

**A. INTRODUCTION**

**1. Background**

State housing law requires every city and county to prepare and adopt a housing element. The State Department of Housing and Community Development (HCD) administers the state housing law, including the review of local housing elements. The State HCD refers to Government Code Sections 65580-65589.8 as the state housing law.

Housing elements were first mandated to be included in a community's general plan by State legislation enacted in 1969. The City last revised its Housing Element in 1994. This Housing Element Update complies with Government Code Section 65588 requires each city and county to periodically review and revise their housing elements.

**2. Scope and Format of the Housing Element**

Government Code Section 65583 states:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

Per State law, the City's Housing Element must include five major components:

1. An assessment of housing needs, as prescribed by the State housing law.
2. An inventory of resources and constraints that facilitate and/or hinder the public and private capacity to meet housing needs.
3. A statement of goals, policies and quantified objectives that will guide the implementation of specific programs.
4. A housing program, to be implemented over a five-year period, that describes the implementation actions to be taken by the City to meet the community's housing needs.
5. A report that describes the City's progress toward achieving the goals, policies, objectives and programs adopted in the prior housing element.

Part 2 of the Housing Element satisfies the requirements of the following Government Code Sections:

**Section 65583(b)(1):** “A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.”

**Section 65583(c):** “A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element....”

Government Code Section 65583(c) requires that the program shall:

- ? Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- ? Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- ? Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- ? Conserve and improve the condition of the existing affordable housing stock.
- ? Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- ? Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

Technical Appendix A addresses the requirements of Government Code Section 65583 (a)(1) through (a)(8) by providing data on housing needs, resources and constraints. Section A of Technical Appendix A describes the nature and scope of the information that is required to be included in the assessment of housing needs and the inventory of resources and constraints. Section B presents a summary of housing needs, resources and constraints. Sections C through M contain the detailed statistics, data, tables and analysis for each required component.

### **3. Citizen Participation**

The State housing element law requires that the public, especially low and moderate-income populations, participate in the development of the Housing Element. Development of the Housing Element Update coincided with the preparation of the City’s Consolidated Plan for the 2000-2005 time period. In order to avoid duplication of effort, the City, during the course of preparing the Consolidated Plan, also gave due

**CITY OF BELLFLOWER HOUSING ELEMENT PART 1 – INTRODUCTION AND SUMMARY**

consideration to the topics that were to be addressed in the Housing Element Update. A summary of these efforts is given below:

Housing surveys in both English and Spanish were distributed to local residents. The survey included questions pertaining to the personal housing needs of the owners and renters that responded (costs too high, need for down payment assistance, etc.). The questionnaires helped to focus the attention of both the Consolidated Plan and Housing Element Update on key housing needs, as identified by local residents.

A survey was also distributed to nonprofits to identify housing resources and "...the housing needs of various populations within our community." The survey contributed to the development of information on housing resources, particularly those directed at the homeless population.

During the public meetings, residents were given opportunities to presents their views and opinions on housing in Bellflower. The primary concern voiced at these meetings was that affordable housing would increase the numbers of renters living in the City. Objections also were made to helping nonprofits acquire and rehabilitate single family homes. Despite these concerns, the Housing Element has included programs to increase the stock of affordable rental housing and to rehabilitate single- and multi-family homes.

In addition to the above, residents were notified of the Housing Element Update through the City's e-Newsletter. Residents were invited to provide input on any matter pertinent to the Housing Element Update.

A Public Notice of the Availability of the Draft Housing Element (synopsis) was published in the local newspaper. This noticed informed the public of the availability of the Draft for review purposes and solicited input and comment on the document. Any input received as a result of this Public Notice will be transmitted to the Planning Commission. Revisions or changes suggested by the Planning Commission as a result of this input will be forwarded to the City Council.

Copies of the Draft Housing Element were transmitted to nonprofit and other housing organizations with a request for input and comments, particularly with regard to low income housing needs and proposed programs. The following organizations received a copy of the Draft Housing Element:

Los Angeles Community Development Commission

Los Angeles County Housing Authority

The input received from these two organizations will be transmitted to the Planning Commission for its consideration during the Public Hearings. Any revisions or changes suggested by the Planning Commission as a result of this input will be forwarded to the City Council.

Additional opportunities for public participation will include the formal Public Hearings before the Planning Commission and City Council.

**4. Internal Consistency**

Government Code Section 65583(b)(6)(B)] requires an identification of "...the means by which (housing element) consistency will be achieved with other general plan elements...." Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirement has five components: 1) equal status among the general plan elements; 2) consistency among the elements; 3) consistency within an element; 4) area plan consistency and 5) consistency between text and diagrams included in the general plan elements.

The City's General Plan is comprised of all the elements mandated by State law. The City Attorney and the Community Development Department have each reviewed the Housing Element in relationship to the balance of the General Plan. Both have found that there are no conflicts between the Housing Element's policies and programs and those adopted in other General Plan Elements. The Housing Element policies and programs are consistent with the land use designations and densities included in the Land Use Element. It is a policy of the City that any amendments to the General Plan are evaluated for consistency with the other elements of the General Plan.

**B. EXECUTIVE SUMMARY**

**1. Summary of Housing Needs, Resources and Constraints**

According to Article 10.6, Section 65583 (a) of the Government Code, Bellflower's Housing Element must contain: "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." This summary provides a general overview of the detailed data contained in Technical Appendix A. This Appendix includes the detailed data, tables, analyses and specific data sources that provided the basis for preparation of this general summary overview.

a. Housing Needs

State housing law defines the nature and scope of housing needs that must be examined in the Housing Element. The scope of needs include new construction, existing needs such as overpaying, overcrowding and substandard housing, and special housing needs.

***New Construction:*** Population and employment growth will stimulate the demand for new housing in Bellflower. SCAG has allocated to Bellflower a new construction need of 686 housing units for the 7.5-year period from January 1, 1998 to June 30, 2005. Constructed and proposed units result in the development of 442 housing units. Thus, the balance of the new construction need is 244 housing units, as of September 2003.

***Existing Housing Needs:*** The major existing need affects lower income households that need to spend more than 30% of their income on housing costs. This "need" is quantified by the number of lower income renters that are cost burdened, as owners have more options and ongoing financial assistance to owners is unavailable. According to the best available information, Bellflower has an estimated 5,600 lower income renters

that are cost burdened. And many of these renters pay more than one-half of their income on rents.

Some lower income households live in overcrowded conditions. There are about 1,600 and 200 lower income renters and owners, respectively, that are overcrowded.

With respect to the existing housing stock, there are an estimated 500 housing units in need of rehabilitation. Another 60 units are in need of replacement. These housing units represent less than 2% of Bellflower's entire housing stock.

Although some lower income households may have multiple housing problems, it is clear that overpaying affects a significantly higher number than do overcrowding and substandard housing.

***Special Housing Needs:*** The special population groups include the handicapped, elderly, farmworkers, female householders and homeless persons and families. From a purely numerical viewpoint, the groups with the fewest in need are farmworkers and homeless persons and families. Persons with disabilities (PWD) outnumber the elderly and female householders. Housing designed specifically for the disabled and serving the young and old, and female householder, including older women living alone and those with families, would be particularly helpful

b. Housing Resources

Housing resources to address housing needs include land availability and stable mortgage interest rates. State housing law requires that there be sufficient land to meet the new construction need allocated by SCAG. In addition, mortgage interest rates, depending on economic conditions, may facilitate or constrain the purchase or refinancing of resale and new homes.

***Land Availability:*** There is enough vacant land and recycling sites to accommodate the balance of the RHNA new construction need.

The balance of the very low and low income housing need can be met by a vacant site zoned R-3, recycling sites zoned R-3, density bonus units and mixed-use development.

The balance of the moderate and above moderate-income housing need can be met by recycling sites zoned A-E, R-1, R-3 and mixed-use development.

As explained in Part 2, the City will implement a Residential Development Program to facilitate and stimulate the development of recycling sites in order to help meet the balance of the RHNA allocated need for all income groups.

Second units are potential sites in some communities. However, because of the City's development patterns and lot sizes, second units have very limited potential to address Bellflower's RHNA need.

**Interest Rates:** As of July 2003, the average interest rate for loans under \$322,700 decreased from 5.64% to 5.17% in the past six months. For loans of more than \$322,700, the average interest rates decreased from 5.80% to 5.44% in the past six months.

c. Housing Constraints

Housing constraints may include governmental factors and market conditions. The governmental factors to be analyzed include, but are not limited to, land use controls and fees on new development. Market factors include interest rates as well as land and construction costs. The analysis of market factors also includes data on sales prices and rents.

**Governmental Factors:** The City has a number of tools to facilitate the development of a variety of housing types, as required by the State housing law. The City's fee structure, as well as those of the school districts, is nominal. As a result, the City does not impede the maintenance, improvement or development of housing.

**Market Conditions:** Land and construction costs are on par with other urban communities in Los Angeles County. The City's housing prices compare favorably to those of the southland and State. So, too, do the apartment rents. Neither sales price nor rents are extraordinarily high when compared to other nearby communities. However, the lower income households cannot afford the market prices. The dilemma faced by the lower income households also would be experienced in other Los Angeles County communities.

**2. Housing Strategy**

Part 2 presents the Draft Housing Element's goals, policies, quantified objectives and specific programs. Of particular importance are the quantified objectives and specific actions to be taken and implemented over the five-year program period, which spans July 1, 2000 to June 30, 2005.

The vast majority of the housing goals and policies adopted in the prior Housing Element remain valid today. For the most part, the goals and policies furthered the purpose of the State housing law and were consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of the State housing law. The goals and policies are essentially retained, but have been reorganized to address each of the six housing program components.

The quantified objectives have been updated and revised. The numerical targets for new construction have been established in light of the Regional Housing Needs Assessment, land availability, market trends and housing actions adopted by the City Council. The objectives in other program areas have been established on the basis of adopted plans and projects such as those included in the 2001-2006 Consolidated Plan, 2001-2002 Annual Action Plan and the Redevelopment Agency's Housing Implementation Plan.

The individual programs included in the Housing Strategy are based, in part, on those included in the prior Housing Element. However, after adoption of the prior Housing

**CITY OF BELLFLOWER HOUSING ELEMENT PART 1 – INTRODUCTION AND SUMMARY**

Element, the City completed several plans and studies that were required by State and Federal laws. As some of these plans and programs were recently adopted by the City Council, they have been incorporated in the appropriate program categories.

One of the programs recently adopted was the Bellflower Redevelopment Agency Five-Year Implementation Plan. The Plan estimated the amount of tax increment funds that, in accordance with California Redevelopment Law, would be set-aside in the Low and Moderate Income Housing Fund between 2001 and 2006. A cumulative total of \$747,000 is projected to be deposited in the fund during this five-year period. The annual deposits are listed below:

2001-02	\$139,000
2001-03	\$143,000
2001-04	\$147,000
2001-05	\$152,000
2001-06	\$156,000

In addition, in 2001-2002, the Agency had \$909,000 in prior year tax increment and bond funds. In 2001-2002, the Agency allocated all available Low and Moderate Income Housing Funds to the Flora Vista senior housing project.

As required by Section 65583(b), quantified objectives *by income group* for the 2000-2005 program period are stated in this section. State law defines the income groups in terms of the percentage of the Los Angeles County median income:

- Very low income – 0-50% of median income
- Low income – 51-80% of median income
- Moderate income – 81-120% of median income
- Above-moderate income – 120%+ of median income

For a four-person family, the 2003 annual income limits are:

Very low income	<\$28,200
Low income	\$28,201-\$45,100
Moderate income	\$45,101-\$66,100
Above moderate-income	\$66,101+

Quantified objectives are the maximum actual numbers of housing units that the City projects can be *constructed, rehabilitated, conserved* and *preserved* over a five-year time frame. The State housing law requires that the Housing Element establish the quantified objectives for each *income group*: very low, low, moderate and above moderate.

The City's quantified objectives for the 2000-2005 program period by income group are listed on the next page:

**CITY OF BELLFLOWER HOUSING ELEMENT PART 1 – INTRODUCTION AND SUMMARY**

Category	Very Low	Low	Moderate	Above Moderate	Total
Construction	135	134	157	219	645
Rehabilitation	82	42	0	0	124
Conservation	440	220	0	0	660
Preservation	72	72	0	0	144

As previously noted, the City's Housing Strategy must include program actions in the following areas:

- Adequate housing sites
- Development of low and moderate income housing.
- Removal of governmental constraints.
- Conserve and improve the existing housing stock.
- Promote equal housing opportunities.
- Preserve existing affordable housing.

Each program must be described in the following terms:

- Actions to be Implemented
- Agency Responsible for Program Implementation
- Implementation Time Schedule
- Quantified Objective(s)
- Funding Source(s)

Bellflower's Housing Program includes actions to be taken between July 1, 2000 and June 30 2005. The Housing Program also includes actions that the City implements on a cooperative/participating basis with the County of Los Angeles Community Development Commission and the County of Los Angeles Housing Authority (Section 8). The City also plans to continue existing programs such as those included in the Consolidated Plan and Annual Action Plan, as approved by the City Council. These Plans contain an Affordable Housing Strategy and also guide the allocation of CDBG and HOME funds to specific programs and projects.