

City of Gardena

2021-2029 Housing Element



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Community Development Department
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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 5.9 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.

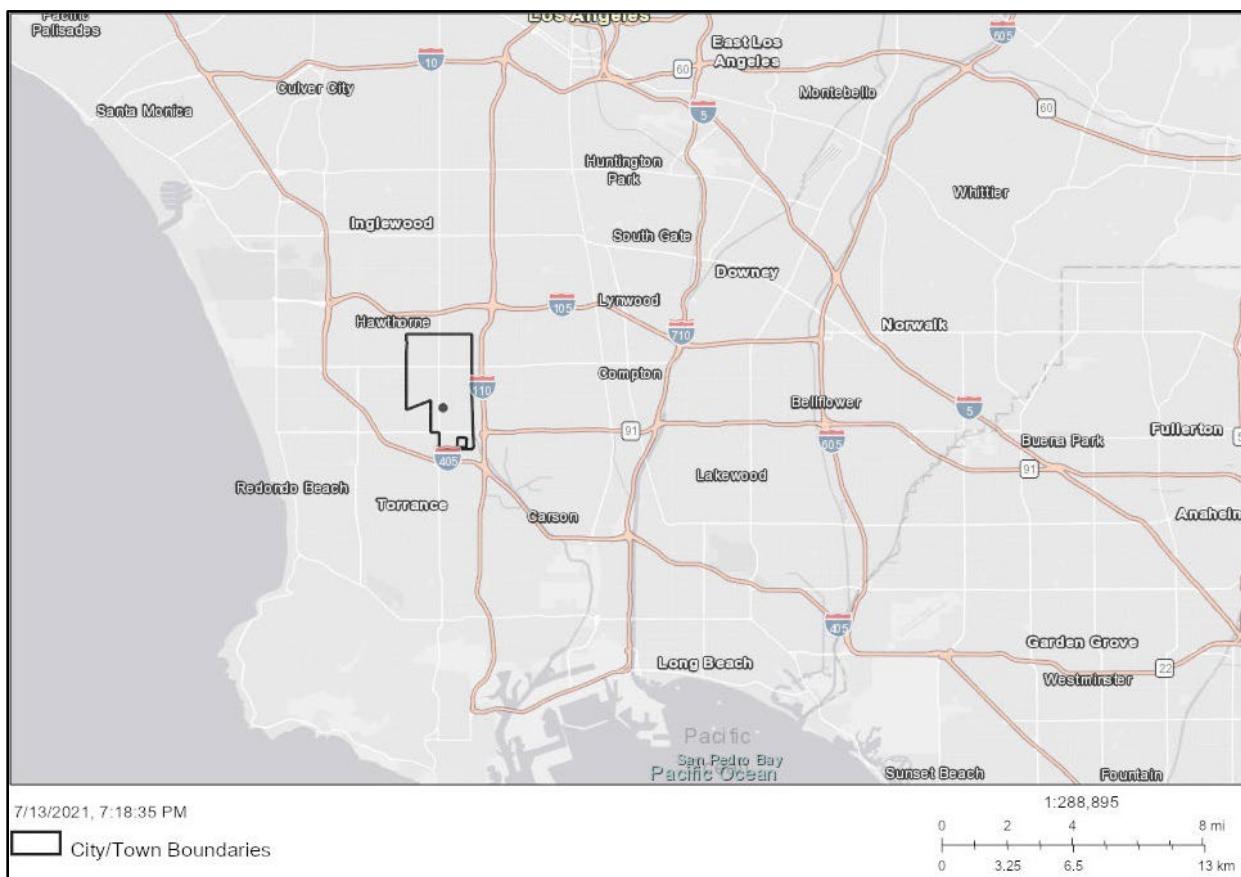
Housing in Gardena originally consisted almost entirely of single-family homes. However, as the City grew and vacant land became more limited, higher density housing was necessary to accommodate the population. The housing stock now consists of a balance between single-family homes and multi-family units.¹ 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 has updated the Safety Element and adopted 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 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 Draft Housing Element to the City Council

- September 21, 2021 – Presentation of the Housing Element to the Planning Commission
- January 4, 2022 – Noticed public hearing before Planning Commission
- January 26, 2022 – Noticed public hearing before City Council for adoption of Housing Element
- July 26, 2022 – Review of changes by the City Council
- January 31, 2023 – Noticed public hearing before Planning Commission
- February 15, 2023 – Noticed public hearing before 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.

The revisions to the adopted Housing Element were available for review on the City's website beginning July 18, 2022, at least seven days prior to resubmitting the Housing Element to HCD. The final revisions were posted on the City's website beginning on January 17th, 2023, also at least seven days prior to resubmitting the Housing Element to HCD.

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 only a planning goal.

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

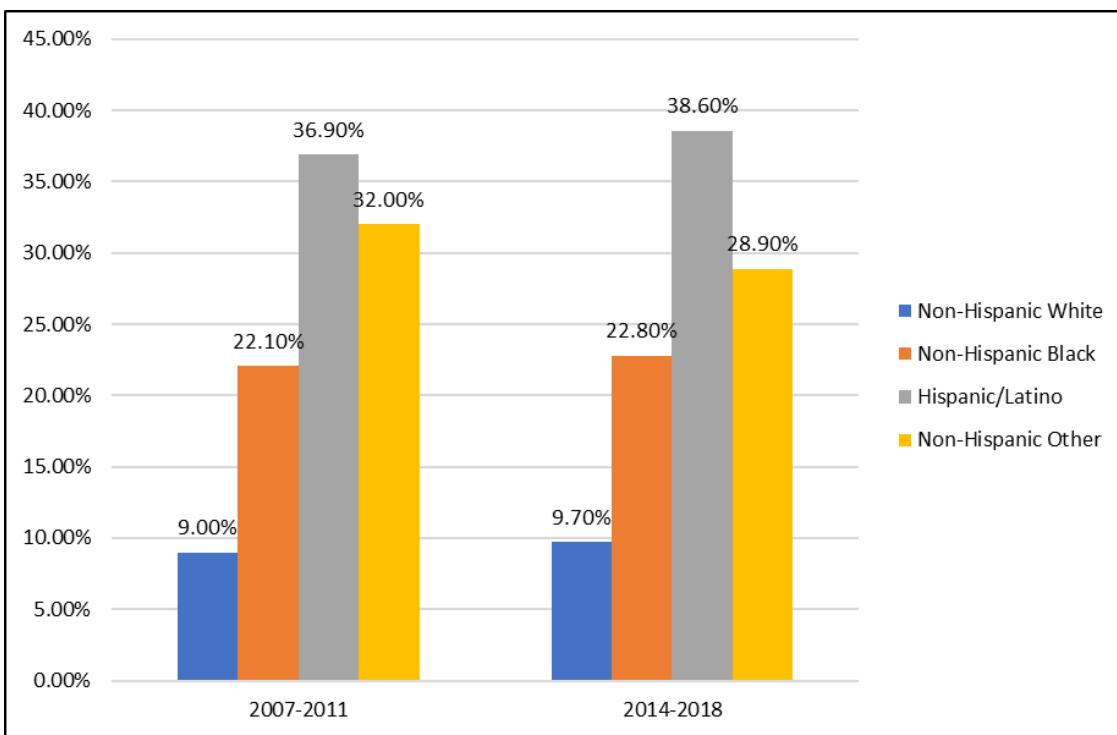
Age Groups	City of Gardena		Los Angeles County	
	Total	Percent	Total	Percent
0-4 years	3,391	5.7%	624,745	6.2%
5-19	10,445	17.4%	1,889,402	18.7
20-24	3,305	5.5%	738,416	7.3
25-34	8,088	13.5%	1,609,935	15.9
35-44	8,586	14.3%	1,387,454	13.7
45-54	8,361	14.0%	1,369,838	13.6
55-64	8,040	13.4%	1,178,985	11.7
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.

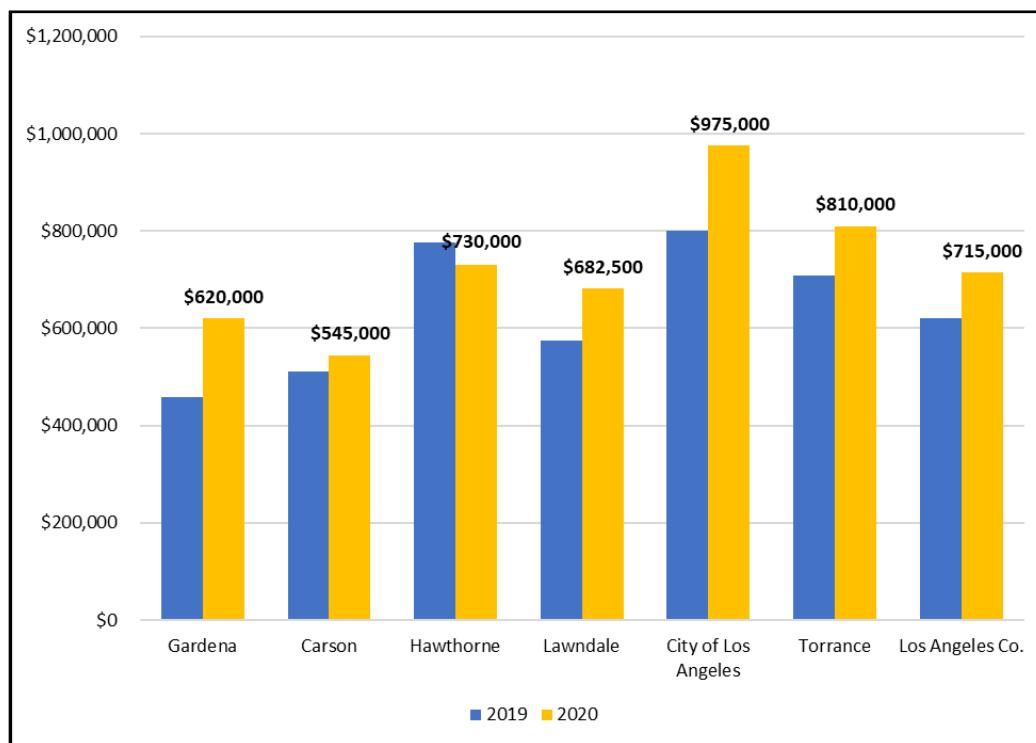
According to the 2014-2018 ACS, the vacancy rate was 1.1 percent for homeowners and 2.9 percent for renters. The low homeowner and rental vacancy rates in Gardena indicate high demand for housing regardless of tenure.

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 a 126 unit senior housing project. This project was also financed under the HUD

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

- **Meadowlark Manor:** Meadowlark Manor, located at 17150 South Park Lane, Gardena, is a 73-unit project restricted to seniors. Similar to the other two projects, Meadowlark Manor was financed under the HUD Section 202 program. The affordability controls extend until 2031 but are contingent upon the continued renewal of Section 8 funding.
- **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 158 th 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, 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	177 th 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 144 th St. and 146 th St.	35 detached condominium units within a 2.9-acre gated community.	Built out
Carnelian	2004	Vermont Ave. between 141 st St. and 135 th 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. 139 th 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 168 th 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 three SRO projects in its manufacturing zones. 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 or projects 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 hearing.

Residential use is allowed by-right in all the existing residential zoning districts and will be a by-right use in the new housing overlays. Currently, there is not any design review requirements for multi-family projects in the City. The Gardena Municipal Code does call for a Site Plan Review for all new multi-family developments of four or more units (see discussions below). A multi-family residential project that is requesting an approval for a site plan review would be subject to one public hearing, before the Planning Commission, unless called for review by the City Council. In September of 2021, an ordinance was adopted to change the procedure of calling for review of a project to require a two-councilmember vote, instead of the previous one councilmember vote. This was done to limit any delays and increase in costs to development projects. Housing projects that do not require legislative actions and meet development standards have not been rejected. Additionally, all of the residential projects that have been presented to the City Council, which have required legislative actions have been approved. These projects include a specific plan for a 265-unit residential project on 1.33 acres, as well as a General Plan amendment and zone change for a 48-unit project on 2.02 acres.

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.

Factors for consideration include:

1. The dimensions, shape and orientation of the parcel;
2. The placement of buildings and structures on the parcel;
3. The height, setbacks, bulk and building materials;
4. The distance between buildings or structures;
5. The location, number and layout of off-street parking and loading spaces;
6. The internal vehicular patterns and pedestrian safety features;
7. The location, amount and nature of landscaping;
8. The placement, height and direction of illumination of light standards;
9. The location, number, size and height of signs;
10. The location, height and materials of walls, fences or hedges; and
11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development.

Site plan review requires a nondiscretionary review by the Planning Commission to ensure the project complies with objective standards. A public hearing is required.

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. Both the Planning Commission and City Council have been advised regarding the City's obligations under the Housing Accountability Act (Government Code § 65589.5) and the findings that would have to be made to deny a project that complies with objective standards. The City will amend the Zoning Code to reflect the specific findings required.

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.

In May 2022 the City adopted Ordinance No. 1840 codifying the reasonable accommodation procedures.

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.

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.

All of the City is treated by LACSD. JWPCP is the oldest and largest wastewater treatment plant that LACSD controls. It is currently serving a population of approximately 3.5 million people and treats an average of 260 million gallons of wastewater per day (mgd), but has a processing capacity of 400 mgd.

The County provides units of measurement for the different types of land uses on their website. Using their calculations, the addition of 6,700 more units would result in an increase of approximately one mgd of wastewater. There is adequate capacity for the entirety of the RHNA. It should also be noted that not all 6,700 units are anticipated to be constructed at the same time.

Golden State Water Company Southwest (GSWC Southwest) is located in southwestern Los Angeles County (County) and serves the cities of Gardena and Lawndale; parts of the Cities of Carson, Compton, El Segundo, Redondo Beach, Hawthorne and Inglewood;

and the adjacent unincorporated communities of Athens, Del Aire, El Camino Village, Lennox and Gardena Heights.

GSWC Southwest has several water assets that are available to serve the City. The Southwest System receives its water supplies from adjudicated groundwater supplies, leased or purchased groundwater supplies, purchased water from Central Basin Municipal Water District and West Basin Municipal Water District, as well as recycled water. GSWC Southwest also maintains emergency connections with neighboring agencies that allows it access to additional water sources or water in emergency conditions.

GSWC has analyzed its water supplies in the context of potential future growth that would increase future water demands. According to the GSWC Southwest Service Area 2020 Urban Water Management Plan (2020 UWMP) GSWC can provide stable and reliable water service to meet its current and 2045 projected water demands.

As described in the 2020 UWMP, SCAG's historic growth rate for the City of Hawthorne (used as a population reference) more closely matches that of GSWC Southwest's historic population growth rate than that for the surrounding cities or unincorporated areas. Therefore, the SCAG growth rate for 2015 through 2035 for the City of Hawthorne was used to project the population of GSWC Southwest. As reported in the GSWC Southwest 2015 UWMP, the SCAG population projection data for the City of Hawthorne was combined with the service area boundary to create a service area specific population growth rate of 0.08 percent per year through 2040. At the time of preparation of the 2020 UWMP, there had been no significant changes to the SCAG planning projections, and therefore the same growth rate for 2015 was utilized. These projections were developed prior to the 6th Cycle RHNA assignments for southern California jurisdictions, and as such, these projections may not specifically account for the State-mandated RHNA assigned to the GSWC Southwest service area. However, the 2020 UWMP anticipates growth in the service area, and water supplies are projected to be sufficient to meet demands in all year types through 2045.

Upon the next update to the 2020 GSWC UWMP, the City will provide input regarding planned land uses to ensure that future development in Gardena is accurately reflected in GSWC's service population projections and demand planning.

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 35 lower income units. The following approved projects have been conditioned to require affordable housing agreements with the City, ensuring lower income units will be developed:

- 1341 Gardena Boulevard – one very low income unit
- Melia Moneta (13615 S. Vermont Avenue) – two low income units
- Normandie Place (15717 & 15725 S. Normandie Avenue) – three low income units
- Marine Place (2545 Marine Avenue) – two low income units
- SRO on Western (13126 S. Western Avenue) – seven very low income units
- 16831-16931 Normandie – 20 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
1341 Gardena Blvd		6113-016-036	Commercial Building/Parking Lot	Mixed-Use	C-R	0.28	50	1		13	14	2017
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	--	--	9	9	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	GTODS P	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
2545 Marine Avenue	Marine Place	4064-023-018	Vacant Lot	MUO	MUO	0.72	31	--	2	20	22	2022
13126 S Western Ave	SROs On Western Ave	6102-006-013	Industrial Building/ Auto Repair	Industrial	M-1	1.01	121	7	--	114	121	2022
1031 Magnolia Avenue	Gardena Havens	6113-035-015	Residential Duplex	MDR	R-3	0.34	18	--	--	6	6	Pending
16831-16931 Normandie Avenue	Zentis	6106-030-017, 6106-030-015, 6106-030-016, 6106-030-011	Old light industrial uses	SP	Specific Plan	5.26	76	--	20	383	403	2022
Total								8	27	1,054	1,089	

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
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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 4,486 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 2,115 lower income units, 884 moderate income units, and 1,487 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	8	1,485	1,449
Low	68	27	761	666
Moderate	10	--	894	884
Above Moderate	54	1,054	2,595	1,487
Total	160	1,089	5,735	4,486

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 122 sites (468 parcels consolidated) that will receive the overlay designation and are included considered viable for housing development. The actual overlays will be larger than 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 468 parcels, 74 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 originally included 7.6 acres on Artesia Boulevard to have an O6 overlay. The City has since determined that this site will be designated and zoned for Very High Density Residential zoning only at a density range of 51 to 70 units.

The City's 468 candidate parcels for rezoning can accommodate an estimated 6,586 units with application of the new overlay and rezoning of the Artesia Boulevard properties. 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. 149 th 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 168 th Street*	6111010041	2019	0.24 acres; three townhome units	4.07	3	13 du/ac
1938 W. 146 th Street	4062007025	2020	0.33 acres; six townhome units	5.6	6	17 du/ac
1621 W. 147 th 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 and Very High Density Residential zone are 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 349 units or 66.3 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. Since 2015, there have been seven projects approved, and one pending project, that included a request to rezone the property from a nonresidential zone to an existing residential zone or a specific plan to allow for high density residential uses. Between these eight projects a total of 1,067 residential units will be developed, which accounts for approximately 70 percent of the total housing

development since 2015. The pending project is a 5.3-acre site that is currently being used for industrial uses. The project has recently submitted an application for 403 units, including five percent affordable units. 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.

The City has not experienced any non-residential development on sites that were identified for a housing overlay. Between 2018 and 2021, there were 17 development applications submitted for new construction within the non-residential zoning districts. Out of the 17 applications, 11 were for a 100% residential development projects and 1 mixed-use development. Of those projects, 5 included a request for a Zone Change and General Plan Amendment from a non-residential zone to either an existing residential zoning designation or to a specific plan to allow for a higher density.

Citywide, non-residential projects on sites at least 0.5 acres have been limited to a proposed rehabilitation of a U-Haul site on a site that has been owned by U-Haul for decades and which is still under active use by U-Haul, the construction of a new 63,000- square-foot industrial building outside of the identified sites areas, a 3,400-square-foot drive-thru restaurant, a soccer facility, a proposed development of a new 190,000 square foot industrial building on a site with known contamination, and a proposed 258,000 gross-square-foot industrial building also on a heavily contaminated property. These two contaminated properties would not be considered appropriate for residential uses.

Given that the City has identified sites for a total of 6,586 units and only has need for 4,889 units after the pipeline projects are deducted, and given the trend shown in the MUO zone to do 100 percent residential, even when mixed-use development is allowed, the excess capacity of almost 1,700 units supports the assumptions the City has made regarding the development of residential capacity and the likelihood that most overlay properties will be developed to the capacity assumptions.

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

Address	GP/Zone	GPA/ ZC?	Land Use Change?	Description	Previous Uses	Units	Acres	Density (du/ac)	Approval
16958 S. Western Ave	[Specific Plan] Western Avenue Specific Plan	Yes	Yes	Residential Townhomes	Vacant, recreational vehicle storage	46	2.31	20	2017
14031 S. Vermont, 1017-1101 W. 141Street	Medium Density Residential/R-3	Yes	Yes	Residential Townhomes	Vacant, surface parking	63	3.9	16	2019
1515 W 178th Street	High Density Residential/R-4	Yes	Yes	Residential Townhomes	Industrial trucking and distribution facility	114	4.49	25	2019
13615 S. Vermont Ave	High Density Residential/R4	Yes	Yes	Residential Townhomes	Plant Nursery	84	1.37	61	2020
12850 Crenshaw Blvd	[Specific Plan] GTODSP	Yes	Yes	Apartment rental units	Warehouse use	265	1.33	199	2021
16831-16911 S. Normandie Ave	[Specific Plan]	Yes	Yes	Apartment rental units/Residential Townhomes	Warehouse use	349	5.3	66	Pending
14504 S Normandie Ave	[Specific Plan] Platinum Row Specific Plan	Yes	Yes	Residential Townhomes	Plant Nursery	96	4.69	20	2015
1335 W. 141st Street	High Density Residential/R4	Yes	Yes	Residential Townhomes	Plant Nursery	50	2.02	25	2020
14321 S. Van Ness Ave	General Commercial-Mixed Use/C-3 - MUO	No	Yes	35 Residential Townhomes; 5 Live/Work Units	Vacant lot, previous auto dealership	40	2.04	20	2018
13919 S. Normandie Ave	Industrial/M-1	No	Yes	100% Residential (SROs)	Vacant lot	20	0.35	57	2018
16819 S. Normandie Ave	Industrial/M-1	No	Yes	100% Residential (SROs)	Plant Nursery	63	0.69	91	2018
2101/2129 Rosecrans Ave	General Commercial-Mixed Use/C-3 - MUO	No	Yes	100% Residential	Warehouse use	113	5.47	21	2020
2500 Rosecrans Ave	General Commercial-Mixed Use/C-3 - MUO	No	Yes	49 Residential Townhomes; 3Live/Work Units	Vacant stand-alone restaurant	52	2.35	22	2020
15717 S. Normandie Ave	High Density Residential/R-4	No	Yes	100% Residential & Density Bonus	Industrial uses, recreational vehicle storage	30	0.91	33	2021
13126 S. Western Ave	Industrial/M-1	No	Yes	100% Residential & Density Bonus (SROs)	Auto repair, stand-alone repair store	121	1.01	120	2022
2545 Marine Ave	General Commercial/C-3 - MUO	No	Yes	100% Residential, & Density Bonus (22 Townhomes)	Vacant lot	22	0.91	24	2022

Many of the sites included in the City's sites inventory are nonvacant. Based on recent development trends in Gardena, nonvacant sites will not impede future residential development. Table IV-7 shows recent residential development projects, also outlined in the tables above, on nonvacant sites. Nonvacant site conditions and factors where residential development has been achieved are comparable to conditions of nonvacant sites included in the sites inventory. Quality classes for buildings on nonvacant RHNA sites are included in Appendix C: Sites Inventory of this Housing Element.

In selecting sites for meeting the RHNA, the following criteria are used:

1. Developer interest or property owner interest to redevelop site
2. Vacant lot, parking lot, or open storage that includes only minimal existing improvements on site
3. Dilapidated buildings
4. Buildings with high vacancy and/or high turnover rates
5. Existing uses that are similar to uses that have been recycled
6. Buildings that are older than 30 years
7. Buildings that have existing FAR lower than 0.60, similar to the range of existing uses being recycled
8. Lot is part of a group of lots already under single or City ownership

Sites that meet criteria #1, 2, 3, OR 4 are included in the sites inventory. In addition, sites that meet two of the four criteria under #5 through #8 are also included due to trends exhibited in the City as shown in the Table IV-7.

Table IV-7: Residential Development on Nonvacant Sites

Address	Previous/ Existing Use	FAR	Year Built	Build -ing SF	Quality Class Bldf 1	Criteria
14321 S. Van Ness Ave	Vacant lot, vacant building	0.010	1960	900	CX	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
16819 S. Normandie Ave	Plant Nursery	0.08	1973	2400	C55B	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"
1348 W 168th Street	Single Family Home	0.042	1992	1286	D4A/D5A	Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots 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
14031 S. Vermont, 1017-1101 W. 141 St	Vacant, surface parking	0.058	1955	9,924	C6B/C6	Presence of vacant lots within the site Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots 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
1515 W 178th Street	Industrial trucking and distribution facility	0.537	1961	10503 6	C6A/DX	Presence of low-intensity or low-value uses
2101/2129 Rosecrans Ave	Warehouse use	0.169	1976	40382	C65B/SI/DX/DX	Presence of vacant lots within the site Presence of low-intensity or low-value uses, such as small structures surrounded by large parking lots Presence of multiple lots that are already under single or City ownership, potentially easing the process of site acquisition
2500 Rosecrans Ave	Vacant stand-alone restaurant	0.068	1991	6961	C65	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 Presence of development opportunities on adjoining land
13615 S. Vermont Ave	Plant Nursery	0.377	1959	22498	D55/D35/DX/DX	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

Address	Previous/ Existing Use	FAR	Year Built	Build -ing SF	Quality Class Bldf 1	Criteria
						ownership, potentially easing the process of site acquisition
1335 W. 141st Street	Plant Nursery	0.191	1951	16770	D5A/DX/ D6B/DX	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
15717 & 15725 S. Normandie Ave	Industrial uses, recreational vehicle storage	0.169	1964	6680	DX	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
12850 Crenshaw Blvd	Warehouse use	0.216	1958	12500	DX	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
13126 S. Western Ave	Auto repair, stand-alone repair store	0.138	1976	6090	SX/C6A	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
16831-16911 S. Normandie Ave	Warehouse use	0.500	1976	11542 4	DX/CX/ C55C	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
14600 S Western Ave	Industrial Building	0.585	1999	30600	C5A/SX	High or long-term business vacancies, indicating that the value of the existing use is impaired

Table IV-8 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-8: 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%)	✓ (50%)	✓ (15%)	✓ (35%)
O6 (51-70 du/ac)	51 du/ac	<0.5 acre		✓	
		≥0.5 acre (50%)	✓ (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 1,004 moderate income units. The City selected 95 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 934 lower-income units, 283 moderate income units, and 660 above moderate-income units. Of the 181 candidate O5 sites, 25 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/Very High Density Residential 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 6,586 units, including 2,636 lower income units (very low and low income) and 3,950 market-rate units (moderate and above moderate income) units.

Table IV-9: 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	17.0	--	--	300	300
O4 (21-30 du/ac)	23 du/ac	95	44.2	--	1,004	--	1,004
O5 (31-50 du/ac)	31 du/ac	181	62.3	934	283	660	1,877
O6/Very High Density Residential (51-70 du/ac)	51 du/ac	126	68.2	1,702	510	1,193	3,405
Total		468	191.8	2,636	1,797	2,595	6,586

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.

Several projects in the past few years have taken advantage of Density Bonus provisions. These projects can be found in Section IV.B.2 above and include all of the projects listed there with the exception of the Melia Moneta project.

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 468 Housing Overlay parcels identified, 429 are suitable for consolidation. The 429 lot consolidation parcels occupy 173.9 acres and could yield a net gain of 6,128 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 429 parcels can be consolidated into a total of 91 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-10: 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	131	10	1,108	1,249
Entitled/Pending	35	0	1,054	1,089
ADUs	96	10	54	160
Remaining RHNA	2,115	884	1,487	4,486
Sites Inventory	2,636	1,797	2,153	6,586
O3	0	0	300	300
O4	0	1,004	0	1,004
O5	934	283	660	1,877
O6	1,702	510	1,193	3,405
Surplus over Remaining RHNA ¹	+521	+913	+666	+2,100
	25%	103%	45%	47%
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 686 units from entitled or pending development projects, 160 ADUs, and the potential 6,586 units resulting from implementation of the Housing Overlay could result in 7,432 units, exceeding the total RHNA allocation for Gardena by 1,697 units or 30 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-11: 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 and Very High Density Residential zones. 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 $\frac{1}{2}$ 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. Larger (seven or more) licensed facilities are conditionally permitted in R-2, R-3, R-4, MUO, C-P, C-2, C-3, and C-4 zones. The City will amend the Zoning Code to allow non-licensed group homes of any size in all residential zones consistent with the City’s definition of family.

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. The program will provide for both state licensed and non-licensed facilities to be allowed in all residential zones consistent with the City's definition of family.

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

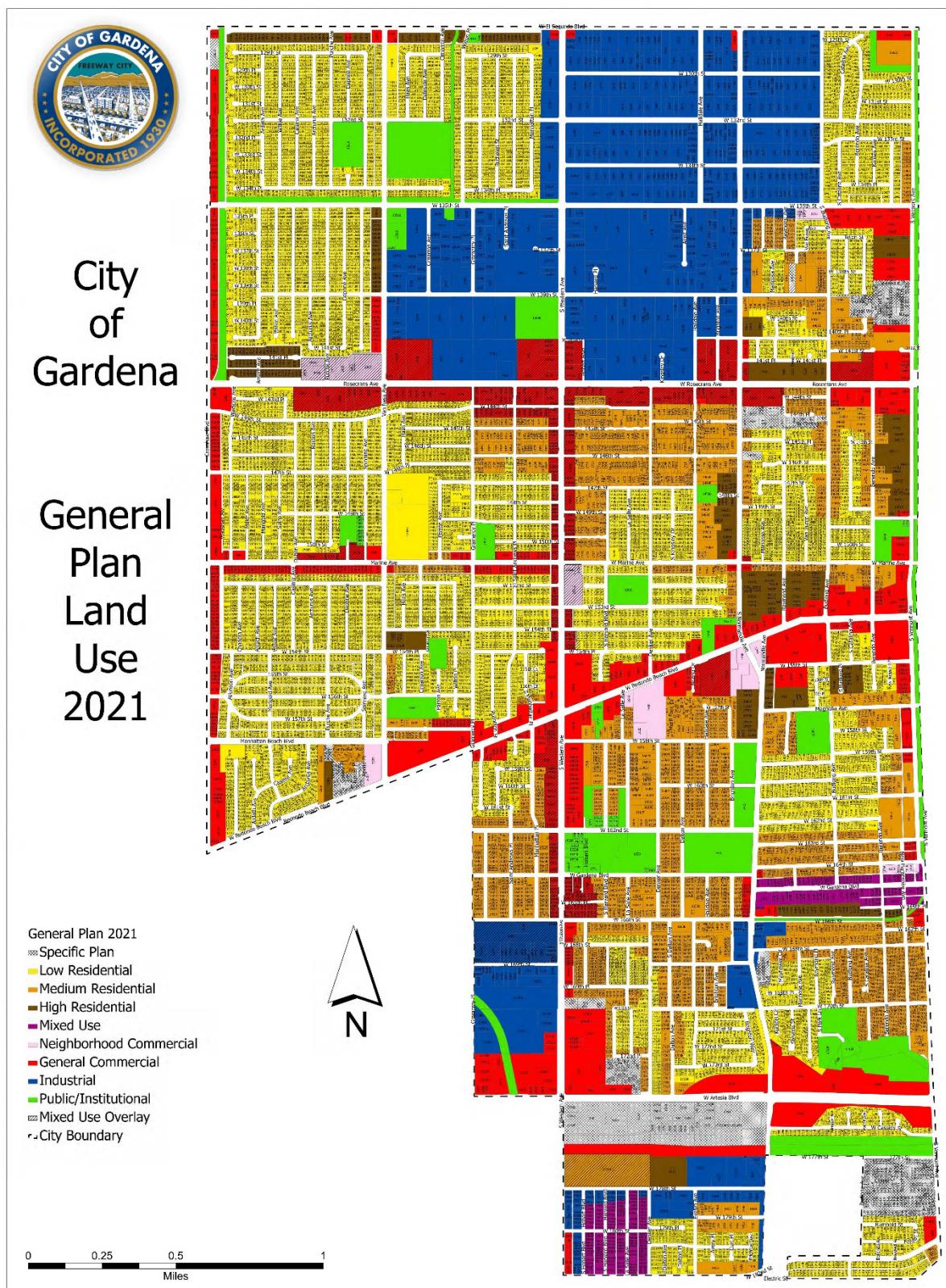
Ordinance No. 1821 was adopted in 2021 and amended the Zoning Code to include Low Barrier Navigation Centers as allowed in the MUO and C-R zones. Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides 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 on 130th 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 funding 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 housing; 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.
- Policy 5.5: Ensure each City commission with the responsibility of advising or making decisions related to housing to have at least one member from a disadvantaged area.

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.
- Increase program outreach in northern Gardena where there are concentrated disproportionate housing needs on an annual basis.

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 Vila) 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. Specifically, explore affordable housing opportunities in northern Gardena where there are concentrated disproportionate housing needs.
- 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 (including for extremely low income households and households with special needs).
- **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.
- **Prioritize Review for Affordable Housing:** The City will prioritize the review of housing projects with an affordable housing component exceeding 20 percent of affordable units.

Responsible Agencies: City Manager's Office; Community Development

Funding Sources: General Funds

Program Objectives:

- Conduct annual developers outreach and consultation. Specifically, explore affordable housing opportunities in northern Gardena where there are concentrated disproportionate housing needs.
- 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, with an emphasis on addressing affordable housing needs of special populations.

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. Increase program outreach in northern Gardena where there are concentrated disproportionate housing needs.
- 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 2023, 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. This program represents the most significant program in terms of impact (number and depth of subsidies) for addressing the housing needs of extremely low income households.

Responsible Agencies: LACDA; City Manager's Office

Funding Sources: HUD Section 8 funds

Program Objectives:

- By the end of 2023, 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 issued 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.
- By the end of 2023, include fair housing information in ADU and SB 9 applications, especially on source of income protection (such as use of HCVs for rent payments).

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. In addition of its regular CDBG funds, the City has been awarded approximately \$1,000,000 in HOME-ARP (American Rescue Plan) that focuses on addressing homelessness.

Responsible Agencies: City Manager's Office

Funding Sources: CDBG, HOME

Program Objectives:

- Assist 350 persons at risk of becoming homeless annually.

2.7 Homeownership Opportunities within Existing Higher Resource Neighborhoods

The new State law SB 9 allows for the construction of duplexes and lot splits within existing single-family residential neighborhoods. The City will develop a local ordinance implementing SB 9 to create additional homeownership opportunities within existing

neighborhoods. The City will also create a one-stop assistance webpage to provide technical assistance for developments under SB 9, and provide resources promoting high standard of design and best practices. As SB 9 units would be located on smaller lots, these units would be more affordable by nature than standard single-family dwellings.

Responsible Agencies: Community Development

Funding Sources: General funds/departmental budget

Program Objectives:

- Establish SB 9 implementation ordinance and one-stop assistance webpage by the end of 2023.
- By the end of 2023, include fair housing information in SB 9 application, especially on source of income protection (such as use of HCVs for rent payments).

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.
- **Emergency Shelter Distance Requirement:** Revise the distance requirement between two shelters to a maximum of 300 feet.
- **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 $\frac{1}{2}$ 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 amend the Zoning Code to allow non-licensed group homes of any size in all residential zones consistent with the City's definition of family, and ensure objective standards are established to provide certainty of outcomes.
- **Reasonable Accommodation Ordinance:** Adopt an official reasonable accommodation ordinance to address flexibility in zoning and development standards to accommodate the special needs of persons with disabilities. (Completed in May 2022)

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. Ensure the Site Plan Review findings are based on objective standards.
- Site Plan Review: Ensure site plan review procedure contains only objective standards.

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.
- By the end of July 2023, amend the Zoning Code to ensure that the site plan review procedure contains only objective development standards.
- Monitor the City's site plan review procedure every year starting at the end of 2023 to determine if the public hearings for site plan review are creating a constraint.

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 shortfall of 4,486 units:

- 1,449 very low income units
- 686 low income units
- 884 moderate income units
- 1,870 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	17.0	300
O4 (20-30 du/ac)	23 du/ac	95	44.2	1,004
O5 (31-50 du/ac)	30 du/ac	181	62.3	1,877
O6 (51-70 du/ac)	50 du/ac	126	68.2	3,405
Total		468	191.8	6,586

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 February 15, 2023, amend the Land Use Plan and adopt an urgency ordinance implementing the housing overlay zones and rezoning for the inventory sites and provide that any project with a minimum of twenty percent affordable housing shall be ministerially approved. Upon adoption of the urgency ordinance, the housing overlay zones will become available immediately for the sites in the RHNA sites inventory. Within one year of the adoption of the urgency ordinance, the City will complete the rezoning of the overlay zones.
- 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.
- Pursuant to SB 330, establish development standards to implement Housing Overlay zones (including parking, setbacks, height, etc.) and ensure standards are appropriate to facilitate the development of housing at the allowable densities.
- 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 identify additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If 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.

The City will also proactively reach out to local faith-based groups, including those in areas of high or highest opportunity to educate the groups on opportunities available to develop affordable housing at their properties.

Responsible Agencies: Community Development

Funding Sources: General funds

Program Objectives:

- In 2023, host focus group meetings with housing organizations, and service providers, and faith-based groups to discuss how to improve housing-related services in Gardena, with a special focus on highlighting opportunities to assist households in areas with higher proportions of residents with special needs, such as seniors, persons with disabilities, or lower incomes, and how to develop new housing in areas of high or highest opportunity.
- By 2025, explore the feasibility of establishing a Housing Overlay on religious and institutional uses or pursue alternative strategies to facilitate affordable housing development on religious facility properties.

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.

- Annually explore funding available at HCD, CalHFA, and other resources to assist in the construction ADUs, particularly affordable ADUs.
- Develop incentives for ADUs by the end of 2023. Incentives may include preapproved plans, expedited review, reduced/deferred fees, and/or technical assistance.
- By the end of 2023, include fair housing information in ADU application, especially on source of income protection (such as use of HCVs for rent payments).
- 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 June 2023, 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, especially in areas of higher resources.

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).
- By 2025, explore the feasibility of a Religious Facility and Institutional Use Housing Overlay or develop other strategies to encourage affordable housing on these properties (Program 4.4)
- Increase outreach and education on opportunities for ADUs (Program 4.5) and SB 9 (Program 2.7) to provide naturally more affordable housing, especially in high resource areas to ensure households in these neighborhoods are aware of the incentives and resources available for the development of ADUs and SB 9 units. Outreach and education will be conducted annually via various venues, including but not limited to the City Hall, Gardena/Carson YMCA, and direct mailing. The goal is to achieve 25 percent of the ADUs/SB 9 units in high resource areas.

5.3 Place-Based Strategy for Neighborhood Improvements

The Northern Gardena neighborhoods are comprised of older housing stock and with concentrated issues such as overcrowding and cost burden. The City's RHNA strategy includes introducing new housing opportunities in order to ease overcrowding and displacement pressure. Northern Gardena areas, while representing optimal locations for new housing due to the declining existing uses and high demand for housing, require increased neighborhood services and amenities to serve the existing and new residents. To facilitate residential development in these areas and to ensure quality of life improvements, the City will pursue neighborhood-focused strategies.

Responsible Agencies: City Manager's Office; Community Development

Funding Sources: General funds

Program Objectives:

- Code Enforcement: Beginning in 2023, the City will undertake focused outreach to Northern Gardena to conduct code enforcement services in response to complaints. The idea is to encourage residents (particularly tenants) to report substandard housing conditions.

- Increased Fair Housing Outreach: Beginning in mid-2023 and once in-person events become available, the City will engage its fair housing service provider (currently the Fair Housing Foundation) to conduct increased fair housing/landlord counseling in Northern Gardena. Specifically, pop-up events will be conducted in Rowley Park. Outreach can also be conducted through the City's Emergency Services Team.
- Incentives for Affordable Housing: By October 2022 as part of the rezoning to create the Housing Overlay, the City will develop incentives to encourage affordable housing in Northern Gardena. Incentives may include priority for project review and financial assistance as funding permits.
- Capital Improvements: FY 2023 to FY 2026, when identifying locations for public improvements, prioritize high-density areas and areas planned for redevelopment with residential uses. Specifically, improvements include:
 - ADA-standard ramps
 - Street and sidewalk repairs
 - Transit system – real time/smart technology information signs
 - Transit system – solar lights to bus stops in not well-lit areas (such as along Western Avenue)
 - Transit system – on-demand Micro Transit and Paratransit services
 - Transit system – Intelligent Transportation System at 21 Gardena intersections
- Micro Transit: The City is working to launch its micro transit service, which combines existing paratransit with a new on-demand Transportation Network Company style service for all residents. By 2025, the City will create new stops (with high ridership) to better connect residents with services and community amenities. Rowley Park can be included as a new stop for the “mini uber” service.
- Neighborhood Representation: As part of this Housing Element update, the City will adopt a policy to ensure each city commission that has influence on housing related policies to have at least one representative from a disadvantaged area.
- Neighborhood Amenities: By the end of 2022, create a marketing brochure to promote Northern Gardena and its changing demographics to entice needed services such as supermarkets.
- Coordinated Neighborhood Improvements: By the end of 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.
- Employment Services: Beginning in 2022, host an annual job fair at Rowley Park, or other appropriate location in the vicinity, with the South Bay Workforce Investment Board.

- Digital Divide: By end of 2023, bridge the digital divide by providing 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.
- Strategies in Areas Converting from Commercial/Industrial to Residential Uses:
 - Provide buffers between pedestrians and vehicle traffic through the use of street trees and landscaped parkways
 - Ensure there is adequate lighting on street designated for O5 and O6 overlays so as to make pedestrian and bicycle movement safe at night.
 - Ensure there are safe routes to school and install crosswalks, including midblock crosswalks, as necessary
 - Use of cool pavement technology to help reduce heat island impact to enhance pedestrian activity during hot weather
 - Provide wayfinding and signage to inform residents of their surroundings
 - Ensure that there is adequate time to cross wide intersections to enhance pedestrian safety and mobility

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.

7. Affirmatively Furthering Fair Housing (AFFH) - Action Matrix

The following table summarizes the City's implementation actions to further fair housing. Individual housing programs may have different impacts on furthering housing choices, but are not specifically categorized as fair housing programs. Fair housing actions are grouped into the five themes:

- Fair housing outreach and enforcement
- Housing mobility through expanded choices in housing types and locations
- New opportunities in high resource areas
- Place-based strategies for neighborhood improvements
- Tenant protection and anti-displacement

Housing programs are often implemented throughout the City. However, individual programs may have targeted locations for specific attention, increased outreach efforts, and/or priority for allocation of resources.

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Outreach and Enforcement				
R5.1: Fair Housing Outreach and Enforcement	Conduct fair housing outreach and education workshops targeted for Gardena residents and property owners.	Annually	Northern Gardena	Outreach to 1,200 residents, landlords, and housing professionals
	Promote housing resources, including fair housing services, via the City's quarterly publication and promote on social media platforms.	At least annually	Citywide	
	Conduct targeted outreach at community events such as the Jazz Festival, Black History Month, July 4 th celebration, and MLK parade	Annually	Northern Gardena (Rowley Park)	
	Make available multi-lingual fair housing materials at various media platforms and at public counters and community locations	By the end of 2022	Citywide	
	Conduct fair housing testing.	Bi-annually	Not applicable	20 paired tests
Housing Mobility				
2.1: Senior Housing Development	Convene a developer workshop to explore affordable housing opportunities.	Annually	Northern Gardena	100 affordable housing units in Northern Gardena (50 senior housing units)
2.2: Affordable Housing Development	Conduct developer outreach and consultation	Annually	Northern Gardena	
2.5: Housing Choice Vouchers	Work with LACDA to promote acceptance of HCVs, especially in High Resource areas via public meetings and community outreach associated with the City's CDBG program.	Annually	High Resource tracts: 6035, 6036, and 6032	Increase voucher use in Gardena by 10 percent, with the goal of 20 percent new

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Include a Fair Housing Factsheet, especially on source of income protection (such as use of Housing Choice Vouchers for rent payments) in ADU and SB 9 applications.	By the end of 2023		voucher use in High Resource areas
4.5: Accessory Dwelling Units	Include fair housing information in ADU and SB 9 applications, especially on source of income protection (such as use of HCVs for rent payments)	By the end of 2023	High Resource tracts: 6035, 6036, and 6032	Increase voucher use in Gardena by 10 percent, with the goal of 20 percent new voucher use in High Resource areas
Place-Based Strategy for Neighborhood Improvements				
1.1: Housing Rehabilitation Program	Increase program outreach where there are concentrated disproportionate housing needs annually via community events such as the Job Fair, MLK Day Parade, and other community events at Rowley Park.	Annually, beginning 2023	Northern Gardena	40% of all rehabilitation goals
5.3: Place-Based Strategy for Neighborhood Improvements	Code Enforcement: Undertake focused outreach to conduct code enforcement services in response to complaints. Promote code enforcement services via annual cleanup days	Beginning in 2023	Northern Gardena	Resolve 50 percent of compliant cases
	Pursue development of a new community facility serving Northern Gardena at 2501 Rosecrans Avenue that was recently acquired by the City.	Initiate development plan by the end of 2024	Northern Gardena	Develop one new facility to improve services for northern Gardena residents

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Increased Fair Housing Outreach: Conduct increased fair housing/landlord counseling. Ensure at least one of the quarterly outreach events takes place in Northern Gardena, such as at Rowley Park or GTrans.	Beginning in mid-2022	Northern Gardena	32 outreach events, including 8 outreach events in Northern Gardena
	Incentives for Affordable Housing: Develop incentives to encourage affordable housing in Northern Gardena.	By October 2022	Northern Gardena	100 affordable housing units in Northern Gardena (50 senior housing units) – See Programs 2.1 and 2.2
	Capital Improvements: Prioritize street and transit system improvements in high density areas and Housing Overlay areas	FY 2023-2024	North Gardena and Housing Overlay areas	Increased ridership by 10 percent
	Micro Transit: Create new stops (with high ridership) to better connect residents with services and community amenities.	By 2023	Rowley Park	New micro transit stop
	Neighborhood Representation: Adopt a policy to ensure each city commission that has influence on housing related policies to have at least one representative from a disadvantaged area.	By October 2022	Northern Gardena	All commissions with influence on housing issues have representatives from disadvantaged areas
	Neighborhood Amenities: Create a marketing brochure to promote Northern Gardena and its changing demographics to entice needed services such as supermarkets.	By mid-2022	Northern Gardena	New neighborhood serving uses (groceries, banks, coffee houses, etc.)

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Coordinated Neighborhood Improvements: 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.	By mid-2022	Not applicable	24 neighborhood meetings with participation from multiple city departments
	Employment Services: Beginning in 2022, host an annual job fair at Rowley Park, or other appropriate location in the vicinity, with the South Bay Workforce Investment Board.	Annually	Northern Gardena	Eight job fairs
	Digital Divide: 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.	By end of 2023	Rowley Park	Wifi service installed
New Opportunity in High Resource Areas				
2.4: Inclusionary Housing	Conduct feasibility study for inclusionary housing and if feasible, adopt an inclusionary housing program.	By the end of 2023	Citywide	Not applicable
2.7: Homeownership Opportunities in Existing High Resource Neighborhoods	Establish an ordinance to implement SB 9 and develop a one-stop assistance webpage	By the end of 2023	High Resource tracts: 6035, 6036, and 6032	Increase new ownership opportunities in High Resource tracts by 40 units over eight years

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
4.1: Adequate Sites for RHNA	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.	By October 15, 2023	Rezone to create new housing opportunities in High Resource areas in Central and Southeast Gardena	Capacity for 1,014 new units in Northern Gardena
4.4 Religious Facility and Institutional Use Housing Overlay	Outreach to religious facilities located in high resource areas to pursue housing opportunities	By the end of 2024	High Resource tract: 6032	Achieve one affordable project over eight years
4.5: Accessory Dwelling Units	Facilitate development of ADUs	2021-2029	High Resource tracts: 6035, 6036, and 6032	25 percent of ADUs created in High Resource tracts
5.2: Expand Housing Opportunities	Increase outreach and education on opportunities for ADUs (Program 4.5) and SB 9 (Program 2.7), especially in high resource areas to ensure households in these neighborhoods are aware of the incentives and resources available for the development of ADUs and SB 9 units. Outreach and education will be conducted annually via various venues, including but not limited to City Hall, Gardena/Carson YMCA, and direct mailing.	Annually	High Resource tracts: 6035, 6036, and 6032	The goal is to achieve 25 percent of the ADUs/SB 9 units in High Resource tracts.

Table V-3: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Tenant Protection and Anti-Displacement				
1.2: Preservation of At-Risk Units	Work to preserve all at-risk housing units	2021-2029	Not applicable	278 at-risk units
2.3: Homeownership Opportunities	Increase program outreach via the City's quarterly publication and promote on social media platforms, and at City Council meetings.	2021-2029	Northern Gardena	Increase rate of homeownership in Northern Gardena
5.4: Rent Mediation Board – Anti-Displacement	Provide rent mediation and arbitration assistance to renters in disputes with landlords.	Ongoing	Not applicable	Mediate all rent increase disputes