://justice.tougaloo.edu,

Figure E-47: Home Owners Loan Corporation (HOLC) Redlining Map (1939)



Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed. Robert K. Nelson and Edward L. Ayers, accessed December 1, 2021, https://dsl.richmond.edu/panorama/redlining.

Figure E-48: HOLC Redlining Grade (2021)

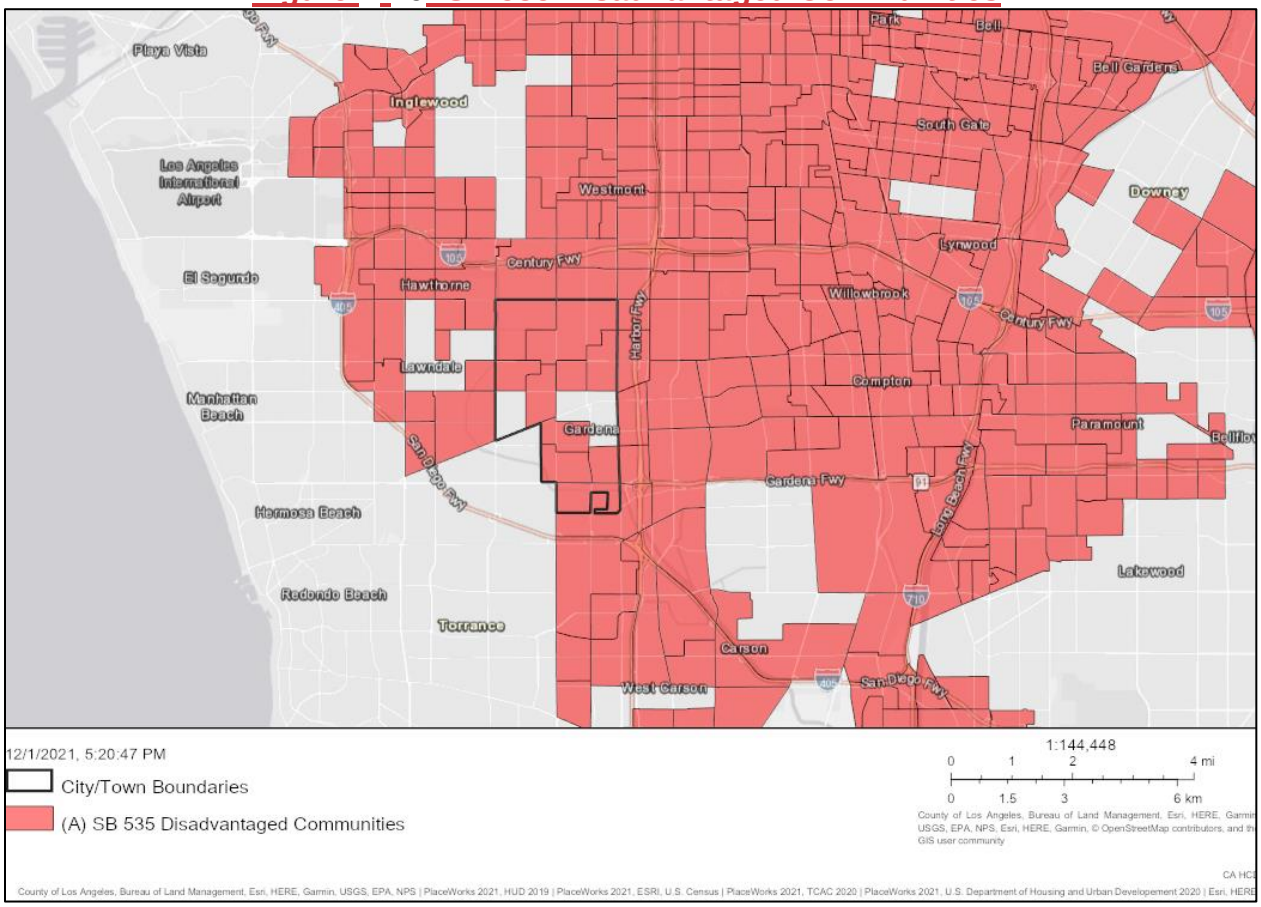


Source: HCD AFFH Data Viewer, University of Richmond (2021), 2021.

SB 535 Disadvantaged Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change. As identified using the HCD AFFH tool has a majority of Gardena and the surrounding jurisdictions north, east, and south are considered "disadvantaged communities" (Figure E-49).

Figure E-49: SB 535 Disadvantaged Communities



Source: HCD AFFH Data Viewer, Office of Environmental Health Hazard Assessment (OEHHA), 2021.

Concentration of Fair Housing Issues

While there are concentrations of certain special needs groups and/or fair housing issues throughout the City, the northern section of Gardena, specifically tracts 6026, 6029, 6030.01, and 6030.05, have several overlapping fair housing issues. The following fair housing issues, described previously, are present in northern Gardena tracts:

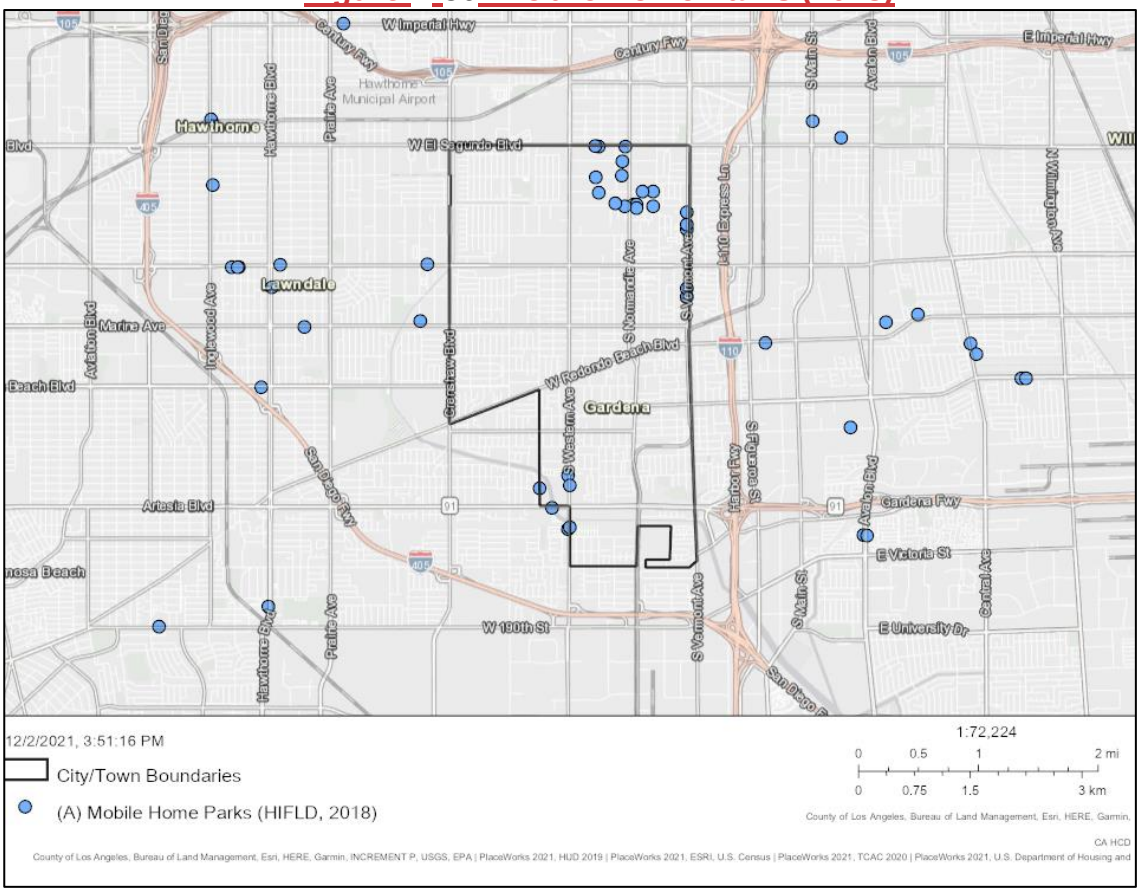
- Concentrations of racial/ethnic minority populations exceeding 80 percent;

- Concentrations of children living in single-parent female-headed households exceeding 20 percent;
- Concentrations of LMI areas where more than 50 percent of households are low or moderate income;
- Low resource area designations;
- Lower jobs proximity indices;
- Higher rates of cost burdened renters exceeding 60 percent;
- Higher rates of overcrowded households exceeding the Statewide average of 8.2 percent.

Northern Gardena is zoned largely for industrial uses (M-1 and M-2 zones) surrounded by residential zones ranging from single-family (R-1) to high density residential (R-4). The City's Zoning Map is shown in Figure E-51. As presented in Figure E-50, the northeastern corner of the City also has a high concentration of mobile home parks, typically occupied by lower income households. The northeastern corner of the City also has the highest concentrations of overcrowded households (see Figure E-37).

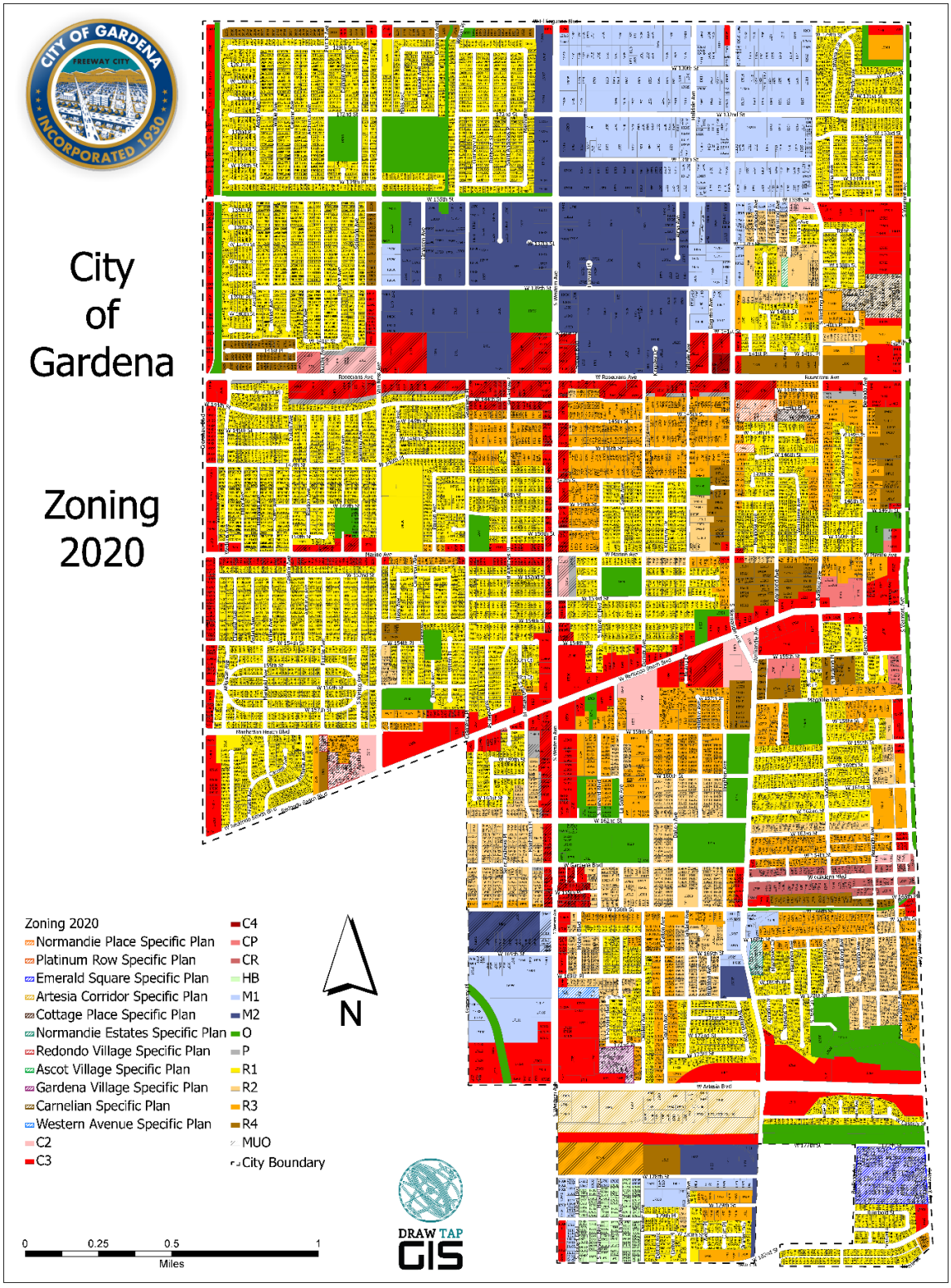
Though all of Gardena has high concentrations of non-White populations, the northern City tracts have African American and Hispanic majority populations, while the southern City tracts have Asian majority populations. The northeastern tract (6029), where mobile home parks and industrial zoning is most concentrated, is the only mostly Black and Latino populated tract while the remainder of the City has a mix of three or more racial/ethnic populations. Racial or ethnic majority populations by tract are shown in Figure E-52 and neighborhood segregation patterns by tract are shown in Figure E-53.

Figure E-50: Mobile Home Parks (2018)



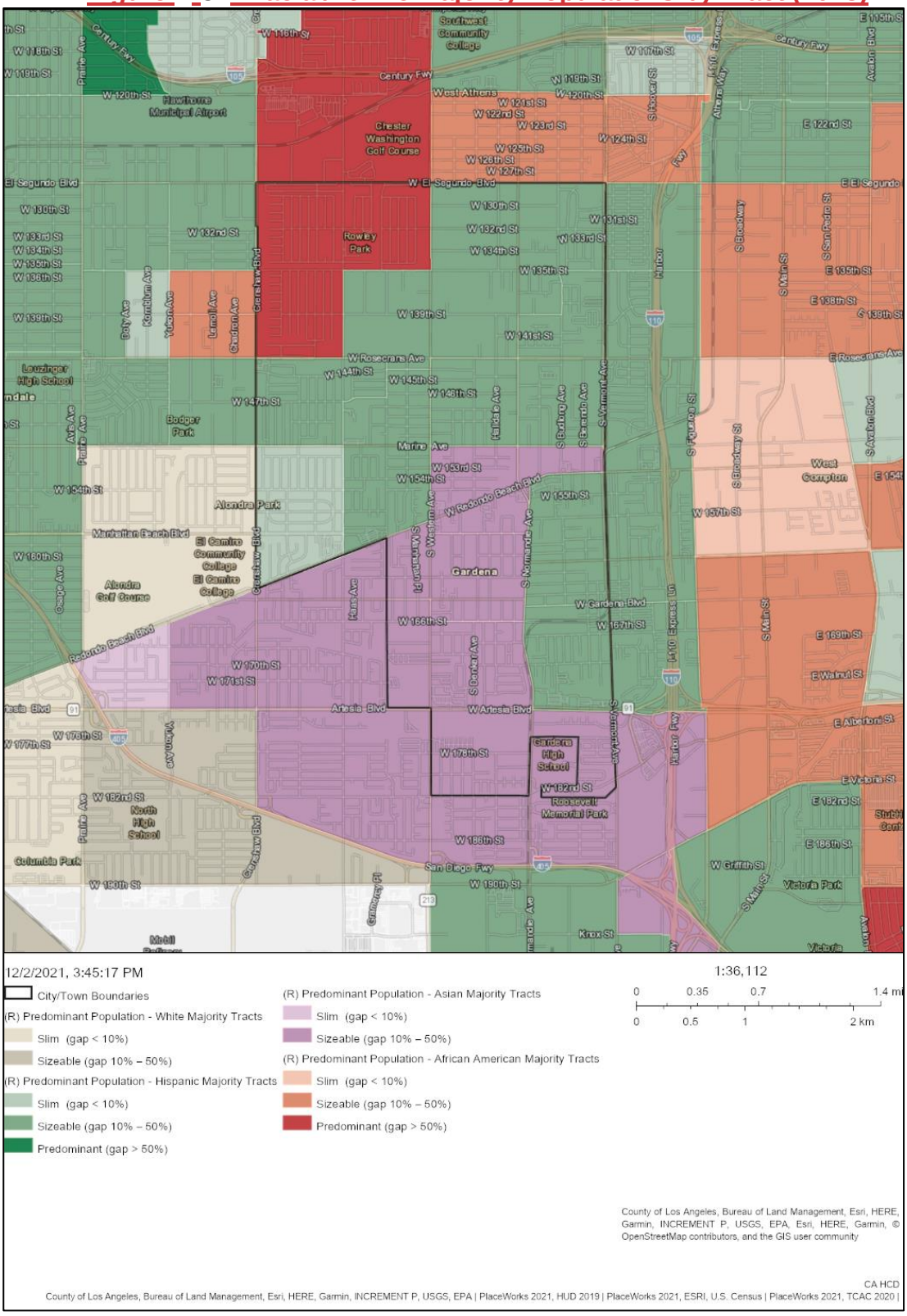
Source: HCD AFFH Data Viewer, Homeland Infrastructure Foundation Level Data (HIFLD) (2018), 2021.

Figure E-51: Gardena Zoning Map (2020)



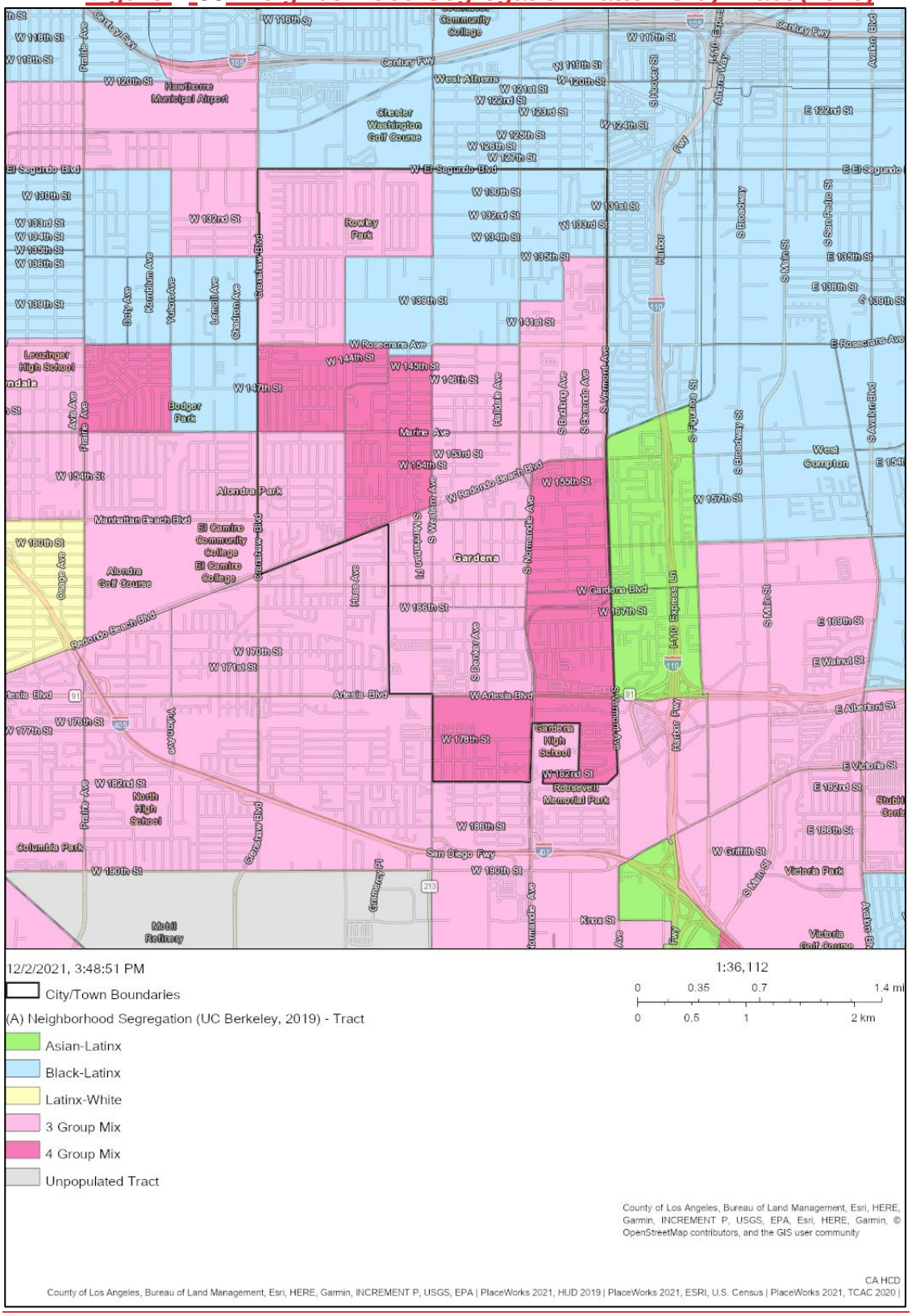
Source: City of Gardena, 2020.

Figure E-52: Racial/Ethnic Majority Populations by Tract (2018)



Source: HCD AFFH Data Viewer, 2021.

Figure E-53: Neighborhood Segregation Patterns by Tract (2019)



Source: HCD AFFH Data Viewer, UC Berkeley (2019), 2021.

Local Knowledge

In April 2016, the City published an Analysis of Impediments to Fair Housing Choice which included a fair housing community survey and workshop. The Fair Housing Survey was conducted from November 2015 to February 2016 and received 44 responses, 42 of which had no experienced housing discrimination in the City. The survey was distributed at the Nakaoka Senior Center, Civic Center, Parks and Recreation center, City Council meetings, and on the City's website. Table E-34 shows the race or ethnicity and income group of the respondents. One respondent indicated they had experienced discrimination and one respondent was unsure. Neither reported the incident. The respondent indicated they had experienced discrimination is African American. The City did not receive any comments during the fair housing workshop or during the 2016 Draft AI public review period.

Table E-34: Survey Respondent Demographics (2016)

	Percent of Respondents
Race/Ethnicity	
White	20%
African American	20%
Asian	20%
Hispanic	14%
Not reported	11%
Non-resident	14%
Income	
<$10,000/year	5%
$10,000-$20,000/year	25%
$20,000-$30,000/year	9%
$30,000-$40,000/year	7%
$40,000-$50,000/year	11%
$50,000+/year	7%
Not reported	36%
Source: City of Gardena, 2016.	

C. Identification and Prioritization of Contributing Factors

Fair Housing Enforcement and Outreach

There has been a lack of fair housing testing in Gardena in recent years. In 2020, 130 discrimination cases were opened in Los Angeles County, mostly on the basis of disability (66%) and race (21%). HUD reported 26 fair housing inquires in Gardena between 2013 and 2021.

Contributing Factors:

- Lack of monitoring
- Lack of outreach towards special needs groups

Concentration of Special Needs Groups

The City has concentrations of LMI households, disabled persons, and children in female-headed households. Many of these tracts were also identified as low resource areas or as sensitive communities at risk of displacement.

Contributing Factors

- Lack of private investment
- Location and type of affordable housing

Substandard Housing Conditions

1.4% of owner-occupied households and 3.8% percent of renter-occupied households lack complete plumbing or kitchen facilities and 88.5% of the City's housing stock was built prior to 1990 and may be susceptible to deterioration. Tracts with older housing units are most concentrated in the northwest section of the City.

Contributing Factors

- Age of housing stock
- Cost of repairs of rehabilitation

Displacement Risk of Low Income Residents Due to Economic Pressures

Most of the City is considered a sensitive community at-risk of displacement. Approximately 60-80% of renter-occupied households in the northern half of Gardena are cost burdened, while only 40-60% of renter-occupied households in the southern section are cost burdened. Many of these tracts also have higher concentrations of LMI households, disabled persons, and children in female-headed households.

Contributing Factors

- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing

Table II-13: Housing Type (2020)

Jurisdiction	Single-Family		Multiple-Family		Mobile Homes	Total
	Detached	Attached	2 to 4 units	5+ units		
Gardena	9,783 44.5%	1,711 7.8%	2,571 11.7%	6,672 30.4%	1,245 5.7%	21,982
Los Angeles Co.	1,732,045 48.2%	234,107 6.5%	295,700 8.2%	1,270,425 35.4%	58,297 1.6%	3,590,574
Source: DOF E-5: Population and Housing Estimates, 2020.						

3. Housing Stock Age and Condition

Most of the City's housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. As shown in Table II-14, nearly 89 percent of the existing housing stock in Gardena was built prior to 1990. In general, older buildings require greater maintenance, which results in higher costs. Thus, maintenance is often deferred, leading to the further physical deterioration of the City's housing units. In addition, older, deteriorated structures often do not meet current building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, building codes were revised to ensure structures could withstand seismic activity of similar magnitude and motion characteristics. Therefore, the current age of Gardena's housing stock strongly suggests there will be an increased need for structural improvements during the next decade.

Based on estimates from the Code Enforcement division, as of December 2021, 250 to 300 units, or 1.4 percent of the housing stock in the City are considered substandard. The majority of these units are suitable for rehabilitation. Less than five percent (12 to 15 units) of the substandard units would need to be completely demolished and replaced.

Table II-14: Age Distribution of Existing Housing Stock

Year of Construction	Units Constructed	Percent of Total
2010 or later	279	1.3 %
2000-2009	670	3.1
1990-1999	1,449	6.8
1980-1989	2,306	10.8
1970-1979	2,387	11.1
1960-1969	3,585	16.7
1950-1959	7,123	33.2
1940-1949	2,414	11.3
Prior to 1939	1,228	5.7
Source: ACS 2014-2018 (5-Year Estimates), Table DP04.		

Table III-2: National Annual Average Mortgage Interest Rates

Year	Average Interest Rate
2016	3.65%
2017	3.99
2018	4.54
2019	3.94
2020	3.11
Source: Federal Home Loan Mortgage Corporation, Primary Mortgage Market Survey.	

4. Density and Timing

With limited vacant land available for residential development, the City has been accommodating new housing construction through the recycling of lower-density residential uses and underutilized nonresidential uses into higher intensity multi-family developments.

Developers in the R-3 zone have been able to achieve maximum densities. Developers in the R-4 and MUO zones have not achieved the maximum density allowed by the zones not because of constraints imposed by the City, but because of the choice of housing that is being developed. With the exception of the 265-unit apartment building on Crenshaw Boulevard approved in 2021, and the proposed Specific Plan apartment project on Crenshaw Avenue, developers are choosing to build two- to three-story townhome style condominiums. In 2019 the City hosted a workshop with developers and architects to discuss impediments to development. The workshop identified development constraints related to parking. Parking requirements and other constraints discussions related to this workshop are further described in Section 4, *Residential Development Standards*, below.

Residential development has been active in Gardena, with limited delays between entitlement and building permit issuance. Typically, the time between receiving entitlements and the issuance of building permits is approximately six months based on review of projects over the past five years, depending on how quickly corrections are made by the developer.

B. Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the city. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

1. Transparency in Development Regulations

The City of Gardena complies the requirement to demonstrate transparency in development regulations by providing information online and at public counters:

- General Plan - https://cityofgardena.org/general-plan/
- Zoning Information - https://cityofgardena.org/zoning-information/
- Permits and Fees - https://cityofgardena.org/community-development-permits-and-fees/

Table IV-1 : Regional Housing Needs Assessment (RHNA)

Income Level	Units	Percent
Very Low Income	1,485	25.9%
Low Income	761	13.3%
Moderate Income	894	15.6%
Above Moderate Income	2,595	45.2%
Total	5,735	100.0%

Source: Southern California Association of Governments (SCAG), 2021.

Note: The City has a RHNA allocation of 1,485 very low-income units (inclusive of extremely low-income units. Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,485 very low-income units may be divided into 743 very low and 742 extremely low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category

B. Development Credit

1. Accessory Dwelling Units (ADUs)

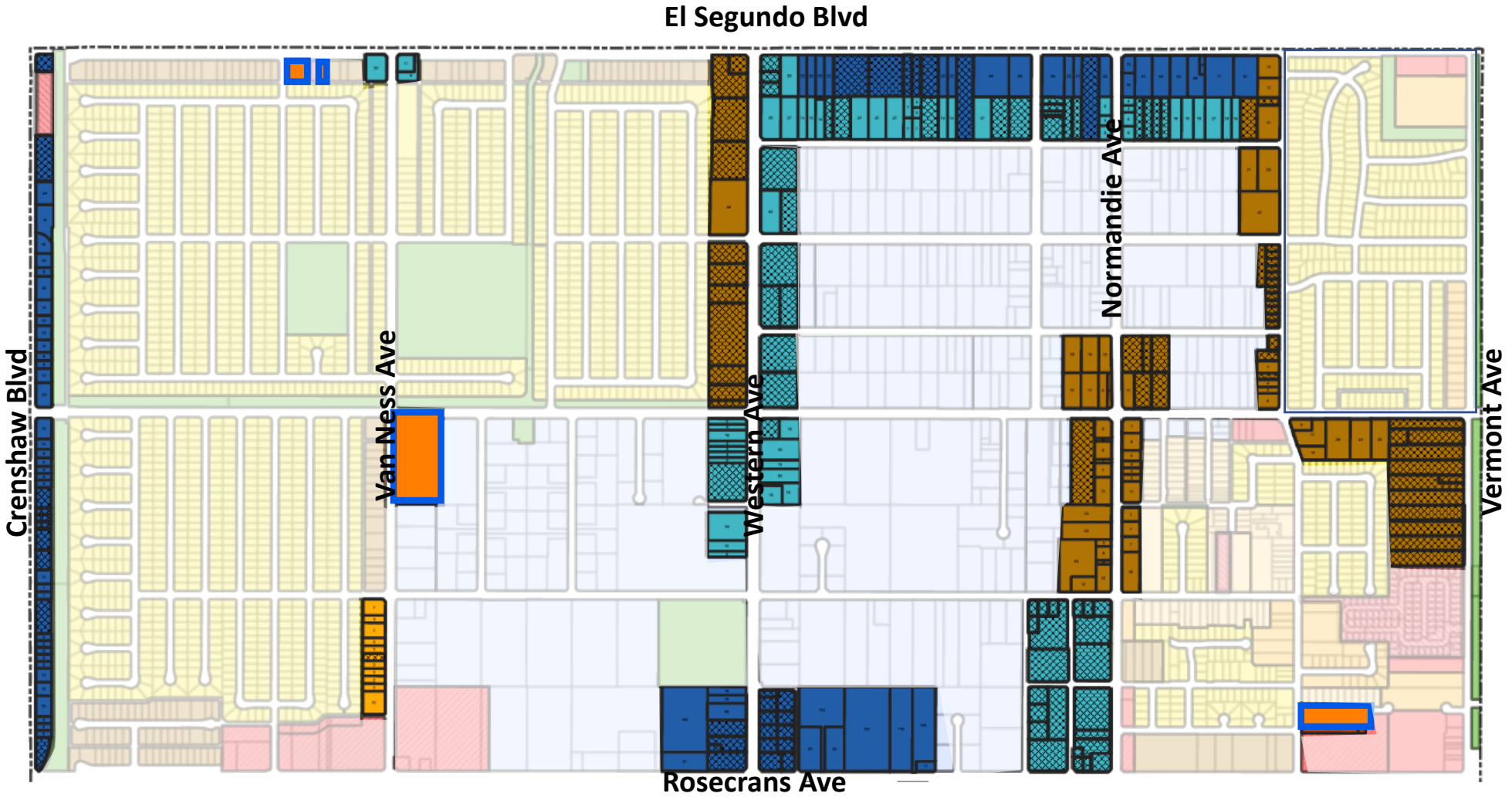
Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. Gardena has seen a steady growth of ADUs in the community with 12 units permitted in 2018, 18 units in 2019, 23 units in 2020, and 26 units in 2021 (as of December 28, 2021) for an average of approximately 19.75 ADUs per year. Gardena anticipates permitting at least 20 ADUs per year for a total of 160 in the eight-year planning period based on the annual 2018-2020 average in conjunction with additional incentives to be provided by the City to facilitate ADU development. The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate if these ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Element Accessory Dwelling Unit program.

Table IV-2: ADU Projections and Affordability

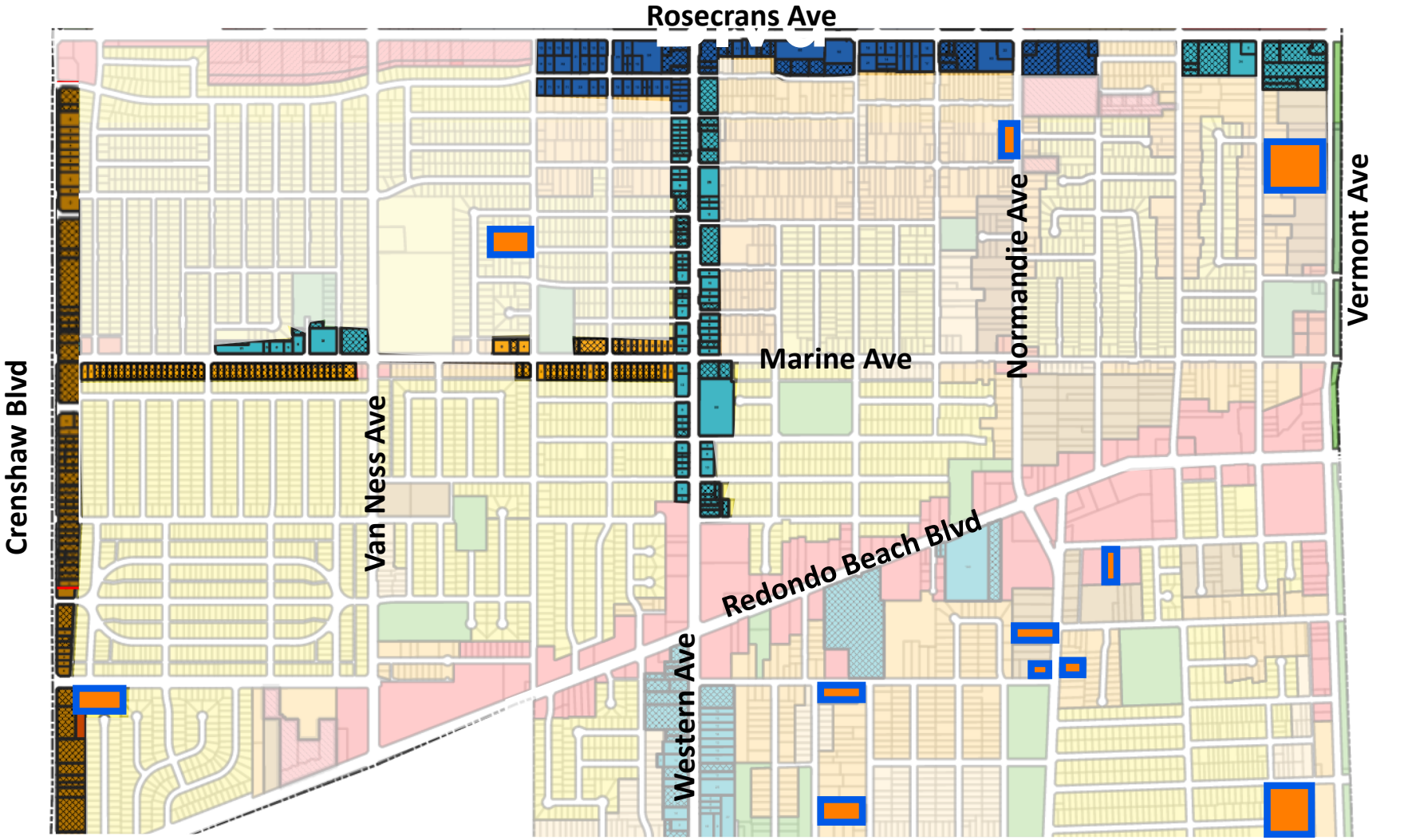
Income Category	Units	SCAG ADU Affordability
Extremely Low	24	15.0%
Very Low	4	2.0%
Low	68	43.0%
Moderate	10	6.0%
Above Moderate	54	34.0%
Total	160	100.0%

Source: Southern California Association of Governments (SCAG) Regional Accessory Dwelling Unit Affordability Analysis – LA County I, 2020.

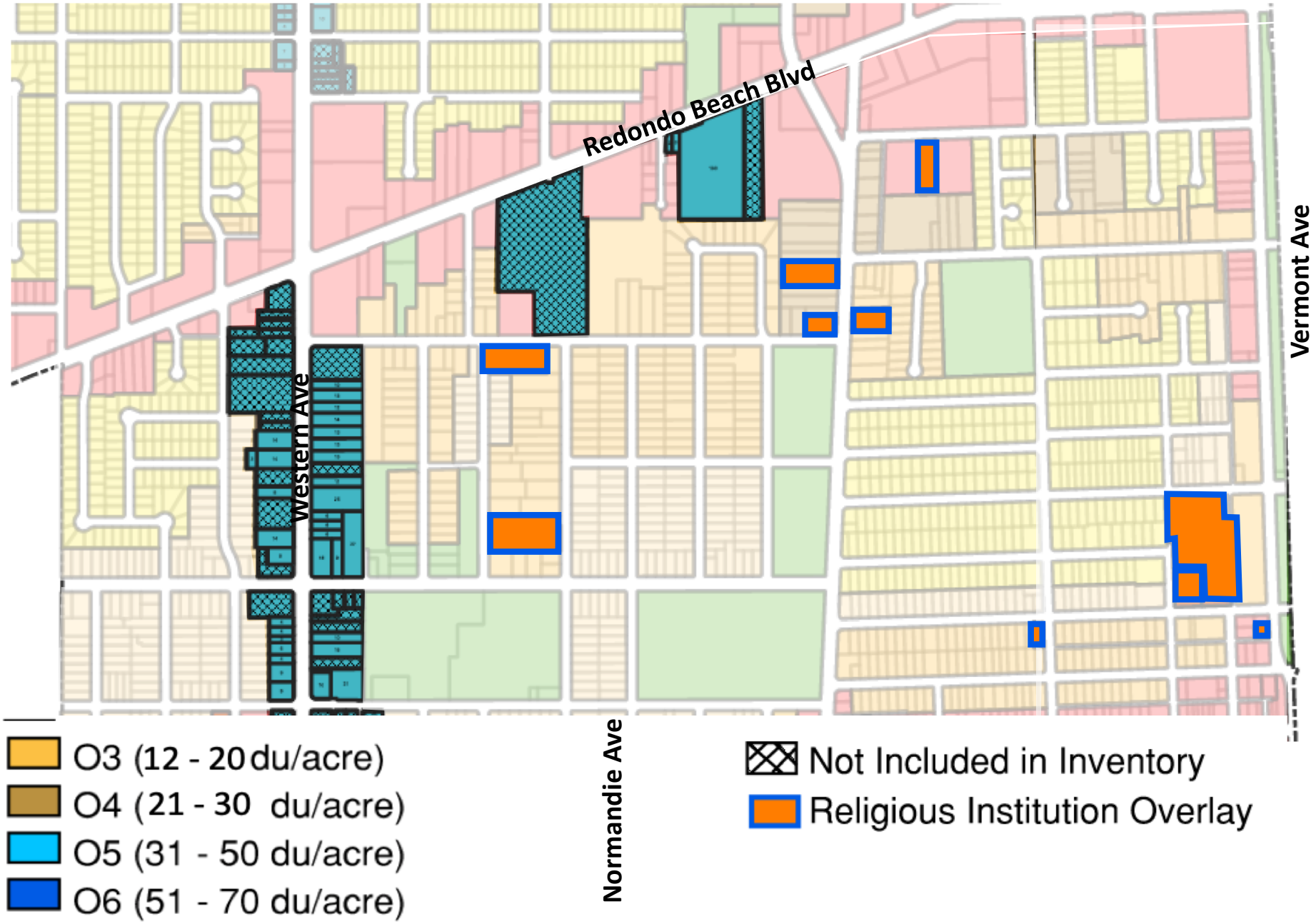
El Segundo Blvd to Rosecrans Ave



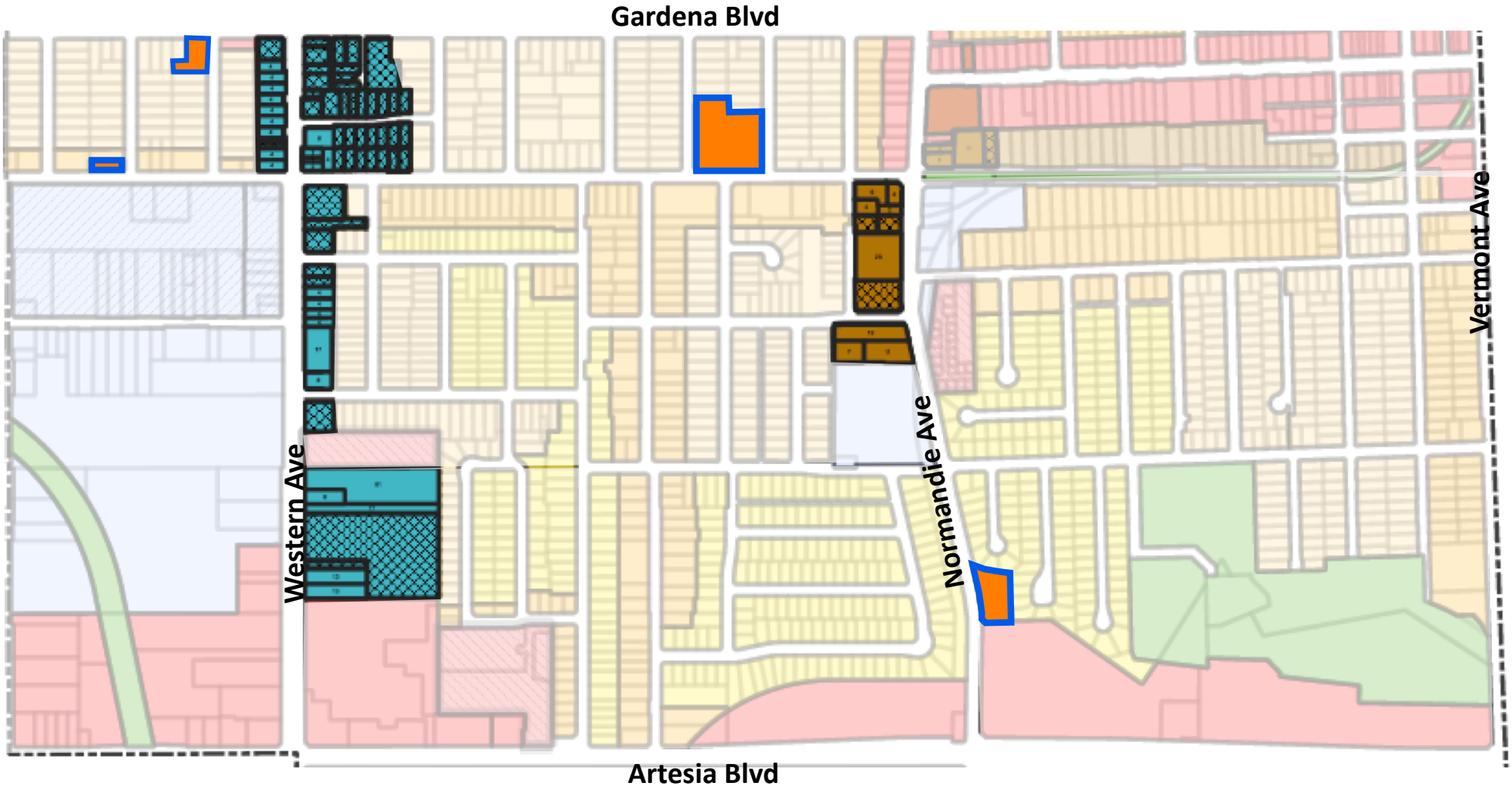
Rosecrans Ave to Redondo Beach



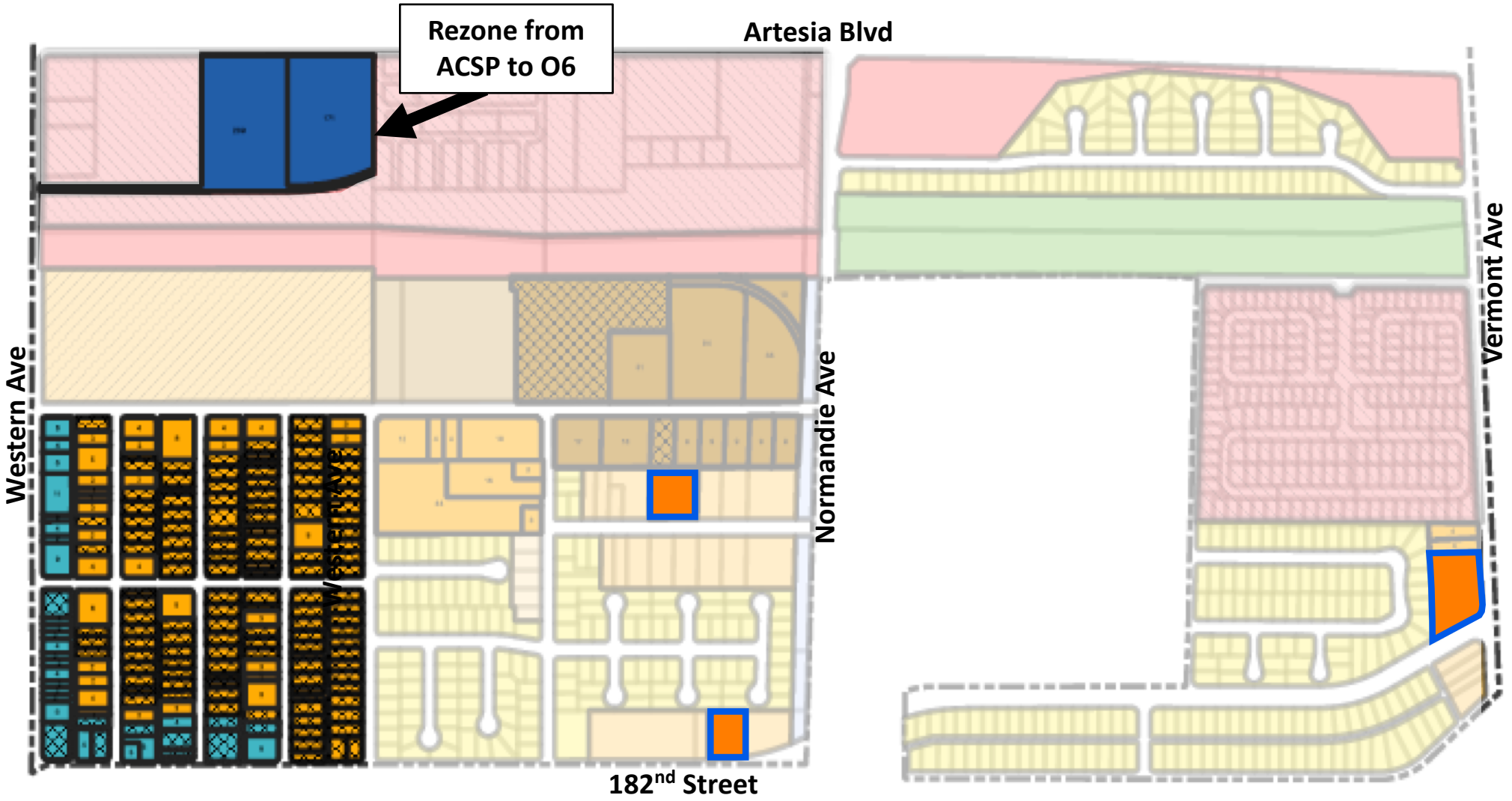
Redondo Beach Blvd to Gardena Blvd



Gardena Blvd to Artesia Blvd



South of Artesia



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 24, 2021

Greg Tsujiuchi, Director
Community Development Department
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Greg Tsujiuchi:

RE: City of Gardena's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Gardena's (City) draft housing element received for review on September 27, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 15, 2021 with City staff members Amanda Acuna and Gregory McClain and the City's consultant, Veronica Tam. In addition, HCD considered comments from Californians for Homeownership pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
CITY OF GARDENA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Enforcement: While the element included information on different fair housing laws, it must also describe how the City complies with fair housing laws.

   Local Knowledge and Data: The element should complement federal, state and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates, public comments, and service providers.

   Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.

   Sites Inventory: While the element analyzed whether the location of RHNA sites improve or exacerbate several fair housing components, the element must also analyze sites relative to disproportionate housing needs including displacement risk.

   Fair Housing Issues: The analysis indicated that while the City does not have any areas designated as high poverty and segregation or racially/ethnically concentrated areas of poverty (RECAP), the City does have specific census tracts located in the northern part of the City that have several overlapping fair housing issues including a concentration of lower-income households, female-headed households, minorities, low resourced and limited access to educational and environmental health opportunities. The element should include a discussion of these census tracts including other relevant factors and any local knowledge or data, along with identifying factors that contributed to the concentration of fair housing issues and specific place-based strategies to overcome these patterns.

   Strategies, Actions, Metrics, and Milestones: Programs and actions must specifically respond to the factors that contributed to fair housing issues in the Community. For

example, the element listed a concentration of poverty in specific census tracts as a contributing factor to increased displacement risk. As a result, the element should describe how specific programs will overcome this contributing factor. Currently, the programs identified do not meaningfully overcome contributing factors and address fair housing issues. Additionally, programs must enhance housing mobility strategies, encourage development of new affordable housing in higher resourced areas, implement place-based strategies focused on specific census tracts to encourage community conservation and revitalization and address displacement risk. There are several programs in the housing element that could be revised to address specific fair housing issues and affirmatively furthering fair housing (AFFH) including Programs 1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 5.3, and 5.4. Furthermore, the element must include metrics and milestones for targeting meaningful change and evaluating progress on programs, actions, and fair housing results.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Overpayment: While the element identifies the total number of households overpaying for housing, it must quantify and analyze lower-income households overpaying for housing by tenure (i.e., renter and owner).

   Housing Stock Conditions: While the element identifies the age of the housing stock (p. 16), it must quantify the number of units in need of major rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress toward the RHNA: The City's regional housing need allocation (RHNA) may be reduced by the number of new units pending, approved, permitted, or built since July 1, 2021. The element indicates that 528 units were approved or pending approval and six of those units will be counted towards the City's lower-income RHNA. However, the element must describe how affordability was determined based on actual or anticipated sales prices or rents or any other mechanisms ensuring affordability (e.g., deed restrictions).

   Realistic Capacity: The element is assuming 60-75 percent of the maximum allowable densities on nonvacant nonresidential zoned sites (p. 63). Additionally, the element is assuming the maximum allowable density in proposed zoning. However, the element must support the assumption that sites will be developed at the identified capacity. For example, the element should discuss land use controls, trends, factors, or other supporting information. Additionally, the element is assuming residential development on sites with zoning that allow 100 percent nonresidential uses (e.g., commercial, and mixed-use

zones) and must demonstrate the likelihood of residential development. To demonstrate the likelihood for residential development in these zones, the element could describe recent residential and nonresidential trends such as the occurrence of 100 percent nonresidential uses, any performance standards mandating a specified portion of residential and any factors, policies or programs increasing the potential for residential development.

Suitability of Nonvacant Candidate Sites for Rezoning: The element identifies majority of its RHNA at all income levels on nonvacant sites that will be rezoned to address the 6th cycle shortfall. The element includes a list of factors that were considered when identifying sites suitable for accommodating residential including structural conditions, ownership patterns, "low FAR", vacancy rates, etc., (p. 63). The element should clearly identify what factors were used, and how each factor was applied to specific sites. For example, in the actual inventory (Appendix C), some sites included notes regarding the existing use while other sites include information on the degree of underutilization and vacancy status. The element should discuss why some factors were applied to certain sites and not all sites and make adjustments as appropriate. Furthermore, the element should describe why and how the factors identified demonstrate that these sites are suitable for housing development and where applicable, list the actual values of these factors for each site.

While the element briefly identifies existing uses per zone (p. 64) such as office buildings, strip malls, auto services, etc., it should analyze whether these existing uses would impede residential development on these sites. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified.

In addition, based on the sites inventory, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the (RHNA).

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Availability of Infrastructure: While the element describes water and sewer infrastructure (p. 57), it must also demonstrate sufficient existing or planned dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City's regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental.

Environmental Constraints: While the element generally describes environmental conditions that exist in the City (e.g., stormwater, earthquakes, flood), it must relate those conditions to the identified sites including any other known conditions or other environmental constraints that could impact housing development on identified sites during the planning period.

Zoning for a Variety of Housing Types (Emergency Shelters): The element must demonstrate that permit processes, development, and management standards are objective and in accordance with Government Code section 65583, subdivision (a)(4). For example, the element states emergency shelters are required to be a minimum of 300 ft. apart from each other (p. 71); however, state law only allows a maximum of 300 ft separation requirement. The element should describe compliance with these requirements or include programs as appropriate.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including… the price of land… requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need... (Gov. Code, § 65583, subd. (a)(6).)

   Land Use Controls: While the element analyzed most relevant land use controls, it must specifically analyze requirements related to multifamily parking (number of required spaces and garage requirements). The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

   Processing and Permit Procedures: While the element included information on timing and approval bodies (p. 50), it should also describe the procedures for a typical single family and multifamily development. The analysis should address the approval body, the number of public hearings, if any, approval findings, and any other relevant information such as

any design review requirements. The analysis should address impacts on housing cost, supply, timing, and approval certainty.

Codes and Enforcement: While the element stated that the City has made minor local amendments to the building codes (p. 52), it should describe the amendments and analyze their impact as potential constraints on housing supply and affordability. Additionally, the element should clarify the City's degree of building code enforcement (e.g., proactive, or complaint-based). Lastly, the element included examples of building code violations including "deferred maintenance or deterioration that harms property values in the area or interferes with the peaceful use of nearby land use and structures." The element should discuss and provide examples of what circumstances and conditions constitutes as harming property values and interfering with the peaceful use of nearby structures and analyze the impact as potential constraints on housing supply and affordability.

Constraints on housing for Persons with Disabilities:

- *Reasonable Accommodation*: While the element states that the City offers reasonable accommodations based on the status of the individual requesting the accommodation and the necessity of the accommodation (p. 53), it must discuss the process for requesting a reasonable accommodation, list and analyze the actual approval findings for potential constraints on housing for people with disabilities.
- *Group homes*: The element indicates that the City excludes group homes for seven or more persons from the R-1 Single family zone and subjects the use to a conditional use permit in other zones, unlike other similar uses. The element should specifically analyze these constraints for impacts on housing supply and choices and approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate. Additionally, the element should identify and analyze the City's definition of "family" and any spacing requirements for group homes.

Land Costs: While the element includes a general discussion of land costs, it must identify the typical land costs for a single-family and multifamily development.

Requests for Lower Density: While the element generally states that some developers build at the maximum allowable density (p. 38), it must analyze requests to build at densities below those identified in the inventory.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Extremely Low Income (ELI) and Large Households: While the element includes a general discussion of ELI and large households (p.28) and resources to address these households, it should also assess the gap in current resources, and proposed policies and funding to help address the any gaps.

Farmworkers: While the element includes some data on farmworkers, it should specifically quantify the number of permanent and seasonal farmworkers at the County or local level

(i.e., USDA data) to better understand the broader and unique housing needs of farmworkers.

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

   While the element includes an analysis and inventory of deed-restricted affordable units in the City, it must identify public and private entities known to have the legal and managerial capacity to potentially acquire and preserve at-risk units (i.e., qualified entities). For a list of organizations serving Gardena and the broader Los Angeles County region, please see: https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed… …without rezoning... (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

   Program 4.1 – Adequate Sites for RHNA with By-Right Approval of Projects with 20 Percent Affordable Units: This program that addresses a shortfall of sites to accommodate the RHNA should commit to sufficient incentives (beyond State Density Bonus Law) to assure the intended residential uses and affordability.

   Program 4.5 – Accessory Dwelling Units (ADUs): While the element includes a program to monitor trends for ADUs production, the program should also commit to taking specific actions such as adjusting assumptions or rezoning within a specified timeframe (e.g., six months) if trends do not keep pace with the assumptions.

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that

analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element does not include a complete Assessment of Fair Housing (AFH). Depending on a complete analysis, the element may need to add or revise programs as appropriate. For additional guidance on program requirements to AFFH, please see HCD's guidance at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml.

4. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   Program 1.2 – Preservation of At-Risk Units: In addition to other actions, this program should commit to coordinating with qualified entities to preserve and maintain the affordability of at-risk units, providing education to tenants qualified entities, and complying with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives for number of housing units that will be conserved/preserved for moderate and above-moderate households.

CEQA Notice of Exemption

To: [X] Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

[X] County Clerk, County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

From: City of Gardena
Community Development Dept.
1700 West 162nd Street
Gardena, CA 90247

Project Title: City of Gardena 2021-2029 Housing Element

Project Applicant: City of Gardena

Project Location – Specific: City of Gardena – Citywide

Project Location / City: Gardena **Project Location / County:** Los Angeles

Description of Project: The Project consists of an update to the Housing Element of the General Plan to meet the requirements of State law. The Housing Element is a State-mandated element of the General Plan. The City of Gardena must update its Housing Element every eight years. Updates to the Housing Element must meet the requirements of California Government Code Section 65580-65589. The purposes of the Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

In compliance with State Housing Element Law requirements, the City of Gardena has prepared the 2021-2029 Housing Element (Project) to:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community
- Identify adequate sites that are to be zoned and available to meet the City's fair share of regional housing needs at all income levels
- Affirmatively further fair housing
- Be certified (approved) by the State Department of Housing and Community Development (HCD) as complying with State law
- Be internally consistent with other parts of the General Plan

Name of Public Agency Approving Project: City of Gardena

Name of Project Applicant: City of Gardena – Community Development Department

Exempt Status: *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268).
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)).
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).
☐ Statutory Exemptions. State code number:
☒ General Rule Exemption (Sec. 15061(b)(3)).

Reasons why project is exempt: The Project is exempt under State CEQA Guidelines Section 15061(b)(3) common sense exemption, because the Project involves policies and programs, and actions to meet the City's RHNA allocation and would not result in any direct or indirect physical changes to the environment. To accommodate its RHNA allocation, the City identified potential housing sites that could accommodate a variety of housing types for all income levels and needs of special population groups. The City does not propose any site development on a candidate housing site/parcel. Instead, the Housing Element Update identifies potential sites for future residential development and creates the framework to allow the market the opportunity to develop these units. Any changes to the City's Land Use Element and Zoning Code as required by the proposed Housing Element will be reviewed for environmental impacts at such time as the changes are brought forward for the City's consideration.

Lead Agency
Contact Person: Amanda Acuna, Senior Planner Telephone/Extension: 310-217-9524

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____

Greg Tsujiuchi

Title: Community Development Director

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: _____

Public Comments Received

CALIFORNIANS FOR HOMEOWNERSHIP

MATTHEW GELFAND, COUNSEL
MATT@CAFORHOMES.ORG
TEL: (213) 739-8206

November 22, 2021

VIA EMAIL

Greg Tsujiuchi
Director of Community Development
City of Gardena
1700 W. 162nd St., Room 101
Gardena, CA 90247
Email: gtsujiuchi@cityofgardena.org; communitydevelopment@cityofgardena.org

RE: Request for additional analysis and evidence regarding treatment of nonvacant sites in the City's Sixth Cycle Housing Element.

Dear Mr. Tsujiuchi:

Californians for Homeownership is a 501(c)(3) non-profit organization devoted to using legal tools to address California's housing crisis. Our organization is monitoring local compliance with the law governing housing elements.

As you know, housing element law places strict requirements on the sites inventory that the City must include with its Sixth Cycle Housing Element. We have reviewed the inventory provided with the City's draft Housing Element submitted to the state Department of Housing and Community Development (HCD). Based on this review, we are concerned that the inventory is legally inadequate, and that the City will not be able to meet its obligation to support the inventory with evidentiary findings as the law requires.

These inadequacies may expose the City to the risk of litigation. This letter is intended to assist the City in identifying additional information and facts now, before it has adopted its Housing Element, so that the City can reduce this risk and comply with the law.

State Law Governing the Use of Nonvacant Sites to Satisfy Housing Element Obligations

Under Government Code Section 65583.2(g)(1), for each nonvacant site, a city must "specify the additional development potential . . . within the planning period," and it must explain how the developmental potential for each site was measured. The methodology must consider the extent to which the existing use may impede development.

525 S. Virgil Avenue
Los Angeles, CA 90020

Additionally, if a city intends to rely on nonvacant sites to make up more than fifty percent of its lower income housing need, it is also subject to Government Code Section 65583.2(g)(2). This provision requires the city to make an affirmative factual showing that the existing use is not an impediment to development. More specifically, the city must present "findings based on substantial evidence that the use is likely to be discontinued during the planning period." Without these findings, the existing use is "presumed to impede additional residential development."

Inadequacy of the City's Draft Housing Element

The sites inventory in the City's draft Housing Element does not meet these requirements. The inventory does not adequately account for the impediment created by the existing uses on the listed nonvacant sites, including the possibility that a site will be maintained in its current use rather than redeveloped during the planning period. Indeed, the inventory appears to assume that every listed nonvacant site will be redeveloped during the planning period.

What's more, the City's draft housing element appears to rely on nonvacant sites to satisfy over 50% of the City's lower income RHNA. But the inventory does not identify evidence that the existing uses on each of these sites will be discontinued during the planning period. Instead, the housing element merely lists factors used in site selection including intensity of use, business vacancies, physical blight, common ownership, and development opportunities on adjoining land. There is no specific information as to the methodology for determining and applying these factors. It is not enough to state that a higher-intensity use *can* develop on a site. Instead, it must be shown that the actual existing use is *likely* to be discontinued. Furthermore, the fact that information indicating a possible higher-intensity use is provided in the sites inventory for *some* parcels but conspicuously absent for others indicates that the other sites are not appropriate for inclusion absent some other, unidentified justification. At the moment, we cannot tell what that justification might be.

This comes nowhere near meeting the City's obligations under Section 65583.2(g)(2). Accordingly, as it stands, the existing uses of the non-vacant sites listed in the City's inventory would be presumed to impede additional residential development, making those sites inappropriate for inclusion.

Request for Additional Information

Because the City's draft Housing Element does not meet the requirements in subdivisions (g)(1) and (g)(2) of Government Code Section 65583.2, the City may face the significant risk of litigation if it adopts the Housing Element in its current form. Accordingly, we have prepared a table (below) to offer the City an opportunity to provide the additional analysis and evidence that the law requires. We ask that you complete this table and return it to us within 14 days, so that we can review it with sufficient time to make informed comments on the City's draft Housing Element.

In the table, we have listed the nonvacant sites identified for lower income housing in the City's sites inventory. The table includes a space to describe the analysis the City undertook under Section 65583.2(g)(1); as part of this analysis, the City should identify the percentage of similar

sites that were redeveloped in the Fifth Cycle or otherwise explain how its prior experience justifies its assumptions. It also includes a space to identify the site-specific evidence required by Section 65583.2(g)(2).

If the City does not respond to this letter, we will assume that it does not have further analysis or evidence to provide. We or another organization may use the City's failure to respond as evidence for inadequacy of the City's analysis and evidence under Section 65583.2. And we may argue that the City's failure to timely provide this information hindered our right to make informed public comments regarding the City's draft Housing Element. For these reasons, we urge you to comply with our request.

* * *

Time is of the essence, so please respond to this letter within 14 days of receipt. If you have any questions or would like to discuss any of this with me, please do not hesitate to give me a call at (213) 739-8206.

Sincerely,



Matthew Gelfand

cc: City of Gardena
Amanda Acuna, Senior Planner (by email to aacuna@cityofgardena.org)
Veronica Tam, Consultant (by email to veronica.tam@vtaplanning.com)
Carmen Vasquez, Esq., City Attorney (by email to cv@jones-mayer.com)

California Department of Housing and Community Development
Sohab Mehmood, Housing Policy Specialist (by email to sohab.mehmood@hcd.ca.gov)

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4064012009	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012011	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4064012026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064012030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060001029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061001029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061001012	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102006013	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001020	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102001023	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102001022	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102001005	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102001024	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102001025	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102002022	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102002023	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6102002025	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102002026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002020	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002016	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102003010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001016	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6115001019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001018	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001035	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102013017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102013011	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102013019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102013010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102013014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102013020	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026007	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4061026036	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026023	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026022	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061026032	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6114019017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6114019021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062005025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062005067	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062006033	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062006032	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062006048	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6103030015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103030014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062016037	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062016036	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062016038	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062016039	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062017012	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062017011	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062017013	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
4062017014	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021002	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021026	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021088	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021025	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021033	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6103021053	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6103021055	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103021054	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103021031	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062017050	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062017047	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062017049	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063005047	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063005050	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4063006002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063006003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063006004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103018025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063007004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063007002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063007003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063007001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4063007005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103015025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103015026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103015027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063008001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4063008002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105008030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105008031	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6105008032	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064023034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064023019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064023021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4064023020	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4069004028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4069004026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4069004027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4069004002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4069004001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066012033	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066012004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066012026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066012028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4066013023	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013022	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013016	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066013026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025020	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4066025019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025016	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4066025024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010018	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6105010024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010060	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010068	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010043	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010044	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010045	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010047	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6105010063	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010046	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010064	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105010048	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105004036	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105004045	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105004043	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6105004046	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6105001002	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6105001003	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6105001001	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6105001010	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6105001030	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6106003003	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6106003004	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____
6106003028	Yes	Draft HE: None listed. Response: _____	Draft HE: None listed. Response: _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6106003030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106003026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106003034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106009001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106009014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106009015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106009008	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106009009	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6106021051	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106020043	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106020038	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106020040	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019065	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015013	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015057	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015058	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6106015056	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015055	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015059	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106015060	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019063	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019048	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019049	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6106019050	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019055	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019062	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019052	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019053	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019054	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019051	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106019064	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4060004027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004041	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004023	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004035	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004038	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004037	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4060004021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004011	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004022	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004040	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004013	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4060004012	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4059022016	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022018	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022019	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021017	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021018	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059022026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4059021004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021013	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021015	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021011	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021012	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4059021009	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4059021021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001010	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001007	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102001026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102002006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102002028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102003007	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6115001032	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001033	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001800	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6115001034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062004041	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061027004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061027005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061027006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061027013	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4061027014	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003024	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062003029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003031	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003036	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003008	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003037	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003023	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062003028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003022	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004032	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004033	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004036	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004008	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004082	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004079	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6102014039	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014048	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014069	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014038	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014040	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014046	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6102014041	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103002034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6103002035	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103002033	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103004021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103004037	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005028	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005058	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005057	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6103005026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005051	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005052	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005054	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005025	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005053	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103005034	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
6103009057	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6103009063	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003005	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003006	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003007	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003002	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003004	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062003001	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062003003	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004029	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004081	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004022	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004021	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004023	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004009	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004026	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

APN	Nonvacant?	Method Under § 65583.2(g)(1)	Evidence Under § 65583.2(g)(2)
4062004031	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004027	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004030	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
4062004083	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106013049	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____
6106013053	Yes	Draft HE: None listed. Response: _____ _____ _____ _____	Draft HE: None listed. Response: _____ _____ _____ _____

RESOLUTION NO. PC 1-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENTS TO THE GARDENA GENERAL PLAN BY ADOPTING THE 6TH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element which complies with the provisions of Government Code section 65580 *et seq.*; and

WHEREAS, the Housing Element is required, among other things, to identify sites sufficient to accommodate the City's Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments; and

WHEREAS, the City's final RHNA allocation was a total of 5,735 housing units broken down among the various income levels as follows: above moderate – 2, 595; moderate – 894; low – 761; and very low – 1485; and

WHEREAS, on December 10, 2019 the City approved a consulting agreement with Veronica Tam and Associates for consulting services relating to the preparation of the Housing Element; and

WHEREAS, the City held a number of virtual meetings on the Housing Element due to the pandemic including: a workshop on February 4, 2021; a workshop on March 31, 2021; a Planning Commission meeting on May 4, 2021; a City Council meeting on May 11, 2021; a joint City Council and Planning Commission meeting on June 1, 2021; a City Council meeting on September 14, 2021, and a Planning Commission Meeting on September 21, 2021; and

WHEREAS, the draft Housing Element and site inventory information has been posted on the City's website for comment and review; and

WHEREAS, in September, 2021, the City of Gardena sent its draft Housing Element to the Department of Housing and Community Development (HCD) for comment; and

WHEREAS, on November 24, 2021 the City received a comment letter from HCD on the Housing Element; and

WHEREAS, revisions to the draft Housing Element were made based on comments by HCD and were incorporated into the final draft; and

WHEREAS, the City also received a comment letter from Californians for Homeownership whose comments paralleled those of HCD;

WHEREAS, on December 29, 2021 the City sent a revised Housing Element to HCD and to Californians for Homeownership; and

WHEREAS, on January 4, 2022 the Planning Commission of the City of Gardena held a duly noticed public hearing on the Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written; and

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

The Planning Commission hereby recommends that the City Council adopt the Resolution attached hereto as Exhibit A amending the Gardena General Plan by adopting the 6th Cycle Housing Element for the period of 2021 – 2029 and incorporates all of the findings and information relating to sites for lower income housing by reference.

PASSED, APPROVED, AND ADOPTED this 4th day of January, 2022.

Stephen P. Langley

STEVE LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 4th day of January, 2022, by the following vote:

AYES: Henderson, Sherman, Langley
NOES:
ABSENT: Kanhan

Attachments:

Exhibit A – Draft Resolution

RESOLUTION NO. 6542

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE GARDENA GENERAL PLAN BY ADOPTING THE 6th CYCLE 2021 – 2029 GARDENA HOUSING ELEMENT

WHEREAS, California state law requires every city to have a General Plan, including a Housing Element which complies with the provisions of Government Code section 65580 *et seq.*; and

WHEREAS, the Housing Element is required, among other things, to identify sites sufficient to accommodate the City's Regional Housing Needs Assessment (RHNA) as assigned by the Southern California Association of Governments; and

WHEREAS, the City's final RHNA allocation was a total of 5,735 housing units broken down among the various income levels as follows: above moderate – 2, 595; moderate – 894; low – 761; and very low – 1485; and

WHEREAS, on December 10, 2019 the City approved a consulting agreement with Veronica Tam and Associates for consulting services relating to the preparation of the Housing Element; and

WHEREAS, the City held a number of virtual meetings on the Housing Element due to the pandemic including: a workshop on February 4, 2021; a workshop on March 31, 2021; a Planning Commission meeting on May 4, 2021; a City Council meeting on May 11, 2021; a joint City Council and Planning Commission meeting on June 1, 2021; a City Council meeting on September 14, 2021, and a Planning Commission Meeting on September 21, 2021; and

WHEREAS, the draft Housing Element and site inventory information has been posted on the City's website for comment and review; and

WHEREAS, in September, 2021, the City of Gardena sent its draft Housing Element to the Department of Housing and Community Development (HCD) for comment; and

WHEREAS, on November 24, 2021 the City received a comment letter from HCD on the Housing Element; and

WHEREAS, revisions to the draft Housing Element were made based on comments by HCD and were incorporated into the final draft; and

WHEREAS, the City also received a comment letter from Californians for Homeownership whose comments paralleled those of HCD;

WHEREAS, on December 29, 2021, the City sent a revised Housing Element to HCD and to Californians for Homeownership; and

WHEREAS, on January 4, 2022 the Planning Commission of the City of Gardena held a duly noticed public hearing on the Housing Element in accordance with State law requirements at which time it took into consideration all evidence presented, both oral and written; and

WHEREAS, at the close of the public hearing the Planning Commission adopted PC Resolution No. 1-22 recommending adoption of the Housing Element by the City Council; and

WHEREAS, on January 26, 2022 the City Council held a special, duly noticed meeting on the Housing Element at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Findings. The City Council of the City of Gardena does hereby find as follows:

A. The foregoing recitals are true and correct.

B. The Housing Element was prepared in accordance with State law and in substantial compliance with the Housing Element Law.

C. It is necessary to update the City's Housing Element to comply with State law.

SECTION 2. Sites for Lower Income Housing. As Gardena is almost 100 percent built-out and received a housing allocation that was approximately 27 percent of its existing dwelling units, the only way to accommodate this growth is primarily through the use of overlay zones on commercial and industrial properties. In accordance with Government Code section 65583.2(g)(2), the City Council hereby finds that the existing uses on the identified sites will not impede residential development based on the following:

A. The identified sites were carefully analyzed by staff to determine suitability for residential development. Staff took into account the age and condition of the buildings, floor area ratio and vacancies, and the ability to assemble adjoining sites. The reasoning for each site being included is set forth in Appendix C of the Housing Element.

B. Gardena has had robust housing development over the past few years. Developers have sought legislative approvals where required to develop

hundreds of units in the commercial and industrial zones, as well as the development of 204 separate SRO projects in the industrial zones which are allowed with a conditional use permit. These projects include conversion of a 1.22 acre warehouse space designated for commercial use for a 265 unit apartment project at a density of 200 units per acre; conversion of 4.23 acres of commercial space for high density residential development; and development of numerous properties in the Mixed-Use Overlay zone with 100 percent residential projects. The City has also received an application to develop a 5.2 acre industrial site with a residential development that will allow a mix of 273 condominium and apartment units.

C. In addition to rezoning commercial and industrial space, the development pattern showing the desire to build high density residential is also exemplified by the requests to upzone low and medium residential properties to high density residential.

D. COVID has had an impact on development trends as numerous businesses have been forced to close and people's retail habits have changed as they turn to shopping on-line.

E. The Community Development Department has received numerous calls throughout the past several years inquiring about the ability to develop housing on commercial and industrial sites throughout the City. Implementation of the Housing Overlay zones will make this development easier as it becomes by right.

SECTION 3. Adoption. Based on the above, the City Council hereby adopts the 2021-2029 Housing Element and directs the Community Development Director to submit the document to HCD for certification.

SECTION 4. CEQA. The Housing Element is a policy document which will not have any physical impacts. Any changes required to the Land Use Element and City's Zoning Code as required by the proposed Housing Element will be reviewed for environmental impacts at such time as the changes are brought forward for consideration. The Housing Element requires adherence to state law requirements. Staff is directed to file a Notice of Exemption under CEQA Guidelines section 15061(b)(3), the common sense exemption.

SECTION5. Effective Date. This Resolution is effective immediately upon adoption.

SECTION 6. Certification. The City Clerk shall certify to the passage of this Resolution.

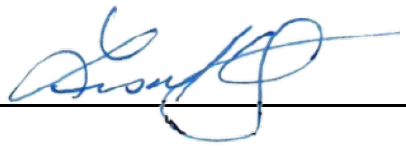
PASSED, APPROVED AND ADOPTED this 26th day of January, 2022.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



LISA KRANITZ, Assistant City Attorney