

Housing Element

Revised April 2022 |

City of South Gate
8650 California Avenue
South Gate, CA 90280

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INTRODUCTION

Purpose of the Housing Element

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. To that end, every jurisdiction in California must prepare a Housing Element that identifies and addresses the housing needs in its community. The Housing Element must be updated periodically. This Housing Element for the City of South Gate covers the planning period of October 15, 2021 through October 15, 2029.

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction’s Regional Housing Needs Assessment (RHNA) for each income level.
- 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, including housing for all income levels and housing for persons with disabilities.
- 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, color, familial status, or disability.
- Preserve the affordability of assisted housing developments for lower income households.

The Housing Element is an integral component of the General Plan and one of the two General Plan elements that must be reviewed for compliance with State law by a State agency.¹ The State Department of Housing and Community Development (HCD) is responsible for reviewing the Housing Element for compliance.

¹ The State General Plan law mandates seven elements: Land Use; Circulation; Housing; Conservation; Open Space; Noise; and Safety. The Housing Element and Safety Element are the only two elements that must be reviewed by a State agency for compliance with State law.

Housing Element Contents

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.
- An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
- An analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farmworkers, and the elderly.
- A regional share of the total regional housing need for all income categories.
- An inventory of land suitable for residential development, including vacant and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
- Identifying actual and potential governmental and non-governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups.
- Identifying and analyzing opportunities for energy conservation in residential developments.
- An inventory of at-risk units that have the possibility of converting to market rate.
- A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.²

² State law recognizes that the total housing need may exceed available resources and a jurisdiction's ability to satisfy identified needs. As a result, quantified objectives do not need to match the total housing need. However, a jurisdiction is required to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Community Outreach

State law requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. Specifically, the jurisdiction must proactively outreach to lower and moderate income persons and persons with special needs. Preparation of the Housing Element must also be coordinated with other local jurisdictions within the regional housing market area.

Public Meetings

A series of public meetings were conducted to obtain public input on housing-related issues. These include:

- February 2020: Inclusionary Housing Ordinance briefing before the Planning Commission
- March 2020: Public informational meeting on housing issues
- August 2020: Inclusionary Housing Ordinance update before the City Council
- February 2, 2021: Community workshop to discuss housing needs and potential programs and policies
- July 28, 2021: Inclusionary Housing Ordinance workshop before the Planning Commission and City Council, which also included information on the Housing Element

The City advertised the community workshop on City website and also with special invitations sent to stakeholders and agencies and organizations that serve lower and moderate income and special needs households. Public comments received generally relate to the need for affordable housing in the community.

Public Review of Draft Housing Element

The Draft 2021-2029 South Gate Housing Element was available for public review on the City website starting on September 24, 2021. The City published a Notice of Availability, sent an eblast to agencies and individuals with an interest in housing-related matters, and sent special notifications to stakeholders and organizations that serve lower and moderate income households and persons with special needs.

Public Hearings

Public hearings will be conducted prior to adoption of the Housing Element by the City Council.

Consistency with General Plan 2035

The 2021-2029 City of South Gate Housing Element was prepared to ensure internal consistency with the General Plan 2035. As such, the goals and policies contained in this Housing Element are entirely consistent with other elements of the General Plan. The Housing Element does not determine the intensity or distribution of residential growth. Such policy directions are established in the Land Use Element of the General Plan, and Specific Plans that implement the General Plan vision. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

The General Plan was comprehensively updated in 2010 and includes policies and analysis relating to flood hazards and flood management. The Safety Element will be updated to address new requirements relating high fire hazards and severe climate change.

COMMUNITY PROFILE

Residential neighborhoods in South Gate are at a crossroads. The City's primary land use is single family residential – an essential component of the American Dream. The comparatively small size of many of the homes and, in some cases, proximity to former industrial areas, indicate that South Gate's residential neighborhoods were primarily built to house blue collar and middle class workers in the adjacent industrial areas and other Southland locations. This period of construction and occupation lasted from approximately 1920 to 1970. More recent conditions affecting South Gate have been the de-industrialization of Los Angeles, including closure of many manufacturing plants, and strong immigration pressures.

These trends call for a transformation of the City to respond not only to the changing economic structure and employment base in South Gate, but also a significant growth and diversification in population. The Southern California Association of Governments (SCAG) projects a population growth of 15 percent for South Gate between 2016 and 2045. The housing needs of this growing and diverse population can no longer be met in the predominantly single-family residential neighborhoods. General Plan 2035 introduces a new approach to housing the future residents of South Gate.

The purpose of this Community Profile is to provide a technical overview of the socioeconomic and physical characteristics of the City of South Gate. The data provide information regarding past and present population growth, socioeconomic conditions and housing characteristics that would influence existing and future housing needs in the community.

Data Sources

Multiple data sources were used to update the Housing Element. These include:

- Local Housing Data Package prepared by the Southern California Association of Governments (SCAG) for the purpose of assisting in the Housing Element update. This data package is based on 2014-2018 American Community Survey
- Affirmatively Furthering Fair Housing Data and Mapping Resources by the State Department of Housing and Community Development
- Comprehensive Housing Affordability Strategy (CHAS) data prepared by the US Department of Housing and Urban Development

Population Characteristics

Growth Trends

The California Department of Finance estimates that the total population of South Gate in 2020 is 97,003 persons. This represents an increase of almost three percent since 2010. The City's population growth over the last fifty years is displayed in [Table HE-1](#). Since 1970, South Gate's population has increased by approximately 70 percent; however, much of this growth occurred in the 1990s. The City's population decreased slightly in the early 2000s but has seen a slight increase since 2010.

Comparing the City's population over time to neighboring cities shows not only the growth patterns of each community but also allows for a regional analysis of population growth and trends. Table HE-2 compares growth in the City of South Gate, the County of Los Angeles, and surrounding municipalities. Between 2000-2010, South Gate and all of the surrounding municipalities except for Downey experienced small decreases in population while the County of Los Angeles had a small increase in population. However, between 2010 and 2020, South Gate and all of the surrounding communities saw very small increases in population with South Gate having the largest percent increase at 2.8 percent. During this same time period, the County had a slightly greater increase of 3.6 percent.

Table HE-1: Population Growth (1970-2020)

Year	Population	Percent Change
1970	56,909	--
1980	66,784	17.4%
1990	86,284	29.2%
2000	96,375	11.7%
2010	94,396	-2.1%
2020	97,003	2.8%

Sources:

City of South Gate Housing Element of the General Plan, 1989.

U.S. Bureau of the Census, 2000 and 2010

CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

Table HE-2: Comparative Population Growth (2000-2020)

Jurisdiction	2000	2010	2020	Percent Change	
				2000-2010	2010-2020
South Gate	96,375	94,396	97,003	-2.1%	2.8%
County of Los Angeles	9,519,338	9,818,605	10,172,951	3.1%	3.6%
Bell Gardens	44,054	42,072	42,449	-4.5%	0.9%
Cudahy	24,208	23,805	24,172	-1.7%	1.5%
Downey	107,323	111,772	113,529	4.1%	1.6%
Huntington Park	61,348	58,114	59,515	-5.3%	2.4%
Lynwood	69,845	69,772	71,269	-0.1%	2.1%
Paramount	55,266	54,098	55,461	-2.1%	2.5%

Sources:

1. U.S. Bureau of the Census, 2000, and 2010.
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates & E-1 Population Estimates, 2020.

Age Characteristics

A review of the population’s age distribution is an integral component of determining current and future housing needs within a jurisdiction. Table HE-3 indicates that adults between the ages of 25 and 54 and children (ages five to 19) comprised the largest portions of the City’s population. The American Community Survey (ACS) estimates a median age of 31.6 for South Gate in 2018. There has been a steady increase in the median age since 2000; however, the City’s median age is still well below the County’s median age of 36. The relative youthfulness of the City’s population creates a unique set of issues to be addressed. The percent change within each age category also indicates that the City’s population is aging overall. Since 2000, the number of children under 5 years and 5-19 years has declined. The largest increases in number occurred in adults ages 55-64 years and seniors (aged 65-74 and 75+). Seniors aged 65-74 had the greatest increase in number (almost 40 percent) between 2010 and 2018.

Table HE-3: Age Distribution (2000-2018)

Age Range	2000		2010		2018		Percent Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	2000-2010	2010-2018
Under 5 Years	9,692	9.8%	7,963	8.4%	6,484	6.8%	-17.8%	-18.6%
5-19 Years	27,954	28.2%	24,870	26.3%	22,683	23.9%	-11.0%	-8.8%
20-24 Years	8,719	8.8%	7,839	8.3%	8,129	8.5%	-10.1%	3.7%
25-54 Years	39,709	40.0%	39,233	41.6%	39,658	41.7%	-1.2%	1.1%
55-64 Years	7,870	7.9%	7,868	8.3%	9,379	9.9%	0.0%	19.2%
65-74 Years	2,818	2.8%	4,007	4.2%	5,593	5.9%	42.2%	39.6%
75+ Years	2,431	2.5%	2,616	2.8%	3,177	3.3%	7.6%	21.4%
Median Age	26.0	---	29.4	---	31.6	---	---	---

Source: U.S. Bureau of the Census, 2000 and 2010 Census, American Community Survey (ACS) Table S0101, 2014-2018 (5-year estimates).

Table HE-4 provides a comparison of the median age in South Gate, surrounding cities and the County of Los Angeles. Most of the cities in the region exhibited a similar age profile: low median age (youthful population) and a relatively small senior population. The City of Downey and the County as a whole, however, had a significantly higher median age and larger senior population.

Table HE-4: Comparative Age Distribution (2018)

	Median Age	Under 18 Years	% of Total	18-64 Years	% of Total	65+ Years	% of Total
South Gate	31.6	26,376	27.7%	59,957	63.0%	8,770	9.2%
County of Los Angeles	36.2	2,246,521	22.2%	6,552,254	64.9%	1,299,277	12.9%
Bell Gardens	29.1	13,153	30.8%	26,329	61.7%	3,159	7.4%
Cudahy	29.1	7,571	31.5%	14,787	61.6%	1,658	6.9%
Downey	35.6	27,194	24.1%	72,740	64.4%	12,967	11.5%
Huntington Park	30.7	16,619	28.3%	37,230	63.4%	4,845	8.3%
Lynwood	29.8	20,034	28.2%	45,704	64.4%	5,284	7.4%
Paramount	30.6	15,655	28.6%	34,799	63.5%	4,322	7.9%

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table S0101, 2014-2018 (5-year estimates).

Racial and Ethnic Characteristics

Based on American Community Survey data, persons of Hispanic origin were the dominant ethnic group residing within the City of South Gate, comprising 95 percent of the City's population (90,380 persons). The City's proportion of Hispanic residents is much higher than the County's (48.5 percent). Table HE-5 provides a comparison of the racial and ethnic profile of the City of South Gate and the County of Los Angeles.

Table HE-5: Comparative Ethnic and Race Distribution (2018)

Racial & Ethnic Composition	City South Gate		Los Angeles County	
	Persons	% of Total	Persons	% of Total
Hispanic Origin	90,380	95.0%	4,893,603	48.5%
Non-Hispanic				
White	2,954	3.1%	2,659,052	26.3%
African-American	620	0.7%	795,505	7.9%
Asian	703	0.7%	1,451,560	14.4%
Native Hawaiian and Other Pacific Islander	178	0.2%	24,821	0.2%
American Indian/Alaska Native	72	0.1%	20,307	0.2%
Other	32	<0.1%	29,924	0.3%
Two or More Races	164	0.2%	223,280	2.2%
Total Population	95,103	100.0%	10,098,052	100.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table DP05, 2014-2018 (5-year estimates).

Household Characteristics

The household characteristics of a community provide critical information regarding housing needs. These data are important indicators of areas where intervention and/or housing programs may be needed. Household and family incomes are indicators of housing affordability for a community just as the owner/renter ratio may determine the stability of the housing market. The household characteristics for the City of South Gate provide important information to assist decision makers in adopting programs and policies to alleviate specific housing problems.

Composition and Size of Households

The Census Bureau definition of a **“family”** is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. The definition of a **“household”** is the total number of persons that occupy a housing unit whether related or unrelated. The Census Bureau does not include persons living in convalescent or retirement homes, or those living in other group quarters, as living within a household. Analyzing household composition and size trends within a jurisdiction helps to determine the type and number of housing units required in a community. Table HE-6 presents a comparison of households by type for the City of South Gate over the past two decades.

Table HE-6: Households by Type (2000-2018)

Household & Family Type	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Population	96,375	100.0%	94,936	100.0%	95,103	100.0%
In Group Quarters	141	<0.1%	88	<0.1%	88*	<0.1%
Total Households	23,213	100.0%	23,278	100.0%	23,926	100.0%
Family Households	20,063	86.4%	20,150	86.6%	20,500	85.7%
Married Couple Families	13,843	59.6%	13,183	56.6%	12,104	50.6%
Single Parent Households	3,714	16.0%	3,656	15.7%	3,964	16.6%
Non-Family Households	3,150	13.6%	3,128	13.4%	3,426	14.3%
Householder Living Alone	2,414	10.4%	2,292	9.8%	2,701	11.3%
Householder 65+ (Alone)	1,110	4.8%	996	4.3%	1,223	5.1%
Average Household Size	4.15	---	4.05	---	3.97	---
Average Family Size	4.37	---	4.24	---	4.21	---

Note: *= All data from U.S. Bureau of the Census, except Group Quarters population data from CA DOF 2020 Estimates

Sources:

1. U.S. Bureau of the Census, 2000 and 2010 Census, American Community Survey (ACS) Table DP02, 2014-2018.
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

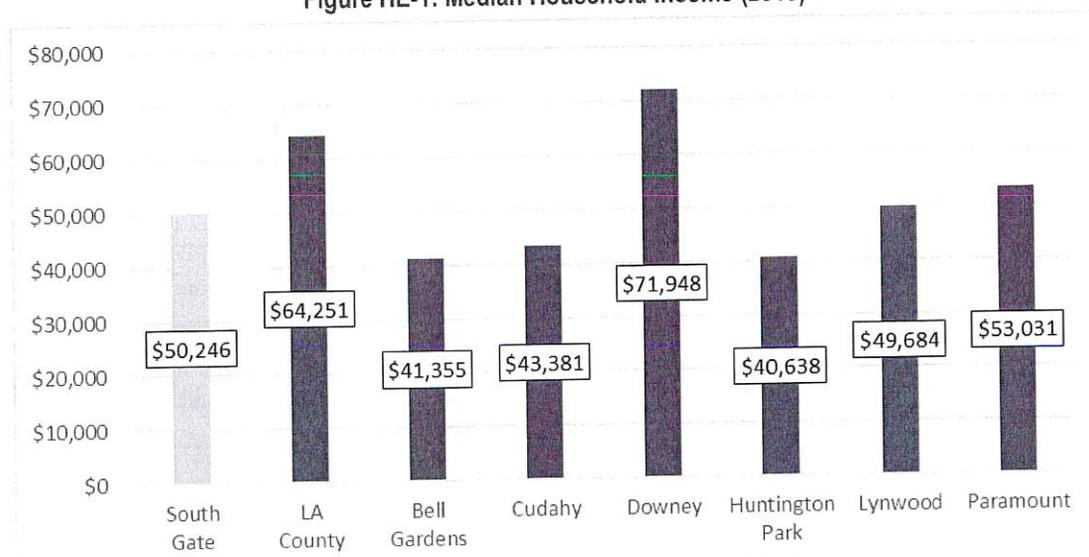
Persons residing in group quarters have typically comprised a negligible proportion of South Gate’s population (less than one percent). Among total households in the City, most were considered family-households (86 percent); the proportion of family-households in South Gate has remained relatively steady since 2000, with a small decrease between 2010 and 2018. Since 2010, the number of married couple families has declined (8 percent decrease) and the number of single parent households has increased (8 percent). The City’s average household size and family size both decreased slightly between 2000 and 2018. Among the City’s non-family households, the majority were single persons living alone. The numbers both of non-family households and of single persons living alone increased slightly between 2010 and 2018. Seniors comprised a significant portion (45 percent) of these single-person households.

Household Income

Income is the most important factor in determining whether a household or family is able to balance housing costs with basic necessities of life while avoiding housing problems such as cost burden and overcrowding. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among other factors.

According to the 2014-2018 ACS, the estimated median household income for South Gate was \$50,246. Figure HE-1 compares the City’s median household income with that of nearby communities and Los Angeles County. As shown, the median household income in the City was higher than the majority of the neighboring jurisdictions, except for Downey and Paramount; however, it is still well below the County median of \$64,251. The City of Downey was the only jurisdiction in the neighboring region with a median income that exceeded the County median.

Figure HE-1: Median Household Income (2018)



Source: U.S. Bureau of the Census, American Community Survey (ACS) Table S1901, 2014-2018.

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

Table HE-7 shows the income distribution according to the Southern California Association of Governments (SCAG). As shown, South Gate has a significantly higher percentage of lower income households (51 percent) compared to the County (41 percent).

Table HE-7: Income Distribution (2018)

Income Group	South Gate	Los Angeles County
Very Low (0 to 50%)	29%	26%
Low (51 to 80%)	22%	15%
Moderate (81 to 120%)	20%	16%
Above Moderate (over 120%)	29%	43%

Source: SCAG, RHNA Calculator, March 2021

Employment

Approximately 77.5 percent of South Gate’s working age population (ages 20 to 64) was in the labor force, according to the 2014-2018 ACS. Unemployment among South Gate residents of that same age group was 9.2 percent. Although the Countywide labor participation rate was very similar (77.2 percent), the unemployment rate for South Gate is notably higher than the Countywide rate of 6.4 percent.

Residents of the City of South Gate are employed across all industries. Table HE-8 lists the number of residents employed in each industry. The greatest number of residents are employed in the Education, Healthcare, and Social Assistance industry (17 percent), followed by the Manufacturing industry (16 percent).

Table HE-9 displays the occupational characteristics of South Gate residents from the 2014-2018 ACS. It also provides the median annual earnings for these occupations in both South Gate and LA County. As demonstrated in Table HE-8, the majority of employed South Gate residents held production, transportation, and material moving occupations (28 percent), followed by sales and office occupations (24 percent). Production, transportation, and material moving occupations are among the lowest paid in the City and Countywide. It should also be noted that

while management, business, science and arts occupations are the highest paid in both the City and Countywide, the median annual earnings for this occupation category is markedly lower in the City when compared to the County as a whole (\$47, 529 versus \$73,774).

Table HE-8: Employment by Sector (2018)

Employment Sector	Employees	Percent of Total
Agriculture, forestry, fishing/hunting, mining	180	0.4%
Construction	3,089	7.3%
Manufacturing	6,886	16.2%
Wholesale Trade	2,955	7.0%
Retail Trade	4,950	11.7%
Transportation, warehousing, and utilities	3,162	7.4%
Information	677	1.6%
Finance/insurance, real estate, rental/leasing	1,558	3.7%
Professional, scientific, management, administrative, waste management services	3,357	7.9%
Education services, health care, social assistance	7,313	17.2%
Arts, entertainment, recreation, accommodation, food service	4,368	10.3%
Other services, except public administration	2,838	6.7%
Public Administration	1,135	2.7%
Total	42,468	100.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table, 2014-2018.

Table HE-9: Occupation and Wage Comparison

Occupation	Employed	Percent	South Gate Median Annual Earnings (2018)	LA County Median Annual Earnings (2018)
Management, Business, Science, and Arts Occupations	7,563	17.8%	\$47,529	\$73,774
Service Occupations	8,422	19.8%	\$27,242	\$27,060
Sales and Office Occupations	10,261	24.2%	\$31,265	\$40,658
Natural Resources, Construction, and Maintenance Occupations	4,431	10.4%	\$37,124	\$37,299
Production, Transportation, and Material Moving Occupations	11,791	27.8%	\$30,608	\$30,764
Total	42,468	100.0%	\$32,259	\$44,923

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2014-2018

Housing Problems

Housing problems include overcrowding and overpayment (cost burden). Both are related either directly or indirectly to household income compared to housing costs.

Estimates of Housing Needs

The data estimating the number of households at each income level presented earlier do not provide any detail on the specific housing needs and problems faced by the City's lower income households. However, the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in South Gate. Detailed CHAS data based on the 2013-2017 ACS data is displayed in (Table HE-11:). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of housing problems faced by South Gate households vary according to household income, type, and tenure. However, the following observations can be made about the City:

- In general, renter-households had a higher level of housing problems (73 percent) compared to owner-households (52 percent).
- Of the 5,260 extremely low income households in the City, 89 percent had a housing problem. Approximately 88 percent incurred a housing cost burden exceeding 30 percent of monthly income and 76 percent incurred a housing cost burden exceeding 50 percent of monthly income. Very low income households have a similarly high rate of housing problems (86 percent).
- The proportion of households with a severe cost burden is significantly higher for extremely low income households (76 percent) when compared to low income households (7 percent) and very low income households (24 percent).
- Projected housing needs for extremely low income households through the end of the planning period include a need for additional Housing Choice Vouchers and new or substantially rehabilitated rental housing of adequate size and at affordable rates to avoid or alleviate the problems of overcrowding and cost burden.

Overcrowding

HCD defines overcrowding as a unit that is occupied by more than one person per room, including living and dining room but excluding kitchen, bathrooms and hallways. Severe overcrowding occurs when a unit is occupied by more than 1.5 persons per room. Generally, overcrowding occurs as a result of high housing costs in relation to income. This situation forces families to live together in a housing unit, pooling income in order to pay the rent or mortgage. However, some cultures (such as Hispanic and Asian households) tend to have larger household size either because of the number of children in the family or the practice/preference of multi-generation living or living with extended family members. With a scarcity of units of sufficient size to accommodate large and very large families, overcrowding can result.

The City of South Gate is essentially a built-out community with very little remaining vacant residentially zoned land. As a community with a significant number of large-family households, the City of South Gate is especially vulnerable to overcrowding. Significant overcrowding exists as families and extended family members live together in order to pool the money needed each month to pay for housing. The intensity of use caused by this condition significantly reduces the useful life of the existing housing stock. Seniors, in particular, are especially susceptible to increased competition for available housing due to their fixed and limited incomes. Illegal conversion of garages into living units and doubling up of families are also common in the community. As shown in Table HE-10, overcrowding in the City is severe. Overall, 24 percent of South Gate households were living in overcrowded units, compared to just 11 percent of Los Angeles County households. Overcrowding disproportionately affected the City's renter-households; approximately 29 percent of renter-households experienced overcrowding compared to 17 percent of owner-households.

Table HE-10: Overcrowding by Tenure

	South Gate		LA County	
	Number	% of Total	Number	% of Total
Owner Occupied Units	10,096	100%	1,514,629	100%
Not Overcrowded				
1.00 or Less Occupants Per Room	8,424	83.4%	1,430,158	94.4%
Overcrowded				
1.01 to 1.50 Occupants Per Room	1,304	12.9%	61,736	4.1%
1.51 or More Occupants Per Room	368	3.6%	22,735	1.5%
Renter Occupied Units	13,830	100%	1,791,480	100%
Not Overcrowded				
1.00 or Less Occupants Per Room	9,850	71.2%	1,497,665	83.6%
Overcrowded				
1.01 to 1.50 Occupants Per Room	2,511	18.2%	160,169	8.9%
1.51 or More Occupants Per Room	1,469	10.6%	133,646	7.5%
Total Overcrowded	5,652	23.6%	378,286	11.4%

Source: Bureau of the Census, American Community Survey (ACS), 2014-2018.

Cost Burden

Monthly housing payments for a considerable number of South Gate residents exceed the 30 percent affordability standard. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed for HUD, 51 percent of the City's households spent more than 30 percent of their gross income on housing costs in 2017 (Table HE-11).

Extremely low and very low income households were particularly cost-burdened, with approximately 83 percent of these households overpaying for housing. Among the extremely low and very low income households, renter-households are generally more impacted by cost burden than owner-households. Large family households in the extremely low income category are the exception, with renter-households and owner-households similarly impacted by cost burden (95 percent of renter households and 97 percent of owner households). This indicates that affordable housing for large families in this income group is extremely difficult to find.

Among low income households, housing cost burden affected a significantly higher proportion of owner-households (55 percent) than renter-households (34 percent), indicating that rental housing is generally more affordable to this income group.

Table HE-11: Housing Cost Burden by Tenure and Household Type¹

Household by Type, Income, and Housing Problem ²	Renters				Owners				Total Households
	Seniors	Small Families	Large Families	Total	Seniors	Small Families	Large Families	Total	
Extremely Low (0-30%)	795	2,115	800	4,165	400	400	210	1,095	5,260
With any housing problem				91.6%				76.7%	88.5%
With cost burden >30%	80.5%	95.7%	95.0%	91.2%	61.3%	85.0%	97.1%	77.2%	88.1%
With cost burden >50%	64.8%	85.1%	88.8%	79.0%	42.5%	65.0%	95.2%	62.6%	75.5%
Very Low (31-50%)	365	2,085	930	3,685	410	660	385	1,475	5,160
With any housing problem				90.4%				74.9%	85.9%
With cost burden >30%	67.1%	85.9%	78.0%	82.0%	59.8%	75.8%	68.8%	69.5%	78.4%
With cost burden >50%	13.7%	14.4%	21.0%	15.3%	32.9%	54.5%	41.6%	45.4%	23.9%
Low (51-80%)	285	1,595	925	3,220	620	1,270	855	2,810	6,030
With any housing problem				60.6%				64.1%	62.2%
With cost burden >30%	31.2%	38.9%	28.6%	34.0%	33.9%	67.7%	46.8%	54.6%	43.6%
With cost burden >50%	1.4%	2.5%	1.1%	1.9%	12.1%	9.8%	12.9%	12.6%	6.9%
Moderate (80-100%)	70	615	280	1,065	185	745	575	1,550	2,615
With any housing problem				26.8%				44.8%	37.5%
With cost burden >30%	14.3%	4.9%	1.4%	4.2%	28.6%	29.5%	20.9%	27.1%	17.8%
With cost burden >50%	0.0%	0.0%	0.0%	0.0%	4.3%	1.3%	0.0%	2.9%	1.7%
Above Moderate (>100%)	34	680	295	1,170	340	1,755	1,035	3,320	4,490
With any housing problem				23.5%				25.9%	25.3%
With cost burden >30%	11.8%	0.0%	0.0%	0.3%	13.2%	7.4%	9.2%	9.5%	7.0%
With cost burden >50%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Households	1,549	7,090	3,230	13,305	1,955	4,830	3,060	10,250	23,555
With any housing problem				72.6%				51.7%	63.5%
With cost burden >30%	63.8%	63.0%	54.3%	59.9%	40.8%	42.4%	35.4%	40.4%	51.3%
With cost burden >50%	36.7%	30.2%	28.3%	29.4%	19.8%	15.6%	15.4%	17.1%	24.1%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), (2013-2017 ACS), 2020

Notes:

1. Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
2. Housing problems considered by HUD include overcrowding, units with physical defects, and cost burden. Data not available for "any housing problem" by household type.

Special Needs Groups

State Government Code Section 65580-65589.8 requires that households and/or persons with special needs be identified in the Housing Element. Special needs groups in South Gate include: seniors, single parent households, large households, persons with disabilities, farm workers, persons living in poverty and the homeless. The City may also have a large number of undocumented immigrants. These population groups are identified as special needs groups because their specific circumstances often make it difficult for them to find and secure affordable housing. Table HE-12 summarizes characteristics of the special needs population in South Gate. These groups are also discussed in further detail below.

Table HE-12: Special Needs Groups

Special Needs Group	Persons or Household	Renter	Owner	Percent of Total
Senior-Headed Households	4,246	1,797	2,449	17.8%
Households with a Senior Member	6,148	--	--	25.7%
Seniors Living Alone	1,223	--	--	5.1%
Single-Parent Households	3,964	--	--	16.6%
Female Single-Parent Households	2,538	1,685	853	10.6%
Large Households (5+ members)	6,596	3478	3118	28.0%
Persons with Disabilities	6,822	--	--	7.3%
Agricultural Workers	122	--	--	0.3%
Households living in Poverty	3,498	--	--	14.6%
Homeless***	357	--	--	<1.0%

Notes:

--= Data not available.

Sources:

1. Bureau of the Census, American Community Survey (ACS), 2014-2018 5-year estimates, 2019 1-year estimates
2. 2019 City and County homelessness point-in-time counts processed by SCAG.

Seniors

Many seniors live modestly on fixed incomes of social security and personal retirement funds. Seniors are also more likely to have physical ailments that limit mobility. This combination of factors causes seniors to be especially vulnerable to fluctuations in housing costs, health care availability, and transportation accessibility.

The 2014-2018 ACS estimates a total of 8,770 persons in South Gate that were 65 years or older. Seniors represent approximately nine percent of the City's population and are the fastest growing age group. Among the City's seniors, 4,246 persons (48 percent) were heads of households and 1,223 seniors (14 percent) lived alone. Furthermore, according to the 2011 ACS, a total of 1,411 persons 65 years of age or older were living below the poverty level, representing approximately 16 percent of the total senior population. ACS data also estimates

that approximately 39 percent of senior residents have one or more disabilities, the majority of which were ambulatory and independent living difficulties.

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income seniors. In addition, the City allocates Community Development Block Grant (CDBG) funds to a Meals on Wheels program that provides hot, nutritious meals to the homes of frail, inbound seniors. Seniors can also benefit from the activities and programs offered at the South Gate Senior Center and Oldtimers Center, including fitness and cultural classes, travel excursions, social and health services, and a lunch program. Elderly residents in need of transportation can utilize South Gate Phone-A-Ride (P.A.R.), which provides low cost transportation services to local destinations within City limits as well as medical appointments at 16 approved destinations outside of the City.

Single-Parent Households

Single-parent households must often live with only one income. This limitation, combined with their childcare needs, makes single-parent households a unique special needs group. About 17 percent of the City's households were single-parent households, according to the 2014-2018 ACS, and approximately 64 percent of these households were headed by a female.

Compared to the general population, a larger proportion of female-headed single parent households were living below the poverty level. According to the 2014-2018 ACS, approximately 15 percent of all South Gate households were living in poverty, while 55 percent of the female-headed single parent households lived in poverty.

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income households, including single-parent households. In addition, the City offers a range of affordable rental and ownership housing for single-parent households through the Acquisition/Rehabilitation Program, Home Improvement Program, and Neighborhood Stabilization Program. The City also funds programs and services with CDBG funds that assist single parent households, including the Teen Challenge Ministry Institute, which offers after school learning and prevention programs designed to provide safe and effective homework assistance to youth.

Large Households

Both the State and HUD define a large household as one with five or more members. Large households are considered a special needs group due to the general shortage of housing units that are adequately sized and affordable to these households. According to the 2019 ACS (1-year estimates), about 28 percent of the households in South Gate were large households (Table HE-13). A larger proportion of owner-households (32 percent) had five or more members compared to renter-households (25 percent). According to the 2014-2018 ACS, the average household size in South Gate was 3.97.

According to Table HE-11, approximately 95 percent of extremely low income large family households and 75 percent of very-low income family households were exceeding the 30 percent housing affordability standard. Finding affordable adequately sized housing, is a challenge for both renter- and owner-households. According to the 2014-2018 ACS, only 7 percent of the City's occupied housing units contain four or more bedrooms. The majority of these larger units are owner-occupied, indicating that the need for adequately sized housing may be more acute for renter-households.

Table HE-13: Large Households by Tenure (2019)

	Owner-Households		Renter-Households		Total	
	Number	Percent	Number	Percent	Number	Percent
Small Households (up to 4 persons)	6,659	68.1%	10,304	74.8%	16,963	72.0%
Single-Households	538	5.5%	1,824	13.2%	2,362	10.0%
Large Households (5 or more persons)	3,118	31.9%	3,478	25.2%	6,596	28.0%
Total	9,777	41.5%	13,782	58.5%	23,559	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2019 1-year estimates. .

Resources

The City's Housing Choice Vouchers program provides rental assistance to lower income households, including large households. In addition, the City offers a range of affordable rental and ownership housing for large households through the Home Improvement Program. Large households in South Gate can also benefit from the general programs and services available to all lower income households in the City.

Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in South Gate have

disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2014-2018 ACS data, persons with disabilities made up approximately nine percent of the population in South Gate. Approximately 40 percent of residents with disabilities are 65 or older. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were the most prevalent (60 percent); independent living (49 percent) and cognitive (38 percent) difficulties were also common (Table HE-14).

Disabled individuals have unique housing needs because they may be limited in mobility or in their ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is also often compounded by design and location requirements, which can drive up housing costs. For example, wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist these individuals with their specific housing needs.

Table HE-14: Disability Status (2018)

Disability Type	Persons with Disability	Percent of Total	Persons with Disability, Age 65+	Percent of Total
With a hearing difficulty	1491	17.4%	840	24.6%
With a vision difficulty	1125	13.1%	516	15.1%
With a cognitive difficulty	3217	37.5%	1007	29.5%
With an ambulatory difficulty	5161	60.2%	2665	78.2%
With a self-care difficulty	2900	33.8%	1324	38.8%
With an independent living difficulty	4165	48.6%	2174	63.8%
Total Persons with Disabilities	8,569	100.0%	3,410	100.0%

Notes:

1. Persons may have multiple disabilities.

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2014-2018 5-year estimates.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require

treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.”

The California Department of Developmental Services estimates that as of June 2019 a total of 2,483 persons with developmental disabilities were residing within the City of South Gate. The majority of these individuals were under the age of 18 and were residing in the home of their parent or guardian.

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 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.

Resources

Two residential projects consisting of four units each for extremely low income developmentally disabled individuals operated by HOPE (Home Ownership for Personal Empowerment) are located within the City of South Gate. The City also provides CDBG funds to a number of programs and supportive services for persons with disabilities, such as the Meals on Wheels Program for frail and home-bound seniors and Southern California Rehabilitation Services (which provides home improvements that can range from installing grab bars, constructing wheelchair ramps, and widening doorways to persons with disabilities). The Housing Choice Vouchers Program also provides rental assistance to lower income households, including households with disabled persons. Residents in need of transportation can also utilize South Gate Phone-A-Ride (P.A.R.), which provides low cost transportation services to local destinations within City limits as well as medical appointments at 16 approved destinations outside of the City.

Farmworkers

South Gate is essentially built-out and there is no agriculturally designated land in the City. Furthermore, the 2014-2018 ACS found only 122 South Gate residents employed within the occupational category of farming, fishing and forestry, representing less than one percent of the City’s total population. Those employed in this occupation are also most likely employed as gardeners, landscapers or in plant nurseries. Regionally, 413 farms in Los Angeles County employ about 3,266 farmworkers.

Resources

Because farmworkers make up such a small percentage of the City's total population no specific programs for this special needs group are necessary. The housing needs of farmworkers can adequately be addressed through the general programs and services available to all lower and moderate income households.

Residents Living Below the Poverty Level

The Census Bureau defines poverty based upon Directive 14 issued by the Office of Management and Budget. The Census Bureau uses a set of income thresholds that vary by household size to determine poverty. If the total income for a household falls below the relevant federal poverty threshold, then that household is considered as being "below the poverty level." Table HE-15 presents the extent of poverty in South Gate. Approximately 18 percent of the City's households received incomes below the poverty level in 2018. In general, families with children, particularly female-headed families with children, were the most likely to be affected by poverty.

Table HE-15: Poverty by Household Type

	Below Poverty	
	Number	Percent
Family Households	3,498	79.4%
Families with Children	2,705	61.4%
Female-Head of Households	2,045	46.4%
With Children	1,400	31.8%
Non-Family Households	909	20.6%
Seniors (65+)	331	7.5%
Total Households below Poverty Level	4,407	100.0%

Note: Numbers represent those for whom poverty status has been reported. "Families with Children", "Female-Head of Households", and "Female-Head of Households" are subcategories of families.

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2014-2018 5-year estimates.

Resources

Residents living below the poverty level in South Gate can benefit from a variety of family services supported with CDBG funds, including the Southeast Churches Service Center which assists families with obtaining adequate food and the Teen Challenge Ministry Institute which offers after school learning and prevention programs designed to provide safe and effective homework assistance to youth. Additional services for this special needs group include various sports programs, the teen town program, the Teen Center located at the South Gate Sports Center, recreation programs at The Girls Clubhouse, and the tiny two and tot time programs. Additionally, the Housing Choice Vouchers Program also provides rental assistance to

households earning lower incomes. Persons living in poverty can also access various affordable housing programs offered by the City.

Extremely Low Income (ELI) Households

Extremely low income (ELI) households are considered households earning 30% or less than the area median income (AMI). ELI households are most likely to experience housing problems, including lacking complete facilities, overcrowding, and cost burden, due to lack of financial resources. According to 2021 HUD CHAS data, 20.8% of South Gate households are ELI compared to only 18.2% Countywide.

ELI households in South Gate experience housing problems at a significantly higher rate than City average of 62.3%. Approximately 92% of ELI renters and 79% of ELI owners experience one or more household problem. All ELI owner households and most ELI renter households have complete kitchen or plumbing facilities. Overcrowding affects 28.7% of ELI renters and 9.2% of ELI owners. Cost burden is more common amongst ELI owners; however, a slightly larger proportion of ELI renters pay more than 50% of their income on housing and are considered “severely cost burdened.”

Table HE-16: Extremely Low Income (ELI) Households by Tenure and Housing Problem

	Owners		Renters		Total	
	HHs	Percent	HHs	Percent	HHs	Percent
<u>With one or more housing problem</u>	<u>765</u>	<u>78.9%</u>	<u>3,655</u>	<u>91.5%</u>	<u>4,420</u>	<u>89.0%</u>
<u>Lacking complete plumbing or kitchen facilities</u>	<u>0</u>	<u>0.0%</u>	<u>80</u>	<u>2.0%</u>	<u>80</u>	<u>1.6%</u>
<u>Overcrowded (>1 person per room)</u>	<u>89</u>	<u>9.2%</u>	<u>1,145</u>	<u>28.7%</u>	<u>1,234</u>	<u>24.9%</u>
<u>Severely overcrowded (>1.5 persons per room)</u>	<u>4</u>	<u>0.4%</u>	<u>525</u>	<u>13.1%</u>	<u>529</u>	<u>10.7%</u>
<u>Cost burdened (>30%)</u>	<u>670</u>	<u>69.1%</u>	<u>2,435</u>	<u>61.0%</u>	<u>3,105</u>	<u>62.5%</u>
<u>Severely cost burdened (>50%)</u>	<u>525</u>	<u>54.1%</u>	<u>2,215</u>	<u>55.4%</u>	<u>2,740</u>	<u>55.2%</u>
<u>Total Households</u>	<u>970</u>	<u>100.0%</u>	<u>3,995</u>	<u>100.0%</u>	<u>4,955</u>	<u>100.0%</u>

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

Resources

ELI households may access the resources listed above, including the Southeast Churches Service Center, Teen Challenge Ministry, Housing Choice Voucher program, and other affordable housing programs offer in South Gate (see *Resources for Residents Living Below the Poverty Level*).

Homeless

The Los Angeles Homeless Service Authority (LAHSA) undertakes a homeless enumeration effort on an annual basis. This comprehensive study includes a field enumeration, field surveys, telephone surveys, and a sophisticated statistical analysis used to project homelessness in non-enumerated areas. For the purposes of this study, the HUD definition of an unsheltered homeless person is used: someone who is either living on the streets, or living in a vehicle, encampment, abandoned building, garage, or any other place not normally used or meant for human habitation. The overall homeless population of the Greater Los Angeles Continuum of Care (CoC) at a given point in time in 2019 was estimated to be 56,257 people. Approximately 42,471 were unsheltered, and 13,786 people were living in either emergency shelters or transitional housing programs at the time of the enumeration.

LAHSA covers Los Angeles County, which is divided into eight Service Planning Areas (SPAs). The City of South Gate is located within SPA 7 (East Los Angeles) at the western edge of the service area. The 2020 homeless count estimated that 4,586 homeless persons were in SPA 7, representing approximately 8 percent of the homeless persons in the County. As an opt-in area, a specific homeless count for South Gate was conducted as part of the LAHSA study. This survey estimated that 399 homeless persons were located within the City of South Gate.

Resources

Homeless persons in South Gate have access to a number of homeless shelters and programs that are located within SPA 7. These include:

- **Santa Fe Springs Transitional Living Center, Whittier** – Operating through the Salvation Army, this program provides shelter for homeless families in transition, most of whom are single parents or victims of domestic violence and substance abuse, in Los Angeles County.
- **Hospitality Housing, Whittier** – Operating through Salvation Army, this program provides homeless support services for single adults 18 years and older and families with children.
- **Birch Grove Homes, Norwalk** – Operating through the Homes for Life Foundation, this program provides supportive services to 20 persons in an existing permanent housing program for persons with mental health disabilities.
- **Denker House/Harvest House, scattered sites** – Operating through the Homes for Life Foundation, this program provides supportive services in an existing permanent housing program for persons with disabilities.

- **Homes for Life Foundation, Norwalk** - Provides permanent housing to eight persons with mental health disabilities in eight one-bedroom apartment style units.
- **Su Casa Domestic Violence Network, Lakewood** - Provides crisis intervention service for domestic violence victims and their children, for a maximum of 30 consecutive days.
- **Salvation Army, Bell Shelter** – Provides emergency shelter services and transitional care for up to 350 homeless men and women.

While no homeless facilities are located in South Gate, the City provides Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds annually to various nonprofit organizations that offer a range of homeless and supportive services for those who are homeless and at-risk of becoming homeless. However, PATH is constructing a 60-unit affordable housing projects for formerly homeless persons and veterans. Programs and agencies that have received funding support from the City include: the Homelessness Assistance Program, LAHSA, Southeast Churches Service Center and Salvation Army Bell Shelter.

Housing Characteristics

Housing Trends and Types

Housing growth in South Gate was modest but steady during the 1990s with the 2000 Census recording 24,269 housing units in the City. However, this growth slowed dramatically during the 2000s and the City’s housing stock actually decreased slightly (by less than one percent) by 2010 ([Table HE-17](#)). Several other surrounding communities also saw a slight decrease in housing growth between 2000 and 2010. Between 2010 and 2020, housing growth in South Gate increased by less than two percent. Housing growth in surrounding communities followed a similar trend. Typically, residential development in this region occurs primarily on small infill sites with the recycling of single-family homes into higher intensity residential projects.

According to California Department of Finance 2020 estimates, the majority of housing units in South Gate were single-family homes, comprising approximately 71 percent of all units ([Table HE-18](#)). Most of these units (approximately 89 percent) were detached single family units. Multi-family units comprised just 28 percent of South Gate’s housing stock.

Table HE-17: Comparative Housing Growth

Jurisdiction	2000	2010	2020	Percent Change	
				2000-2010	2010-2020
South Gate	24,269	24,160	24,540	-0.4%	1.6%
County of Los Angeles	3,270,906	3,445,076	3,590,574	5.3%	4.2%
Bell Gardens	9,788	9,986	10,012	2.0%	0.3%
Cudahy	5,542	5,770	5,780	4.1%	0.2%
Downey	34,759	35,601	35,838	2.4%	0.7%
Huntington Park	15,335	15,151	15,228	-1.2%	0.5%
Lynwood	14,987	15,277	15,341	1.9%	0.4%
Paramount	14,591	14,571	14,710	-0.1%	1.0%

Sources:

1. U.S. Bureau of the Census, 2000 and 2010 Census.
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

Table HE-18: Changes in Housing Stock, 2010-2020

Housing Type	2010		2020 (Estimate)	
	Number	Percent	Number	Percent
Single Family	17,150	71.0%	17,294	70.5%
Detached	15,285	63.3%	15,353	62.6%
Attached	1,865	7.7%	1,941	7.9%
Multi-Family	6,719	27.8%	6,952	28.3%
2-4 Units	3,214	13.3%	3,224	13.1%
5 + Units	3,505	14.5%	3,728	15.2%
Mobile Homes and Other	291	1.2%	294	1.2%
Total Units	24,160	100.0%	24,540	100.0%

Sources:

1. U.S. Bureau of Census, 2010 Census.
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

Tenure and Vacancy

The 2014-2018 ACS estimates a total of 23,926 occupied housing units for the City of South Gate. Owner-occupied units comprised 42 percent of all occupied units, while renter-occupied units made up the remaining 58 percent.

According to the ACS, most of the City's single-family detached housing was owner-occupied in 2018 (89 percent). Homeownership is often a significant factor in maintaining the stability of single-family neighborhoods and encouraging reinvestment.

Vacancy rates within a community are an indicator of the availability and cost of housing. Vacancy rates below five percent for rental housing and two percent for ownership housing are generally indicative of a critical shortage of housing. According to the 2014-2018 ACS, the ownership vacancy rate in South Gate was 0.4 percent, while the rental vacancy rate was 1.2

percent. (At the same time, the rate in Los Angeles County as a whole for rental units was 3.2 percent.) The rates for South Gate suggest a very tight suboptimal housing market.

Age of Housing Stock

A majority of the residential development in the City of South Gate occurred just after World War II. Almost 50 percent of the City’s housing stock was constructed between 1940 and 1959.

Typically, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. With a vast majority (approximately 92 percent) of the City’s housing stock built prior to 1990, housing rehabilitation is clearly a priority need for the community. Table HE-19 summarizes the age of the City’s housing stock. Based on code enforcement activities, City staff estimates approximately 25 percent of housing units in the City have deferred maintenance and outdated systems, requiring substantial rehabilitation. However, no housing units are dilapidated to the point requiring replacement.

Table HE-19: Year Units Built

Year Built	Units Built	Percent
1939 or Earlier	4,147	17.01%
1940 to 1949	7,558	30.99%
1950 to 1959	4,312	17.68%
1960 to 1969	2,856	11.71%
1970 to 1979	2,550	10.46%
1980 to 1989	968	3.97%
1990 to 1999	1,130	4.63%
2000 to 2009	621	2.55%
2010 to 2013	132	0.54%
2014 or Later	111	0.46%
Total	24,385	100.00%

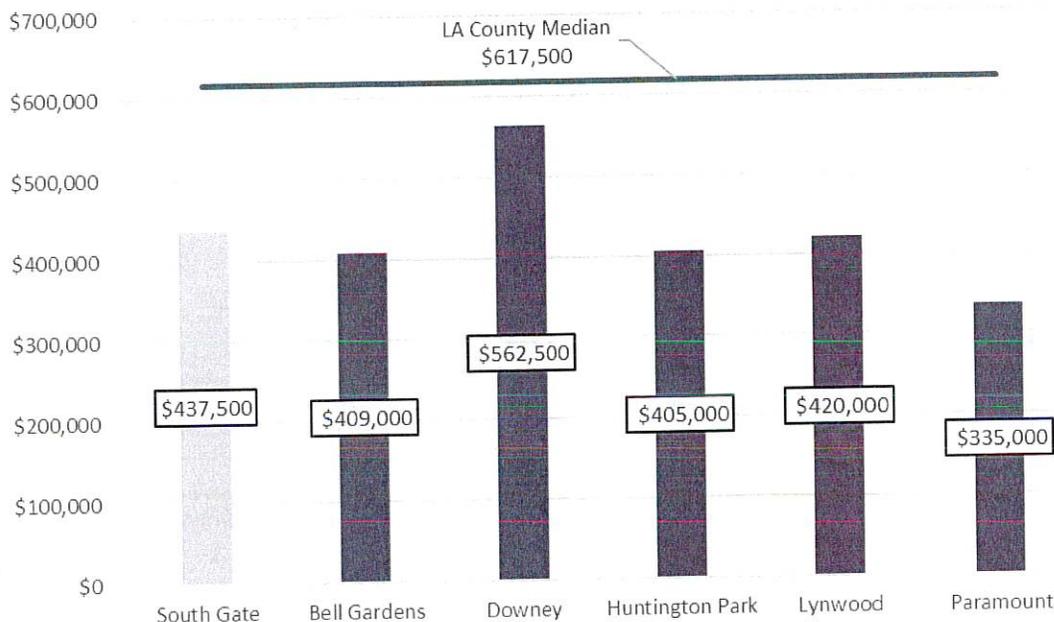
Source: Bureau of the Census, American Community Survey (ACS), 2014-2018 5-year estimates.

Housing Costs and Affordability

Ownership Housing Prices

According to CoreLogic, a company that collects real estate data, 2019 median home prices in South Gate and nearby jurisdictions were well below the countywide median sales price of \$617,500 (Figure HE-2). The City's median home sales price in 2019 was \$437,500, approximately 29 percent less than the County's median price.

Figure HE-2: Median Home Sales Price (2019)



Note: Real estate data for Cudahy is not available.
Source: Corelogic.com California Home Sale Activity by City, 2019

The City's median sales price as of August 2020 (\$512,500) represents an increase of approximately 17 percent from the previous year. All neighboring jurisdictions with the exception of Huntington Park experienced double-digit increases in median home sale price over this time period (Table HE-20). This represents a relatively rapid increase in home sale prices compared to the period from 2018-2019 when South Gate and the majority of surrounding communities experienced very slight increases (with the exception of Lynwood and Paramount).

Table HE-20: Annual Median Home Prices (2018-2020)

Jurisdiction	2018 Median Sales Price	2019 Median Sales Price	Jan - Aug 2020 Median Sales Price	Percent Change 2018-2019	Percent Change 2019-2020
South Gate	\$435,000	\$437,500	\$512,500	0.57%	17.14%
County of LA	\$598,000	\$617,500	\$692,750	3.26%	12.19%
Bell Gardens	\$400,000	\$409,000	\$539,000	2.25%	31.78%
Cudahy	\$430,000				
Downey	\$560,000	\$562,500	\$633,500	0.45%	12.62%
Huntington Park	\$400,000	\$405,000	\$392,500	1.25%	-3.09%
Lynwood	\$420,000	\$420,000	\$476,000	0.00%	13.33%
Paramount	\$355,000	\$335,000	\$399,000	-5.63%	19.10%

Note: Data for Cudahy not available.

Sources:

1. SCAG Local Profiles, Core Logic/Data Quick
2. Corelogic.com California Home Sale Activity by City, August 2020.

Rental Housing Costs

The City had a rental vacancy rate of 1.2 percent in 2018, well below what is typically considered optimum and indicating a tight rental market. Few units in the City are even publicized as being available for rent in local newspapers or Internet listings. Instead, non-traditional advertising practices, such as placing for-rent signs outside of the residence or using word-of-mouth, are more commonplace in the City.

Table HE-21: summarizes median rent by unit size according to [Zumper.com](https://www.zumper.com) estimates. As presented, median rental costs in South Gate ranged from \$1,295 for a studio to \$2,982 for a two-bedroom unit. Zumper.com data shows that as of January 2022, compared to last year, rent prices for studio and four-bedroom units has remained constant, but increased 73 percent for one-bedroom units, 62 percent for two-bedroom units, and 6% for three-bedroom units.

Table HE-21: Median Market Rent by Number of Bedrooms (2022)

Number of Bedrooms	Median Rent
0	<u>\$1,295</u>
1	<u>\$2,427</u>
2	<u>\$2,972</u>
3	<u>\$2,650</u>
4	<u>\$1,950</u>
Total	<u>\$2,427</u>

Source: [Zumper.com](https://www.zumper.com) South Gate, CA Rent Prices, January 24, 2022. <https://www.zumper.com/rent-research/south-gate-ca>

Housing Affordability

The State has established the threshold of affordable housing cost at 30 percent of gross household income.³ [Table HE-22](#) provides estimates of affordable rents and home prices based on HCD's 2020 income limits for Los Angeles County, current mortgage rates (i.e., 4.0 percent for 30-year fixed-rate mortgage), and cost assumptions for utilities, taxes and insurance. Based on the housing costs presented earlier in [Table HE-21](#), most South Gate residents, with the exception of extremely low income and most very low income households, are able to afford rental housing in the City. Many of the units available, however, are typically smaller and large households may still have difficulty securing appropriately sized rental housing. However, based on steadily increasing median home sale prices indicated in [Table HE-20](#), home ownership is unaffordable for all income levels, even for moderate- income households.

[Table HE-22](#) shows the maximum amount that a household can pay for housing each month (e.g., rent, mortgage, and utilities) without exceeding the 30 percent income-to-housing cost ratio that is the threshold for overpayment. This amount can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

3 Affordable housing cost is set at 30% of income for all renters and owners except for median and moderate income homeowners. Their affordable housing cost for home purchase is set at 35%.

Table HE-22: Estimated Affordable Housing Price by Income and Household Size (2020)

	Annual Income	Affordable Monthly Housing Costs	Utilities	Taxes/Insurance	Affordable Prices	
					Rent	Home Price
Extremely Low Income						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Median Income						
1-Person	\$54,100	\$1,353	\$151	\$473	\$1,202	\$191,981
2-Person	\$61,850	\$1,546	\$166	\$541	\$1,380	\$221,130
3-Person	\$69,550	\$1,739	\$190	\$609	\$1,548	\$247,693
4-Person	\$77,300	\$1,933	\$223	\$676	\$1,710	\$272,361
5-Person	\$83,500	\$2,088	\$264	\$731	\$1,824	\$288,020
Moderate Income						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Note: Due to the Hold Harmless Policy adopted by HCD, the income limits by income group would not be allowed to be lower than in previous years regardless of the results of the Area Median Income survey. This policy has resulted in median income in Los Angeles (and some other high cost counties) to be lower than the income limits for lower income groups.

Assumptions: 2020 HCD income limits; 30.0% gross household income as affordable housing cost; 35.0% of monthly affordable cost for taxes and insurance; 5.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance. Sources: HCD (2020); and Veronica Tam and Associates (2020).

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. Based on financing criteria noted earlier, the maximum affordable home price for an extremely low income household ranges from \$61,790 to \$86,953 based on 2020 income limits. Homeownership is out of reach for all extremely low income households. Similarly, after deductions for utilities, an extremely low income household can afford to pay \$442 to \$650 in rent per month, depending on the household size. In practical terms, this means that even a five-person extremely low income household cannot afford an average priced one-bedroom without severe overpayment or overcrowding.

Very Low Income Households: Very low income households earn 31 percent to 50 percent of the AMI. Based on the 2020 income limits, the maximum affordable home price for a very low income household ranges from \$129,241 for one-person to \$191,020 for a five-person household. Based on the sales data presented in [Table HE-20](#), very low income households cannot afford the median sales price for a home in the City, regardless of size. As outlined in [Table HE-22](#), a very low income household can afford to pay \$836 to \$1,257 in monthly rent, after deductions for utilities and depending on household size. Generally, very low income families cannot afford to rent anything larger than a one-bedroom in South Gate.

Low Income Households: Low income households earn 51 percent to 80 percent of the AMI. The maximum affordable home price for a low income household ranges from \$230,524 for a one-person household to \$347,334 for a five-person household. Affordable rent for a low income household ranges from \$1,427 for a one-person household to \$2,170 for a five-person household. Based on the data presented in [Table HE-20](#) and [Table HE-21](#), low income households may be able to afford some smaller units in South Gate; however, homeownership is not affordable for this income group.

Median Income Households: Median income levels in Los Angeles County are capped to those indicated in [Table HE-22](#) by federal regulations and based upon the federally defined poverty level. The maximum affordable home price for a median income household ranges from \$191,981 for a one-person household to \$288,020 for a five-person household. Based on the data presented in [Table HE-20](#) and [Table HE-21](#), some small rental housing in South Gate may be affordable to median income households; however, homeownership is still unaffordable for this income group.

Moderate Income Households: Moderate income households earn 81 percent to 120 percent of the AMI. The maximum affordable home price for a moderate income household ranges from \$238,233 for a one-person household to \$359,325 for a five-person household (see [Table HE-22](#)). Moderate income households in the City can afford to rent some homes in South Gate but based on the 2020 median home sale price, purchasing a home is unaffordable.

Based upon the assumptions utilized to create [Table HE-22](#), an annual household income of \$54,000 is needed to afford the rent for an average apartment at \$1,125 per month. An annual household income of \$101,140 is needed to afford a median priced home of \$512,500, making purchasing a new home very difficult for many South Gate residents.

Affordable Housing

Inventory of Subsidized Housing

The City has a number of affordable rental housing developments that are subsidized to affordable levels for lower income households. The length of affordability control is dependent on the requirements of the funding programs. [Table HE-23](#) presents this inventory, providing project information on total units, subsidized units, funding programs used to maintain affordability, and potential date for the subsidized units to convert to market-rate housing due to expiration of subsidies or deed restrictions.

In compiling the inventory, only project-based assistance received by the developments is considered, including density bonus, financial subsidies using local, state, or federal funds, and land write-downs. Rental developments that accept tenant-based assistance such as Section 8 vouchers are not included in the inventory as the vouchers are portable with the tenants and therefore do not guarantee the long-term affordability of specific units.

Table HE-23: Inventory of Subsidized Rental Housing for Lower Income Households

Project Name	Total Units	Subsidized Units	Funding Program	Potential Conversion Date
At-Risk				
Pennsylvania Square	75	75	Section 8 New Construction	1/31/2025
Dudlext II Senior Apartments	34	20	HOME Funds and Redevelopment Housing Set-Aside	2016
Subtotal	109	95		
Not At-Risk				
Ardmore Terrace Senior Apartments	35	22	Redevelopment Housing Set-Aside	2033
Burke Avenue Apartments 8953-8957 Burke Avenue	8	8	HOME	2037
11343 Pennsylvania Avenue	4	4	HOME	2038
2418 Glenwood Pl.	4	4	HOME	2038
Hollydale Plaza Apartments	101	101	LIHTC	2038
California Senior Plaza (8933 California Avenue)	69	69	Redevelopment Housing Set-Aside	2061
PATH Villas	60	59	LIHTC	2066
Subtotal	281	267		
Total	390	362		

Source: City of South Gate, 2021.

Description of Subsidized Units

A total of nine publicly subsidized, multi-family rental complexes are located within the City of South Gate, including one that is currently under construction (PATH Villas). Collectively, these complexes offer 362 rental housing units that are deed-restricted as housing affordable to lower income households. All of the restricted units are targeted to seniors, people with developmental disabilities, or other special needs population. The ten affordable communities include:

- **Pennsylvania Square:** This 75-unit complex was developed with a HUD Section 221(D)(4) market-rate financing which places no affordability control on the units developed. The affordability of this senior complex is maintained by a Section 8 contract that is due to expire on January 31, 2025.
- **Dudlex II Senior Apartments (South Gate Park Villas):** The 20-unit Dudlex II Senior Apartments were constructed with federal HOME funds and a City of South Gate Redevelopment Agency land write down.
- **Ardmore Terrace Senior Apartments:** This 35-unit senior housing development was constructed in 1988. A total of 22 units are maintained as affordable as a condition of the City's financial participation. Assisted units within this project are not at risk of converting to market rate until 2033.
- **Burke Avenue Apartments:** This eight-unit complex was constructed in 2011, with a total of eight units maintained as affordable housing in cooperation with the Oldtimers Foundation. Assisted units within this project are not at risk of converting to market rate until 2037.
- **11343 Pennsylvania Avenue:** A total of four units, designated as affordable special needs housing for persons with developmental disabilities were constructed in 2013. Assisted units within this project are not at risk of converting to market rate until 2038.
- **2418 Glenwood Place:** A total of four units, designated as affordable special needs housing for persons with developmental disabilities were constructed in 2013. Assisted units within this project are not at risk of converting to market rate until 2038.
- **Hollydale Plaza Apartments:** Hollydale Plaza is an affordable apartment community comprised of 101 one- and two- bedroom units for seniors. The community was developed by LINC Housing and Meta Housing Corporation in 2010 using four percent low-income housing tax credits.

- **California Senior Plaza:** This affordable senior project is located at 8933 California Avenue. The project consists of 69 moderate income senior units and was funded in part with Redevelopment Housing Set-Aside funds.
- **PATH Villas:** This project is under construction as of September 2021. Of the 60 units, 59 are affordable to veterans and formerly homeless.

Units at Risk

The cost of constructing new affordable housing has continued to rise; therefore, it is important that a community preserves its existing affordable housing stock. State law requires that the Housing Element assess the potential conversion of subsidized units to market-rate housing due to expiration of deed restrictions or subsidy contracts. The analysis must cover a ten-year period. Therefore, for this Housing Element, the “at risk” analysis covers the period of October 15, 2021 through October 15, 2031. During this ten-year period, a total of 95 units within the Pennsylvania Square and Dudlext II Senior Apartments are considered at risk of converting to market-rate housing.

Preservation Options and Cost Analysis

This cost analysis is intended as a general analysis to establish an order of magnitude regarding the costs associated with various options to preserve the affordability of Pennsylvania Square and Dudlext II (totaling 95 units). The actual costs will depend on the market conditions at the time of conversion and detailed analysis should be conducted.

Rent Subsidies

Upon expiration of the Section 8 contract, tenant-based rent subsidies funded by other funding programs could be used to preserve the affordability of the at-risk units. Similar to Section 8 rental assistance, the City could provide rent subsidies to very low income households at Pennsylvania Square and Dudlext II. The level of the subsidy required to preserve the at-risk affordable units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. [Table HE-24](#) presents a calculation of the rent subsidies required to preserve the affordability of the 95 at-risk units.

Based on the estimates and assumptions shown in this table, approximately \$735,300 in annual rent subsidies would be required (in 2021 dollars). However, the amount of annual subsidies will vary depending on market conditions.

Table HE-24: Rent Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Household Annual Income	Affordable Housing Cost ³	Monthly per Unit Subsidy ⁴	Total Monthly Subsidy
Very Low Income (50% AMI)						
One-Bedroom/2 person household	95	\$1,605	\$45,050	\$960	\$645	\$61,275
Total Monthly	95					\$61,275
Total Annual Subsidy						\$735,300

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.

Source: Veronica Tam and Associates, 2021.

Transfer of Property to Non-Profit Ownership

One option to preserve this development as affordable housing is to transfer the ownership of these at-risk buildings to nonprofit ownership, provided the owners are willing to sell. [Table HE-25](#) presents an estimated market value of Pennsylvania Square and Dudlext II using general assumptions on operating cost, rent income, and building condition.

Table HE-25: Estimated Market Value of At-Risk Units

Project Units	Pennsylvania Square	Dudlext II
One-Bedroom Units	75	20
Annual Operating Cost	\$180,000	\$48,000
Gross Annual Income	\$1,444,500	\$385,200
Net Annual Income	\$1,264,500	\$337,200
Market Value	\$15,806,250	\$4,215,000

Market value is estimated with the following assumptions:

1. Fair Market Rent for one-bedroom is \$1,605
2. One-bedroom unit is 600 square feet in size.
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = \$4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in moderate condition is 12.5.

New Construction of Replacement Units

Preservation of the at-risk units as long-term affordable housing depends on the intent of the property owners. If preservation proves to be infeasible, construction of new affordable units may be the only option to replenish the City's affordable housing stock.

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, financing and type of construction. The City of South Gate, similar to most cities within a highly urbanized setting, is essentially built-out with few vacant parcels of any size remaining. Most development is limited to in-fill housing, especially recycling less intensively developed sites. As with all commodities, when there is limited supply and great demand, the cost escalates commensurately. Thus land costs are generally very high throughout California but are even more so in communities where vacant lots are scarce. Based on general assumptions for average construction costs, it would cost approximately \$20.2 million to construct 95 affordable replacement units, excluding land costs and soft costs such as architecture and engineering. Including land costs, the total costs to develop replacement units would be significantly higher.

Table HE-26: Estimated New Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
One-Bedroom	95	600	68,400	\$20,178,000
Average Per Unit Cost:				\$212,400

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).

(D) = (C) x \$295 (per square foot construction costs)

Note: Construction cost per square foot for Los Angeles County is based on estimates by Cumming Insights, a service that provides construction market analysis.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of constructing 95 replacement units is high (\$10.3 million plus land and soft costs). In comparison, the annual costs of providing rental subsidies to preserve the 95 assisted units are relatively low (\$735,300); however, long-term provision of rental subsidies for at least 55 years would cost over \$85 million in future value. The option of acquiring the two projects and transferring ownership to non-profit housing organizations is also costly (\$20 million).

HOUSING CONSTRAINTS

Market and governmental factors, and infrastructural limitations may constrain the construction, rehabilitation, affordability, and maintenance of housing. These constraints ultimately influence the type and number of housing units available in the City.

Market Constraints

Factors such as current interest rates, land prices and cost of construction affect the cost of housing and may constrain the production of affordable units. Interest rates and loan costs, at the writing of this Housing Element, have been among the lowest in over 25 years. However, land costs are higher than ever and significantly raise the cost of housing. Specifically, the high cost of land and construction has priced many families out of the homeownership market.

Land Availability and Cost

Housing demand far exceeds the available housing units within the Southern California real estate market. In areas such as South Gate, where the City is essentially built-out and available land is extremely limited, the supply and demand paradigm is out of balance. Residentially designated vacant land in South Gate is nearly non-existent. Based on a survey of listings for vacant land in December 2020 on Realtor.com, only two vacant properties were listed for sale in the entire City. One of the properties is located near the corner of Atlantic Ave. and Tweedy Blvd. and is not zoned for residential use. The second is located on State Street in the Main Street Zone, which allows for high density mixed use. However, the lot is priced at approximately \$200,000 (\$36 per square foot) and the lot is only 5,596 square feet in size. This lot is indicative of land availability constraints faced in South Gate. Many of the vacant or underutilized parcels within the City are small and narrow, typical of pre-1950s development. Future residential development must rely on lot consolidation and conversion of underutilized land for more intensified uses.

In order to assemble a usable parcel that would accommodate multi-family housing, which is most needed in South Gate, or new construction of single-family units, large parcels are required. A multi-family parcel is generally at least 7,500 feet in size or larger. Often, with smaller parcels it is necessary for the private developer to acquire properties as these become available for sale and hold the properties until such time as sufficient land is acquired to complete a development that is a cost-effective return on investment. Carrying costs associated with this process can make or break a project. Additionally, this is a speculative process in that it may not be possible to assemble the required land if the adjacent property

owners are unwilling sellers just as it is entirely possible that the price of the land escalates as property owners learn of the project and hold out for a higher purchase price.

Increased allowable densities work to counter the high cost of land by lowering the cost of land per unit. As part of the City's comprehensive General Plan Update in 2009 and subsequent Comprehensive Zoning Code Update in 2015, the City provided additional opportunities for housing development through increased density and other incentives. Several strategic areas will provide for mixed-use development of ground floor retail with housing.

Construction Costs

The construction cost factor has significant impact on the cost of new housing. According to the National Association of Home Builders Construction Cost Survey, construction costs (including labor and materials) account for over 55 percent of the sales price of a new single-family home. The Construction Cost Survey found that the average construction cost for a single-family home was \$237,760. However, it is important to note that the Construction Cost Survey is a national survey and the average home size found by the survey (2,776 square feet) is larger than the typical home in the City of South Gate. Although construction costs are significant and account for a large portion of the ultimate sales price of a home, construction costs are consistent throughout the region and therefore would not specifically constrain housing development in South Gate.

Building costs can be reduced if amenities and the quality of building materials are maintained at just the minimum standards that ensure health, safety and adequate performance. These reductions may reduce the initial sales price but may also diminish the useful life of the home over time as well as the buildings contribution to the character of the community.

Another factor related to construction costs is the number of units that can be developed at a single site which allows for reductions in building costs through economies of scale. This cost reduction is particularly beneficial when coupled with density bonuses which allow for more units than would be permitted according to the existing zoning. The density bonus serves as an incentive to the private developer to construct affordable housing. Pursuant to State law, the City of South Gate offers density bonus and other regulatory incentives to developers that include affordable housing within the development.

Timing and Density

Density enhances economies of scale and therefore is a strategy to compensate for construction and land costs. Based on recent projects (discussed later in Housing Resources section), most projects do maximize the allowable density, especially for projects in the mixed use zoning districts. Ownership housing, however, including affordable housing projects by nonprofit developers, tends to be designed at lower densities.

Once a project is entitled, most projects, especially smaller projects, tend to move on to construction fairly quickly. Larger projects, however, may experience delays due to various factors. These include the ability to respond to requests for corrections on construction documents, ability to obtain construction financing. This is particularly true for affordable housing development. Dependence on public funds (such as Low Income Housing Tax Credits or multi-family revenue bonds) often delays construction.

Financing

Interest rates are determined by national policies and economic conditions, over which municipalities have little ability to influence. In response to the Covid-19 pandemic, interest rates dropped significantly in 2020. Low rates allow homeowners to take the opportunity to refinance home loans to lower mortgage payments. These low interest rates also make it easier for first-time homebuyers to enter the market. As of December 2020, the average interest rate in the U.S. was just 2.71 percent for a 30-year fixed mortgage.⁴

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person’s ability to purchase a home or invest in repairs and improvements.

Table HE-27: Disposition of Home Purchase and Improvement Loan Applications (2017)

Loan Type	Total Applications	Approved		Denied		Other	
		#	%	#	%	#	%
Conventional Purchase Loans	264	189	72%	17	6%	58	22%
Government Backed Purchase Loans	192	136	71%	20	10%	36	19%
Home Improvement Loans	176	112	64%	36	20%	28	16%
Refinance	1,198	618	52%	208	17%	372	31%
Total	1,830	1,055	58%	281	15%	494	27%

Source: www.LendingPatterns.com, 2020.

Notes:

1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.
3. FFIEC changed the format of reporting in 2018; release of data available in the new format has been delayed.

Table HE-27 indicates the total number of home loan applications in 2017 for the City of South Gate. In 2017, a total of 1,830 households applied for home loans in South Gate. The majority of these were applications for refinance (65 percent). Of the 264 households that applied for conventional purchase loans, 72 percent were approved. Government backed purchase loans had a similar approval rate at 71 percent. Applications for home improvement loans had the highest denial rate at 20 percent. However, refinance applications had the lowest approval rate at 52 percent.

⁴ <http://www.freddiemac.com/pmms/>

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount. Like many other communities, the number of foreclosures in the City of South Gate increased dramatically during the Great Recession. The 2014-2021 Housing Element indicated that there were a total 179 homes in the City at some stage in the foreclosure process. This number has decreased to just 13 homes as of December 2020, according to RealtyTrac.com.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of December 2020, 6 properties in South Gate were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 5 properties in South Gate were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. In December 2020, there were two bank-owned properties within the City of South Gate.

The economic impacts of COVID-19 may impact foreclosure rates in the future. The current COVID eviction protections offered by the Federal and State governments may have a delayed impact on foreclosures. Once the protections expire, foreclosures may increase if some households are not able to repay the mortgages they owe.

Governmental Constraints

Housing policy and implementation activities by the City of South Gate may have an impact on the price and availability of housing. Specifically, land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. This section assesses the potential of public policies as constraints to housing development.

Land Use Controls and Development Standards

Land Use Controls

The City adopted General Plan 2035 in 2009. As part of the General Plan update, a new concept in dealing with land use and development standards was introduced. Unlike traditional Euclidean land use and zoning system, the South Gate General Plan uses a “form-based” system to determine location and intensity of uses. In 2015, the City adopted a new Comprehensive Zoning Code to implement the policies of General Plan 2035.

Under this new land use system, the City is divided into residential neighborhoods, mixed-use districts, and corridors, with specific “strongly desired,” “desired”, and “discouraged” “place types”. Definitions of each are below:

- Strongly Desired – This is the preferred Place Type for a district or corridor and should be implemented unless there is a strong overriding reason not to implement it. This is the Place Type that best meets the vision for each district or corridor. For districts and corridors, these are represented with a green dot in the Place Type table.
- Desired – Place Types with this designation are allowed in the area but are not as highly desired. Certain restrictions may be placed on future projects that would like to build with this Place Type. This is represented with an orange dot in the Place Type table.
- Discouraged – These Place Types are allowed in the district or corridor but in very limited amounts. This is represented with a red dot in the Place Type table.

Unlike Districts and Corridors, which allow more than one Place Type, primarily residential areas of the City are designated with either the Neighborhood Low or Neighborhood Medium designation. The majority of the City is designated with the Neighborhood Low designation and a small percentage of areas are designated as Neighborhood Medium ([Table HE-28](#)). Detached and attached single-family homes are permitted uses in the Neighborhood Low designation. The Neighborhood Medium designation allows for a range of housing types including single family, duplex, triplex, and small apartments. Although small-scale recycling and infill

residential projects will continue to occur in these neighborhoods, significant residential growth is not desired or anticipated, except within the Corridor Transition Overlay Zone (discussed later). Neighborhood Medium High and Neighborhood High areas are incorporated into the City's Districts and Corridors areas.

Districts are areas of higher intensity development located throughout the City ([Table HE-28](#)). The design and desired land use mix of Districts varies from area to area. Some, such as the new transit-oriented village near the intersection of Firestone and Atlantic Avenues, will create a pedestrian- and transit-oriented environment. These districts will incorporate some mixed use residential development at a higher density than surrounding areas. Districts will serve as a focal point for new housing to meet anticipated growth in population.

Corridors are the major transportation thoroughfares and access routes in the City (Figure HE-5). Corridors also include the parcels fronting the roadway and may be several parcels deep to allow for significant redevelopment opportunities. Corridors should be attractive, contain a diverse mix of uses – including residential uses at higher densities than currently exist – provide safe travel for pedestrians, bicycles, transit vehicles and automobiles, and enable people and goods to circulate with relative ease.

The City recognizes the tremendous need for workforce housing in the region and the benefits of providing residential uses along transportation corridors and near employment centers, and creating a resident population in commercial nodes. The South Gate General Plan 2035 fosters increased residential opportunities in select districts and corridors where a range of housing types are encouraged or permitted. [Table HE-28](#) provides a description of the various Place Types.

[Table HE-29:](#) and [Table HE-30](#) provide a matrix of districts and corridors that illustrate Place Types where residential uses are strongly desired or desired.

Table HE-28: Place Types

Neighborhood Low			
This designation covers the majority of residential areas of the City and is intended to preserve the existing character and nature of the neighborhoods. This designation provides for low to moderate intensity single-family residential uses.			
<i>Frontage and Building Placement:</i>			
Buildings shall be set back from the street and sidewalk to a depth that is consistent with those in the existing neighborhood.	<u>Uses:</u> Single-Family	<u>Density:</u> 0-12 du/ac	<u>Height:</u> 2 stories
Neighborhood Medium			
The purpose of this designation is to provide areas for a mix of single-family and lower density multi-family residential housing. These areas are located along collector streets as a transitional area between higher intensity uses and lesser intensity single-family areas and in neighborhoods that already exhibit a high degree of diversity in the type and density of housing.			
<i>Frontage and Building Placement:</i>			
Buildings should be set back from the street, depending on the building type and overall character of the block. The setbacks shall be generally consistent on a block-by-block basis so long as the buildings create an attractive pedestrian and street environment.	<u>Uses:</u> Single-Family Duplex Triplex Fourplex Townhouse Rowhouse	<u>Density:</u> 9-20 du/ac	<u>Height:</u> 3 stories
Neighborhood Medium-High			
This designation provides for attached single-family and multi-family housing. This designation is generally located along relatively high frequency roadways. Development in this designation will add a mix of housing types in the City and serve as a transition between the corridors and adjacent single-family areas.			
<i>Frontage and Building Placement:</i>			
Buildings should have minimal setbacks from the street with frontages that support the creation of attractive and public spaces along streets and sidewalks.	<u>Uses:</u> Duplex Triplex Fourplex Townhouse Rowhouse Multi-Family	<u>Density:</u> 21-40 du/ac (up to 45 du/ac if amenities are provided)	<u>Height:</u> 4 stories (up to 5 stories if amenities are provided)
Neighborhood High			
The purpose of this designation is to provide for condominiums and apartment developments where public transit is readily available and where there is a diverse mix of uses. This designation is typically found along major transportation corridors or as a part of districts that are expected to be redeveloped over the life of the General Plan.			
<i>Frontage and Building Placement:</i>			
Buildings shall be located directly at the property line or pushed back from the property line and landscaped. Buildings should contribute to an attractive streetwall that is inviting and comfortable for pedestrians.	<u>Uses:</u> Multi-Family	<u>Density:</u> 41-75 du/ac (up to 85 du/ac if amenities are provided)	<u>Height:</u> 6 stories (up to 8 stories if amenities are provided)
Neighborhood Center			
This designation is intended to establish a neighborhood focus that is distinguished by civic buildings, small-scale commercial and mixed-use buildings and multi-family housing. The designation allows for a diverse mix of uses to create nodes or focal points where numerous neighborhoods meet.			

Table HE-28: Place Types

Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk with public uses, such as plazas or outdoor seating, separating the building from the sidewalk.				Uses: Multi-Family	Density: 12-40 du/ac	Height: 3 stories	
Boulevard Medium-High				This designation provides for vertical and horizontal mixed use developments along major corridors throughout the City, such as Paramount, Atlantic, and Tweedy. This designation is intended to allow for relatively high intensity uses that increase the amount and diversity of housing units in South Gate and allow for the addition of office uses.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.				Uses: Multi-Family	Density: 21-40 du/ac	Height: 4 stories (up to 5 stories if amenities are provided)	
Boulevard High				This designation provides for vertical and horizontal mixed use developments along major corridors throughout the City, such as Firestone and Long Beach. This designation is intended to allow for higher intensity uses that increase the amount and diversity of housing units in South Gate and allow for the addition of office uses to the City's land use mix.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.				Uses: Multi-Family	Density: 41-75 du/ac (up to 85 du/ac if amenities are provided)	Height: 3-5 stories (up to 8 stories if amenities are provided)	
Urban Village				This designation is intended to create mixed use districts in key locations of the City such as the Gateway Transit Village area. The designation provides for vertical and horizontal mixed use developments that increase residential and employment opportunities in the City.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.				Uses: Multi-Family	Density: 41-100 du/ac (up to 120 du/ac if amenities are provided)	Height: 8 stories (up to 10 stories if amenities are provided)	
Main Street				This designation is for areas that exhibit a small-scale, main street character and that contain mixed use buildings (with retail on the ground floor and office, medical uses, services or residential on the upper floors) or a mix of uses on separate parcels. Office and residential uses may be located on upper floors in mixed use buildings.			
Frontage and Building Placement: Buildings shall be placed at the back of the sidewalk or pushed back from the sidewalk to provide space for gathering places, such as plazas or outdoor seating.				Uses: Multi-family	Density: 12-40 du/ac	Height: 3 stories	

Corridor Transition Overlay Zone

This designation facilitates the consolidation of parcels to spur redevelopment along the corridors while providing a transition between the higher density and mix of uses along the corridor and lower density residential areas. Parcels in the Corridor Transition Overlay Zone have a base Place Type designation (such as Neighborhood Low or Neighborhood Medium). If the Corridor Transition Overlay Zone parcels are developed in conjunction with the parcels along the corridor then the designation for these parcels is increased to the designation of the corridor.

If development along the corridor occurs without involving the Overlay Zone parcels, then the parcels may be “upzoned” to the next higher neighborhood density Place Type on their own. On the other hand, if no development occurs along the adjacent corridor then development in the Corridor Transition Overlay Zone may only occur at the existing “base” designation applied to the parcel.

Comprehensive Zoning Code Update

With the adoption of General Plan 2035 in 2009, a comprehensive update to the Zoning Code was necessary to implement the innovative policies set forth in the Community Design (Land Use) Element. The update was completed in 2015. A major focus of the new code was to incorporate mixed use zoning at appropriate locations to support the various Place Types identified in the General Plan. The City’s Zoning Map is included in Figure HE-6. [Table HE-31](#) outlines the zones that allow residential and mixed-use place types along with allowable residential densities.

Table HE-29: Allowable Place Types by District

District Name	Place Types														
	Neighborhood Low	Neighborhood Medium	Neighborhood Medium-High	Neighborhood High	Neighborhood Center	Boulevard Medium-High	Boulevard High	Urban Village	Single-Use Retail	Main Street	Office/R&D	Light Industrial/Flex	Manufacturing/Distribution	Civic/Institutional	Open Space
El Paseo/South Gate Towne Center - Sub-area 1	x	x	x	x	x	x	x	●	●	x	●	x	x	x	●
El Paseo/South Gate Towne Center - Sub-area 2	x	x	x	x	x	x	x	x	x	x	x	x	●	x	●
El Paseo/South Gate Towne Center - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	x	●	●
South Gate Triangle - Sub-area 1	x	x	x	x	x	x	x	x	●	x	●	●	●	●	●
South Gate Triangle - Sub-area 2	x	x	x	x	x	x	x	x	●	x	●	●	●	●	●
Imperial - Sub-area 1	x	x	●	x	x	●	x	x	●	x	x	x	x	x	●
Imperial - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	●	x	x	●
Imperial - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	●	x	●
Hollydale Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
Tweedy Educational District	x	x	●	x	x	●	x	x	x	x	x	x	x	●	●
Rayo Industrial - Sub-area 1	x	x	x	x	x	x	x	x	x	x	●	●	●	●	●
Rayo Industrial - Sub-area 2	x	x	x	x	x	●	x	x	●	x	●	●	x	●	x
Gateway - Sub-area 1	x	x	x	x	x	x	x	●	●	x	x	x	x	x	●
Gateway - Sub-area 2	x	x	x	●	x	x	x	●	●	x	●	●	x	●	●
Gateway - Sub-area 3	x	x	x	x	x	x	x	x	●	x	●	●	●	x	●
Gateway - Sub-area 4	x	x	x	x	x	●	x	x	●	x	x	x	x	x	●
Ardine Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
Firestone Industrial	x	x	x	x	x	x	●	x	●	x	●	●	●	●	●
Southwest Industrial	x	x	x	x	x	x	x	x	x	x	x	●	●	x	●
South Gate College - Sub-area 1	x	x	x	x	x	x	x	x	x	x	●	●	x	●	●
South Gate College - Sub-area 2	x	x	●	x	x	●	x	x	●	x	●	x	x	●	●
Civic Center	x	x	x	x	x	●	x	●	x	x	x	x	x	●	●

Table HE-30: Allowable Place Types by Corridor

Corridors	Place Types														
	Neighborhood Low	Neighborhood Medium	Neighborhood Medium-High	Neighborhood High	Neighborhood Center	Boulevard Medium-High	Boulevard High	Urban Village	Single-Use Retail	Main Street	Office/R&D	Light Industrial/Flex	Manufacturing/Distribution	Civic/Institutional	Open Space
Garfield - Sub-area 1	x	●	x	x	x	x	x	x	x	x	x	x	x	x	●
Garfield - Sub-area 2	x	x	x	x	x	x	x	x	●	●	x	x	x	x	●
Garfield - Sub-area 3	x	●	x	x	x	x	x	x	●	●	x	x	x	x	●
Paramount	x	x	x	x	x	●	x	x	●	●	x	x	x	●	●
Atlantic - Sub-area 1	x	x	x	●	x	x	●	x	●	x	x	x	x	●	●
Atlantic - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
California - Sub-area 1	x	●	x	x	●	x	x	x	●	x	x	x	x	x	●
California - Sub-area 2	x	●	x	x	●	x	x	x	●	x	x	x	x	x	●
California - Sub-area 3	x	●	x	x	●	x	x	x	x	x	x	x	x	x	●
California - Sub-area 4	x	●	x	x	●	x	x	x	x	x	x	x	x	●	●
California - Sub-area 5	x	●	x	x	●	x	x	x	x	x	x	x	x	●	●
Firestone	x	x	x	●	x	x	●	x	●	x	x	x	x	●	●
Century Boulevard	x	x	●	x	●	x	x	x	●	x	x	x	x	x	●
Imperial West	x	●	x	x	x	x	x	x	●	x	x	x	x	x	●
Tweedy - Sub-area 1	x	●	x	x	●	x	x	x	●	x	x	x	x	●	●
Tweedy - Sub-area 2	x	x	x	x	x	x	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 3	x	x	●	x	x	●	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 4	x	●	x	x	x	x	x	x	x	x	x	x	x	●	●
Tweedy - Sub-area 5	x	x	x	x	x	●	x	x	●	●	x	x	x	x	●
Tweedy - Sub-area 6	x	x	x	x	x	●	x	x	●	●	x	x	x	x	●
Long Beach - Sub-area 1	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
Long Beach - Sub-area 2	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
Long Beach - Sub-area 3	x	x	●	x	x	●	x	x	●	x	x	x	x	●	●
State - Sub-area 1	x	x	●	x	x	x	x	x	x	●	x	x	x	●	●
State - Sub-area 2	x	●	x	x	x	x	x	x	●	x	x	x	x	●	●
State - Sub-area 3	x	●	x	x	x	x	x	x	●	x	x	x	x	●	●
State - Sub-area 4	x	●	x	x	●	x	x	x	●	x	x	x	x	●	●

Figure HE-3: Neighborhoods



Figure HE-4: Districts



Figure HE-5: Corridors

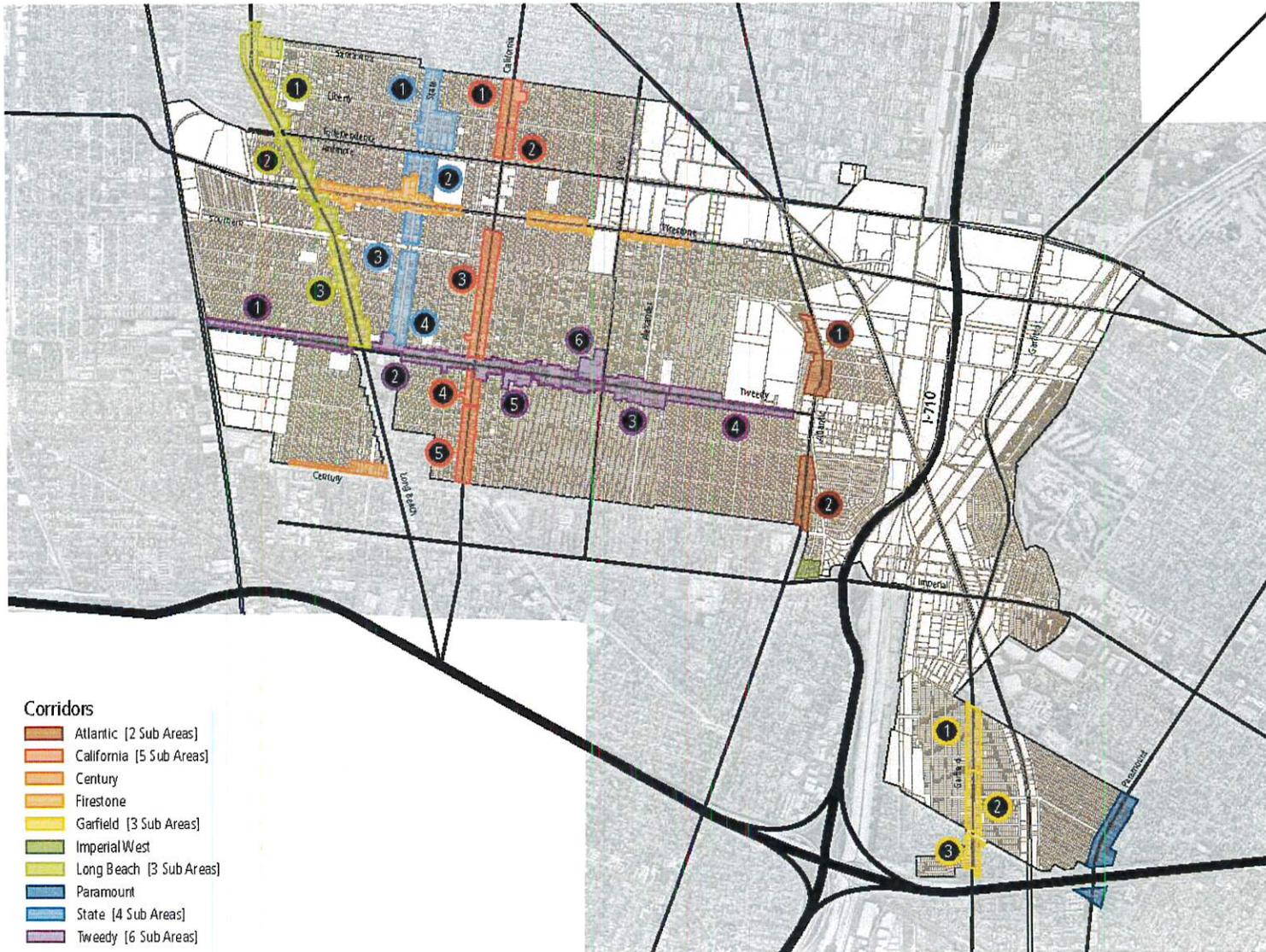


Figure HE-6: Zoning Map

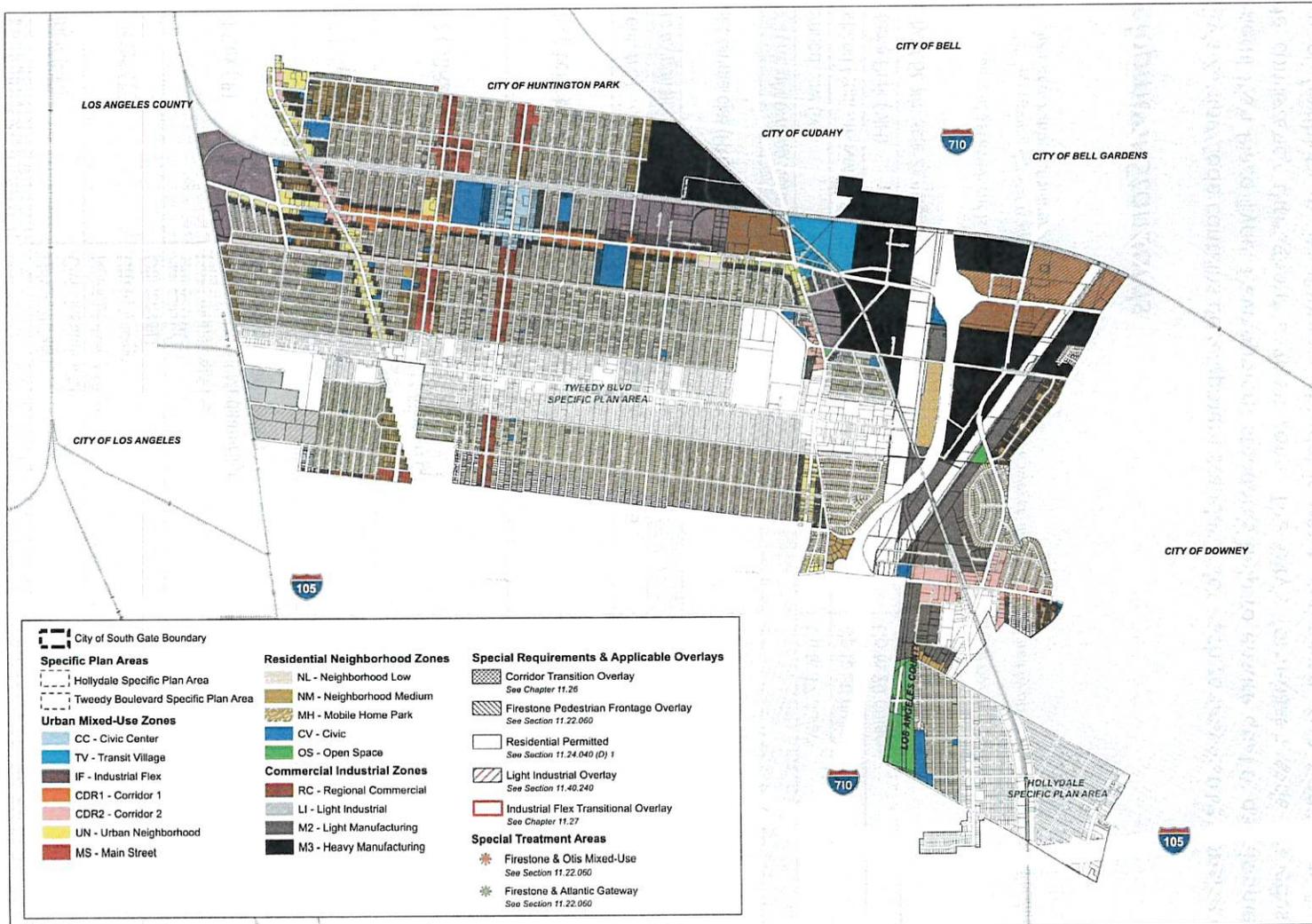


Table HE-31: Zones Allowing Residential and Mixed Use Place Types

Zone	General Plan Place Type	Allowable Density
<i>Urban Mixed Use Zones</i>		
Civic Center (CC)	Urban Village Civic/Institutional	21-30 du/ac (40 du/ac with bonus)
Transit Village (TV)	Neighborhood High Urban Village Office/R&D	30-75 du/ac (120 du/ac with bonus)
Industrial Flex (IF)	Office/R&D Light Industrial/Flex Neighborhood Medium-High Boulevard Medium-High Boulevard High	Up to 75 du/ac (85 du/ac with bonus)
Corridor 1 (CDR1)	Single-Use Retail Neighborhood High Boulevard High	21-75 du/ac (85 du/ac with bonus)
Corridor 2 (CDR2)	Single-Use Retail Neighborhood Medium-High Neighborhood High Boulevard Medium-High Boulevard High	21-32 du/ac (85 du/ac with bonus)
Urban Neighborhood (UN)	Single-Use Retail Boulevard Medium-High Boulevard High Neighborhood Medium-High	Up to 40 du/ac (85 du/ac with bonus)
Main Street (MS)	Main Street/Neighborhood Center	Up to 40 du/ac
<i>Commercial Industrial Zones</i>		
Regional Commercial (RC) ¹	Single-Use Retail Office/R&D Urban Village	NA ²
<i>Residential Neighborhood Zones</i>		
Neighborhood Low (NL)	Neighborhood Low	Up to 12 du/ac
Neighborhood Medium (NM)	Neighborhood Medium	Up to 20 du/ac
Mobile Home Park (MH)	Neighborhood Medium	Up to 20 du/ac

Source: City of South Gate Zoning Ordinance, 2020

Notes:

1. Residential development is permitted in the RC zone only in the Residential Permitted Overlay.
2. Not Applicable. Maximum density is not explicitly stated; however, density is regulated by other development standards such as floor area ratio and building height.

Development Standards

The City's Zoning Code contains development standards for each zoning district consistent with its General Plan Place Type. Development standards help to ensure quality development and provide consistency throughout a given zone. The City's form-based code provides a fair amount of flexibility in development standards when compared to a traditional Euclidean zoning code, because the focus is generally on overall design rather than meeting specific

numeric standards. [Table HE-32](#) and [Table HE-33](#) present the development standards as established in the South Gate Zoning Code.

Table HE-32: Development Standards in Residential Zones

Development Standard	NL1 ¹	NL2 ¹	NM
Minimum Parcel Size	5,000 sq. ft.	--	--
Minimum Parcel Width	50 ft.	30 ft.	--
Minimum Setbacks			
Front (1st Story; 2nd Story)	20 ft.; 30 ft.	15 ft.	15 ft.; 20 ft.
Interior Side/Rear	5 ft.	8 ft.	10 ft. to living, 5 ft. to parking /garage
Street Side	10 ft.	8 ft.	15 ft.
Maximum Height	2.5 stories or 35 ft.	3 stories or 45 ft.	3 stories or 50 ft.
Maximum Lot Coverage	40%	40%	60%
Open Space	--	60-150 sq. ft. private ³	10-20% common ⁴ ; 60-150 sq. ft. private ³

Source: City of South Gate Zoning Ordinance, 2020

Notes:

- NL1 = Standard Lot development standards which regulate development on standard lot configurations in the NL zone.
NL2 = Small Lot development standards are intended to allow for flexibility and creativity in the design of single family detached and attached homes in the NL zone to include configurations such as cluster homes, duplexes and triplexes.
- = Not specified in the Zoning Ordinance
- 150 SF per ground floor unit and 60 SF for upper floor unit.
- Applies to developments with 21 or more units.

Table HE-33: Development Standards in Urban Mixed-Use and Commercial Zones

Development Standard	CC	TV	IF	CDR1	CDR2	UN	MS	RC ³
Minimum Parcel Size	--	--	--	--	--	--	--	5,000 sq. ft.
Setbacks								
Primary Frontage	0-20 ft. ²	0-10 ft. ²				10 ft.	0-5 ft. ²	10 ft.
Side Street	0-10 ft. ²	0-10 ft. ²				10 ft.	0-5 ft. ²	10 ft.
Interior Side/ Rear	10 ft.	0 ft., 10 ft. adjacent to SFR						0 ft.
Maximum Height	3 stories, 40 ft	8 stories, 90 ft.	5 stories or 55 ft.	6 stories or 75 ft.	4 stories or 50 ft.	5 stories or 60 ft.	3 stories or 40 ft.	5 stories or 60 ft.
Floor Area Ratio	1.50	2.50	2.00	2.00	1.50	1.75	1.50	1.50
Open Space	5-20% common open space, dependent on lot size and number of units (projects with less than 21 units on lots less than 10,000 sq. ft. are exempt); For projects with more than 20 units, private open space shall be provided for at least 50% of units							

Source: City of South Gate Zoning Ordinance, 2020

Notes:

- = Not specified in the Zoning Ordinance
- 50-65% of building shall have a 0 ft. setback, dependent upon zone.
- Residential development is only permitted in the RC zone as part of mixed use projects within the residential overlay located north of Firestone Blvd. and east of Garfield Ave.

In addition to these typical development standards, the Zoning Code indicates allowable building frontage types within each urban mixed-use and commercial zone. The intended purpose of the inclusion of allowable frontage types is to create an interesting pedestrian environment, define the relationship of building frontages to the public realm, and add character and reinforce unique qualities of particular areas. Section 11.23.080 of the Zoning Code provides guidelines for each of the building frontage types.

Specific Plans

A specific plan is a regulatory tool that local governments use to guide development in a localized area. Specific plans aid City staff, decision makers, developers, and property owners by providing strong and clear policies and vision that guides land use decisions within the Specific Plan area. Specific Plans can also encourage desired patterns of activity, land uses and development types and remove constraints to efficient development. Within the City of South Gate, the Tweedy Boulevard Specific Plan and the Hollydale Village Specific Plan both provide for a variety of residential development. [When developing General Plan 2035, the City fully incorporated the proposed Hollydale and Tweedy specific plans into the General Plan Land Use Policy.](#) Additionally, if adopted, the Gateway District Specific Plan which is currently in development will provide further opportunities for residential development. [he Gateway District Specific Plan is also consistent with the General Plan.](#) These Specific Plans are described in greater detail below. [Table HE-34](#) contains the permitted residential uses within these zones. [Table HE-35](#) summarizes the density and other development standards for the TMU1 and TMU2 zones.

Tweedy Boulevard Specific Plan

The Tweedy Boulevard Specific Plan is a City-initiated specific plan that was adopted in 2019 and is intended to revitalize Tweedy Boulevard as the heart of the City and as its “main street”. Portions of the Specific Plan area have zoning designations consistent with the Zoning Code, including the IF, NM, and NL zones. The Specific Plan also contains provisions for two new urban mixed-use zones, Tweedy Mixed Use-1 (TMU1) and Tweedy Mixed Use-2 (TMU2), which were created to address the unique characteristics of the Tweedy Boulevard corridor. Both the TMU1 and TMU2 zones contain provisions for residential development.

Hollydale Village Specific Plan

The Hollydale Village Specific Plan is a City-initiated Specific Plan, adopted in 2017, to demonstrate a clear vision for the Hollydale neighborhood with the anticipated arrival of two Eco-Rapid transit stations in the vicinity. The adoption of the Specific Plan included creation of four new urban mixed-use zones: Hollydale Mixed Use-1 (HMU1), Hollydale Mixed Use-2 (HMU2), Hollydale Mixed Use-3 (HMU3), and Corridor-3 (CDR3). These new zoning designations were created to address the unique characteristics of the corridors and districts within Hollydale. [Table HE-34](#) illustrates the allowable residential uses within these urban mixed-use zones. Maximum allowable density and other development standards for the urban mixed-use zones within the Specific Plan are included in [Table HE-35](#). In addition to the zoning

designations that are unique to the Specific Plan area, the Specific Plan area also includes areas that are designated as NM and NL.

Both the Hollydale Village and Tweedy Boulevard Specific Plans contain provisions for increased density, height, and FAR to projects that provide additional public improvements beyond those required. Further information on the Density Bonus Program is provided below.

Table HE-34: Residential Uses in Specific Plan Areas

Residential Use	Tweedy Blvd. Specific Plan		Hollydale Village Specific Plan			
	TMU1	TMU2	HMU1	HMU2	HMU3	CDR3
Multi-Family Residential	A-P	A-P ¹	A-P ¹	A-P ¹	A-P ¹	X
Mixed-Use	A-P	A-P ¹	A-P ¹	A-P ¹	A-P	X
Live/Work Unit	A-P	A-P	A-P	A-P	CUP	A-P
Transitional Housing	A-P	A-P ¹	X	A-P ¹	A-P ¹	X
Supportive Housing	A-P	A-P ¹	X	A-P ¹	A-P ¹	X
Residential Care Facilities (6 or fewer)	A-P	A-P ¹	P ¹	P ¹	P ¹	X
Residential Care Facilities (more than 6)	A-P	A-P ¹	A-P ¹	P ¹	P ¹	X

P=Permitted A-P=Administrative Permit Required CUP=Conditional Use Permit Required X=Not Permitted

Source: City of South Gate, Tweedy Boulevard Specific Plan (2019) and Hollydale Village Specific Plan (2017)

Note: 1. Use is limited to upper floors only or behind ground floor street frontage use for streets designated as "Active Retail Frontage".

Table HE-35: Specific Plan Development Standards

Development Standards	Tweedy Blvd. Specific Plan		Hollydale Village Specific Plan			
	TMU1	TMU2	HMU1	HMU2	HMU3	CDR3
Maximum Density	20 du/ac	30 du/ac	20 du/ac	30 du/ac	40 du/ac	20 du/ac
Maximum Density with Bonus	30 du/ac	45 du/ac	30 du/ac	45 du/ac	60 du/ac	n/a
Maximum Height	3 stories; 40 ft.	3 stories; 40 ft.	3 stories; 40 ft.	3 stories; 40 ft.	4 stories; 50 ft.	3 stories; 60 ft.
Maximum Height with Bonus	n/a	4 stories; 50 ft.	n/a	4 stories; 50 ft.	6 stories; 75 ft.	n/a
Maximum Floor Area Ratio (FAR)	1.25	1.5	1.25	1.5	2.0	1.0
Maximum FAR with Bonus	n/a	1.75	n/a	1.75	2.5	n/a

Source: City of South Gate, Tweedy Boulevard Specific Plan (2019) and Hollydale Village Specific Plan (2017)

Gateway District Specific Plan

Currently in draft form, the Gateway District Specific Plan is intended to provide clear development guidance in anticipation of a future Light Rail Transit (LRT) Station near the intersection of Atlantic Avenue and Patata Street. The draft Plan encourages focused mixed-use, transit-oriented development near existing transit and the future LRT Station. The majority of the parcels within the Specific Plan area are zoned TV, with a maximum allowable density of 75 du/acre (or 120 du/acre through the Density Bonus Program). This is the highest allowable density within the City. The Plan is anticipated to be adopted by the City Council in 2021/2022.

Density Bonus Program and Density Bonus for Affordable Housing

The City adopted Chapter 11.31, Density Bonus for Affordable Housing with its comprehensive Zoning Code update in 2015 to comply with state density bonus regulations. However, since 2015 new state legislation has made a number of changes to density bonus requirements. AB 1763, effective January 1, 2020, requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345, signed by the Governor in September 2020, further incentivizes the production of affordable housing. The Housing Plan of this Housing Element includes a program to amend the Zoning Code to ensure the affordable housing density bonus regulations conform to current state law.

In addition to the State mandated density bonus for affordable housing, the Zoning Code provides for opportunities for increased density, floor area, and/or building height for projects that provide public improvements beyond those required (Zoning Code Section 11.23.090, Density Bonus Program). The Density Bonus Program applies to the RC zone and all urban mixed-use zones except for the MS zone. Examples of public improvements include: provision of public open or gathering space, provision of a daycare facility, inclusion of public art, and green building certification. The Zoning Code provides detailed information on the various bonus incentives. The table below generally summarizes the various incentives available.

[Table HE-36](#) provides the maximum bonuses permitted through the Program.

Table HE-36: Available Density Bonus Incentives

Density Bonus Incentive	Maximum Density Bonus Reward
Transportation Demand Management Program	
Various Transportation Improvements	1-5 percent each
Transportation System Management Plan	15 percent
Child Care Facility	Up to 30 percent
Public Park or Open Space	5 percent for each area; up to 15 percent
Public Gathering Space	5 percent for each area; up to 15 percent
Street Landscaping	5 percent for each area; up to 15 percent
Public Arts and Culture	5 percent for each 1 percent of the development value committed
Historic Resources	5 percent for each 1 percent of the development value committed
Green Building Project	LEED certified rating, or equivalent: 10 percent LEED silver rating, or equivalent: 20 percent LEED gold or platinum rating, or equivalent: 30 percent

City of South Gate Zoning Code, 2020

Table HE-37: Density Bonus Program Maximum Bonuses

Zone	Density		Height		Floor Area Ratio	
	Max.	Max. w/ Bonus	Max.	Max. w/ Bonus	Max.	Max. w/ Bonus
CC	30 du/ac	40 du/ac	3 stories; 40 ft.	5 stories; 60 ft.	1.5	2.0
TV	75 du/ac	120 du/ac	8 stories; 90 ft.	10 stories; 110 ft.	2.5	3.0
IF	75 du/ac	85 du/ac	5 stories; 55 ft.	8 stories; 90 ft.	2.0	2.5
CRD1	75 du/ac	85 du/ac	6 stories; 75 ft.	8 stories; 90 ft.	2.0	2.5
CRD2	32 du/ac	85 du/ac	4 stories; 50 ft.	5 stories; 60 ft.	1.5	2.0
UN	40 du/ac	85 du/ac	5 stories; 60 ft.	8 stories; 85 ft.	1.75	3.0
RC	--	--	5 stories; 60 ft.	8 stories; 85 ft.	1.5	3.0

Source: City of South Gate Zoning Ordinance, 2020

Parking

Chapter 11.33 of the South Gate Zoning Code lays out the parking requirements for various land uses, including residential uses. The intent of Chapter 11.33 is to ensure adequate off-street parking facilities are provided, to create safe and attractive streets, and to promote the use of a full range of mobility options, including walking, biking, and transit use. [Table HE-38](#) summarizes the parking requirements for residential uses.

Table HE-38: Parking Standards for Residential Uses

Housing Type	Parking Requirement
<i>Development in the NL zone</i>	
Efficiency/Studio	1.0 to 1.5 spaces per unit
2 to 4 Bedrooms	2.0 spaces per unit
5 Bedrooms	3.0 spaces per unit
6 or more Bedrooms	3.0 spaces per unit plus one paved open space on-site
Live/Work Units	2.15 spaces per unit
<i>Development in Urban Mixed Use zones</i>	
Efficiency/Studio	1.0 to 1.5 spaces per unit, assigned, plus 0.15 guest spaces per unit
2 to 3 Bedroom Unit	2.0 spaces per unit, assigned, plus 0.2 guest spaces per unit
Senior Housing	0.8 spaces per unit plus 0.3 guest spaces per unit
Live/Work Units	2.0 spaces per unit plus 0.15 guest spaces per unit
<i>Multi-Family Development in any other zones</i>	
Efficiency/Studio	1.0 to 1.5 spaces per unit
2 Bedrooms	2.0 spaces per unit
3 or more Bedrooms	2.0 covered spaces per unit, plus 1.0 uncovered space per unit
Live/Work Units	2.15 spaces per unit
<i>Accessory Dwelling Unit</i>	<i>No parking required</i>

Source: City of South Gate Zoning Ordinance, 2020

The City's parking standard for live/work units targets arrangements designs that accommodate client and employee parking. However, this parking standard may not accommodate the

changing live/work environments, especially with the impacts of COVID, which have resulted in increased remote working. The City will evaluate and modify parking standards to accommodate different types of live/work environments. Guest parking requirements also appear higher than average. The City will evaluate and modify its guest parking requirements as appropriate.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including single-family homes, multi-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing and farmworker housing. [Table HE-39](#) summarizes the City's zoning provisions for various types of housing.

The following types of housing are highlighted to demonstrate the City's compliance with specific State regulations. Overall, the City's Community Design (Land Use) Element and Zoning Ordinance offer tremendous flexibility in building types and uses.

Single-Family Homes

Single-family residential is defined by the Zoning Ordinance as "a single, detached dwelling unit designed for habitation by a single household on an individual lot." They are permitted in the Neighborhood Low (NL) and Neighborhood Medium (NM) areas of the City. The majority of the City is designated NL and a small percentage of areas are designated as NM.

Multi-Family Homes

The Zoning Code defines multi-family residential as a building, parcel, or site with three or more dwelling units (attached or detached). Multi-family dwellings are permitted in the NM zone and all of the urban mixed-use zones. In the CC and MS zones, multi-family is restricted to upper floor use. Additionally, multi-family development is a conditionally permitted use in the RC zone.

Mixed Use Development

Mixed use developments are permitted in all of the City's urban mixed-use zones and are also allowed in the RC zone with a conditional use permit.

Mobile Homes

The City permits manufactured housing placed on a permanent foundation in all its residential zones. Such housing is subject to the same development standards and design review as stick-built housing. Mobile home parks are permitted in the City's MH zone. Overall, only one percent of the City's housing stock is comprised of factory-built homes.

Table HE-39: Provisions for a Variety of Housing Types

	Residential Zones			Urban Mixed-Use Zones							Commercial Zones	
	NL	NM	MH	TV	IF	CC	CDR1	CDR2	UN	MS	LI	RC
Single-Family	P	P	--	--	--	--	--	--	--	--	--	--
Duplex/Two-Family Residential	P	P	P	--	--	--	--	--	--	--	--	--
Multi-Family	--	P ¹	--	P	P	P ³	P	P	P	P ³	--	C
Mixed Use	--	--	--	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	--	C
Live/Work	P	P	--	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	C	C
Residential Care Facility (6 or Fewer)	P	P	--	P	P	P ³	P	P	P	P ³	--	--
Residential Care Facility (more than 6)	--	P	--	P	P	P ³	P	P	P ¹	P ^{1,3}	--	--
Mobile Home/Mobile Home Park	P ¹	P ¹	P ¹	--	--	--	--	--	--	--	--	--
Accessory Dwelling Unit ⁵	P	P	P	P	P	P	P	P	P	P	--	P
Emergency Shelter	--	--	--	--	--	--	--	--	--	--	P ^{1,2}	--
Transitional Housing ⁴	P	P	P	P ¹	P ¹	C	P ¹	P ¹	C	P ^{1,3}	P	C
Supportive Housing ⁴	P	P	P	P ¹	P ¹	C	P ¹	P ¹	C	--	P	C
Single-Room Occupancy	--	P ¹	--	--	P ¹	--	--	--	P ¹	--	--	--

Source: City of South Gate Zoning Ordinance, 2020

P= Permitted, C=Conditionally Permitted, -- = Not Permitted

Notes:

1. Subject to review and approval of an administrative plan review.
2. Emergency shelters are permitted in the light industrial overlay as identified on the zoning map.
3. Upper Floor Use. Permitted on the 2nd story or above subject to compliance with all applicable provisions of the Zoning Code, subject to first obtaining a Code Compliance Certificate.
4. Considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.
5. An accessory dwelling unit may be located on a lot in any zoning district where residential use is permitted or conditionally permitted that includes a proposed or existing primary dwelling.

Accessory Dwelling Units (Second Units)

Regulations pertaining to accessory dwelling units (ADUs) are contained in Chapter 11.43 of the Zoning Ordinance. An accessory dwelling unit (formerly known as second unit) is defined by the Zoning Ordinance as “attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling on a fixed, permanent foundation. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is or will be situated; provided, however that a junior accessory dwelling unit may share sanitation facilities with the primary dwelling. An accessory dwelling unit also includes (i) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code and (ii) a manufactured home, as defined below and in Section 18007 of the Health and Safety Code. An Accessory Dwelling Unit must be either (a) attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure, or (b) detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.”

Due to multiple changes in state laws pertaining to ADUs, the City has adopted ordinances to update Chapter 11.43 multiple times since the comprehensive Zoning Code update. Most recently, in February 2021, the City updated Chapter 11.43 to conform with several state laws which became effective on January 1, 2020, including AB 68, AB 587, AB 881, and SB 13. Some of the key provisions include:

- ADU development may no longer be limited to single family residential zones. ADUs must also be permitted on lots containing multi-family residential units.
- Standards related to lot coverage, lot size, FAR, or open space are prohibited if they have the effect of limiting ADU development.
- A City may not prohibit ADUs within or attached to attached garages, storage areas, or accessory structures.
- When a garage or carport is demolished/converted to develop an ADU, the City may not require the lost parking to be replaced.
- A City may not impose any standards that would limit the maximum size of an ADU to be less than 850 square feet or 1,000 square feet for units with two or more bedrooms.

With the adoption of the most recent ordinance, the City’s ADU provisions are fully compliant with state regulations.

Emergency Shelters and Low Barrier Navigation Centers

Pursuant to SB 2 (2007), cities are required to identify at least one zone within its boundaries that can accommodate an emergency shelter. South Gate has identified the Light Industrial Overlay within the LI zone as the zone in which emergency shelters are permitted by right. The Figure HE-6 illustrates the location of the LI Overlay. Existing uses are older industrial buildings currently used for a variety of light industrial uses such as laundry service, warehousing, etc. Opportunity exists for leasing/purchasing some of the spaces for adaptive reuse as shelters.

With the passage of AB 139 in 2019, cities can regulate parking for emergency shelters to provide adequate parking for shelter staff, but cities may not impose parking requirements that exceed the requirements for residential or commercial uses in the same zone. South Gate's Zoning Ordinance does not include parking requirements that specifically pertain to emergency shelters.

Also enacted in 2019, AB 101 requires cities to permit a low barrier navigation center by-right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses, if it meets specified requirements. A "Low Barrier Navigation Center" is 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." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. Additionally, AB 101 imposes a timeline for approval of low barrier navigation centers, requiring a jurisdiction to notify the applicant whether the application is complete within 30 days and requiring the city to act on a complete application within 60 days. The requirements of this bill are effective through the end of 2026, at which point they are repealed. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in the City's urban mixed-use zones.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months). It is defined in 65582 of the Government Code 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.

California Government Code Sections 65582 defines supportive housing as housing with no limits on the length of stay that is occupied by a “target population” and links this population with the provision of housing and social services. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV/AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

As part of the comprehensive Zoning Code update completed in 2015, definitions of transitional housing and supportive housing were included and are consistent with State definitions. Per the Zoning Code, transitional and supportive housing meeting these definitions is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

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.

Single-Room Occupancy

Single-Room Occupancy (SRO) housing is one form of affordable private housing for lower income individuals, including seniors, persons with disabilities, and single workers. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people such as Project Homekey, a new funding program that facilitates the conversion of existing apartments and hotels/motels into permanent supportive housing. The South Gate Zoning Code permits single-room occupancy (SRO) development in the NM, IF, and UN zones. The City currently has one 11-unit SRO development. SRO hotels in South Gate cannot have more than 20 units and must be consistent with the following minimum requirements:

- Occupancy shall be limited to a maximum of one person per room;
- Full community kitchen and laundry as part of each building;
- Laundry facility shall provide one washer and one dryer per six units;
- Each unit shall include a private interior kitchenette, bathroom, and closet;
- Each unit shall be equipped with “hardwired” smoke detectors with battery backup;
- Utilities for the apartment building shall be underground;

- Electric and telephone utilities shall be metered separately for each unit, while the meters for gas, water, or sewer services, and for trash pick-up shall be for the entire building;
- The maximum distance from a bus line or major arterial shall be 1,000 feet;
- Residents must sign one year leases for occupancy;
- The property shall include on-site management;
- The building must be operated by a certified non-profit organization under contract with the City of South Gate to provide housing for low and very low income residents; and,
- All other development standards applicable to the zone shall be adhered to.

The City will modify the Zoning Ordinance to permit SRO housing as a residential use where multi-family is permitted.

Farmworker and Employee Housing

The City of South Gate is an urbanized community with no remaining agricultural land. According to the 2014-2018 American Community Survey, only 122 agricultural workers reside within the City. Therefore, there is no specific need for farmworker housing within the City. However, the Zoning Code will be amended to address the State Employee Housing Act, which requires employee housing for six or fewer persons must be treated as a single-family use.

Housing for Persons with Disabilities

The City conducted an analysis of the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Definition of Disability

The Zoning Ordinance defines a person with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. However, this definition is not consistent with and more limiting than State law. In California, disability is defined by the Fair Employment and Housing Act (FEHA) as an actual or perceived physical or mental disability or medical condition that is disabling, potentially disabling or perceived to be disabling or potentially disabling, which limits a major life activity. The City will revise its Zoning Ordinance to be consistent with State law.

Definition of Family

Many zoning ordinances in California define a “family” as: 1) an individual; 2) two or more persons related by blood, marriage or adoption; or 3) a group of not more than a specified number of unrelated persons as a single housekeeping unit. However, California court cases have ruled that such definition is invalid. Some definitions of family may impermissibly limit the development and siting of group homes for persons with disabilities by defining a family with blood relation or with size. Courts have ruled that defining a family serves no legitimate or useful objective or purpose recognized under the zoning and land planning power of the jurisdiction and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discriminating between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family.

With the City’s comprehensive Zoning Code update in 2015, the definition of family was removed from the Zoning Code. Therefore, the Zoning Code does not place any constraints on housing for persons with disabilities with regards to the definition of family.

Residential Care Facilities

The South Gate Zoning Code Update defines residential care facility as “an integrated facility that provides accommodations for, and varying level of care to, residents depending on need. The use contains the following components: independent living units; residential care facilities; and continuing care, Alzheimer, and related facilities. This use may include supportive medical and non-medical services directly affiliated with the treatment of on-site patients.” The definition also makes a distinction between “residential care facility, general” which serves six or fewer persons and “residential care facility, large” which serves more than six persons. Residential care facilities for six or fewer persons are permitted in the NL and NM zones and all urban mixed-use zones. Facilities for seven or more persons are permitted in the NM zone and all urban mixed-use zones.

Reasonable Accommodation Procedures

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in local zoning laws, land use regulations, and other public policies when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable request to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments. Another reasonable request may be to relax the maximum lot coverage when room addition in the ground floor is required to accommodate the housing need of a person with disabilities.

Chapter 11.35 of the Zoning Code lays out the procedures for the application and review of reasonable accommodations in the City of South Gate. Applications for reasonable accommodations are reviewed on a case-by-case basis. Per Chapter 11.35, decisions on reasonable accommodation applications are to be made by the Community Development Director and the following factors shall be considered:

- Whether the housing that is the subject of the request will be used by an individual who is disabled under the federal Fair Housing Act and/or the California Fair Employment Housing Act;
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including land use and zoning;
- What the potential impact on surrounding uses would be;
- What the physical attributes of the property and structures would be; and
- Consideration of alternative reasonable accommodations that may provide an equivalent level of benefit.

There is no fee for the City to consider a request for reasonable accommodation. Typical building permit fees would apply. [A request for reasonable accommodation submitted for review with another discretionary land use application is to be considered along with the discretionary action. The City's Analysis of Impediments to Fair Housing Choice \(AI\) recommends revising the Zoning Ordinance to allow for the separate processing of the reasonable accommodation request.](#)

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, and California Building Standards Code is reviewed and enforced by the Division of Building and Safety as a part of the building permit submittal.

On- and Off-Site Improvements

For new development, the City may require street improvements along the entire frontage of a property abutting the public right-of-way. Improvements may include the following: pavement to the center of the street or alley, curbs, gutters, sidewalks, driveways, drainage facilities, sewer facilities, water facilities, street lighting, parkway trees, right-of-way dedication,

modifications to or undergrounding of existing utilities. Such improvements are typical for urbanized, built-out communities with aging infrastructure.

An important note is that the City of South Gate is located between the ports of Long Beach and Los Angeles and downtown Los Angeles. Trucking and manufacturing uses were and still are an important component of the local economy. Roadways, especially boulevards and avenues were designed to accommodate truck traffic through the Gateway cities. The roadway system connects to and is consistent with those of neighboring jurisdictions such as Lynwood, Downey, and Maywood. Future residential and mixed use development in South Gate is most likely going to occur as infill development that would not require the creation of new arterial streets or major alterations to the existing roadway system. Established roadway widths need to be maintained to facilitate traffic through the City but would not impede new development.

Other improvements may be required if, in the determination of the Director of Public Works, such improvements are directly related to the development of the site of the proposed building or structure and are required to protect the public health, safety and welfare or to comply with state or federal statutes or regulations. To facilitate development, the City has determined that the estimated costs of all such requirements shall not exceed 50 percent of the valuation of any structure for which a building permit is requested.

Table HE-40: Required Roadway Widths

Road Classification	Number of Lanes	Right of Way Width
Boulevard	6 Lane	104-126 ft.
Boulevard	4 Lane	100-106 ft.
Avenue	4 Lane	84-94 ft.
Street	4 Lane	80-84 ft.
Street	2 Lane	60-72 ft.
Local Residential	2 Lane	50 ft.
Local Commercial	2 Lane	60 ft.

To promote development, projects may receive an increase in maximum allowable density, height, and/or floor area ratio for providing additional public improvements beyond the minimum required as part of the City's Density Bonus Program. The Density Bonus Program applies to the RC zone, all of the urban mixed-use zones except the MS zone, and to portions of the Hollydale Village and Tweedy Boulevard Specific Plan areas.

Planning and Development Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing necessary services and infrastructure. While the fees can generally be a constraint on housing development, they are necessary to maintain adequate services and public facilities. Table HE-41 provides a listing of planning fees charged by the City of South Gate along with a comparison to other neighboring jurisdictions. As illustrated by Table HE-41,

planning fees can vary widely from city to city. However, the City of South Gate’s fees are comparable to other cities in the region and therefore do not represent an additional constraint to housing development.

The planning and development fees total approximately \$15,759 per unit for a typical single-family unit and more for a typical multi-family unit at \$22,083. These fees are relatively low, representing less than ten percent of building valuation and even less of the overall development costs. Planning and development impact fees charged for a typical multi-family project and for a single-family unit are summarized in Table HE-42. However, because the per-unit fee is higher for multi-family housing than for single-family housing, the City will evaluate and modify its fee structure to facilitate multi-family housing development.

Due to budgetary constraints, the City is unable to waive or reduce the fees for affordable housing projects. However, affordable housing funds, such as HOME funds, may be used to subsidize affordable housing projects, mitigating the cost impact of fees charged by the City.

Table HE-41: Comparison of Planning Fees

Fee Type	South Gate	Huntington Park	Cudahy	Downey	Compton
Site Plan Review	<1 acre: \$4,793 >1 acre: \$2,500 deposit+ hourly rate and expenses	N/A	N/A	\$3,196	N/A
Administrative Plan Review	---	N/A	N/A	\$533 (Minor Site Plan Review)	N/A
Conditional Use Permit	\$3,959	Minor: \$2,474 Major: \$4,972	\$2,660	Minor: \$533 Major: \$3,196	\$9,000
Time Extension	\$276	\$935	N/A	N/A	\$1,391 (for subdivision apps.)
Variance	\$3,752	\$4,972	\$2,600	R-1 Zone: \$1,065 All Other: \$3,409	\$10,700
Zone Change	\$5,959	\$5,616	\$4,255	\$6,392	\$10,500
General Plan Amendment	\$7,158	\$6,387	N/A	\$6,392	\$10,500
Tentative Parcel Map	\$4,703	\$2,644	\$4,225	\$4,261	\$10,500
Tentative Tract Map	<1 acre: \$6,297 >1 acre: \$2,500 deposit+ hourly rate and expenses	\$2,644	\$4,225	\$5,327	\$10,500
Lot Line Adjustment	\$3,697	\$1,899	\$1,800	\$1,065	\$1,765

N/A = Not Available

Sources: South Gate (2015); Huntington Park (2018); Cudahy (2017); Downey (2020); Compton (2018).

Table HE-42: Building and Development Impact Fees for Typical Projects

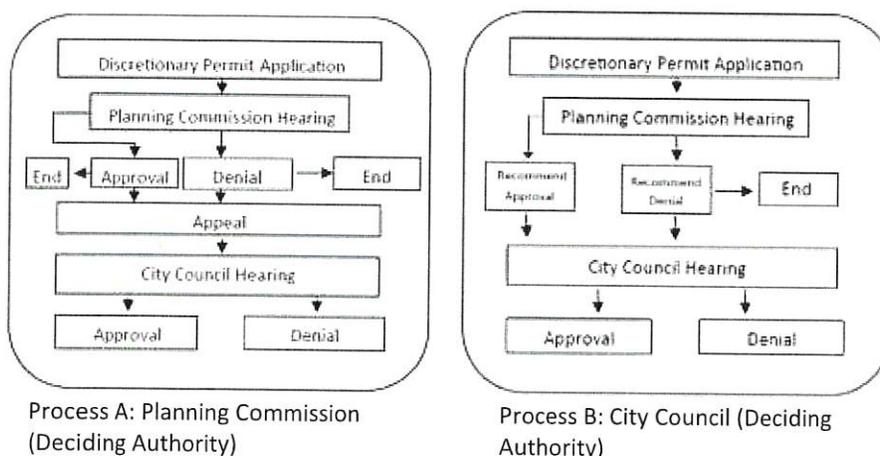
Fees	Single-Family Unit	Multi-Family Unit (an 18-unit project)
Planning Review	\$234	---
Building and Safety Plan Check	\$2,300	\$11,000
Building Permit	\$1,550	\$13,680
Strong Motion Instrumentation Program Fee	---	\$4,750
Special Revolving Fund (State Fee)	---	\$64,485
Plumbing Permit	\$320	\$8,500
Electrical Permit	\$267	\$4,500
Mechanical Permit	\$73	\$3,800
Sewer Connection	\$72	\$600
Solar Permit	\$578	---
Road Mitigation	N/A	\$44,856
LA County Fire Sprinklers Permit	\$300	\$5,400
Art in Public Places Fee	N/A	\$26,784
Water Impact Fee	---	\$63,000
Public Works Plan Check Fee	---	\$4,000
County Sanitation Fee	\$4,610	\$49,788 (\$2,766 per unit)
School Fee (based on habitable square footage)	\$5,220	\$88,128
Certificate of Occupancy	\$235	\$4,230 (\$235 per unit)
Total Fees	\$15,759	\$397,501
Per-Unit Fees	\$15,759	\$22,083

Source: City of South Gate, 2021

Local Processing and Permit Procedures

Residential development review and permit processing are necessary steps to ensure that development proceeds in an orderly manner consistent with the policies of the General Plan. The City permits various residential uses by right in their respective zones (see [Table HE-39](#)). However, some permitted residential uses require an administrative plan review as described below. Discretionary permits are required for some residential projects. Figure HE-7 outlines the approval and appeal process for discretionary permits. The majority of discretionary permits can be approved by the Planning Commission (Process A); however, some applications require approval by the City Council (Process B), including tentative tract maps, zone changes, and general plan amendments.

Figure HE-7: Discretionary Permit Process



The following discussion outlines the review criteria and timeline for various permits. The timelines provided are estimates and actual processing times may vary based on the complexity of a particular project and the City's current volume of applications.

Administrative Plan Review and Design Review

Administrative Plan Reviews are required for all mixed-use developments and live-work units within the City's urban mixed-use zones. Administrative plan reviews are subject to review and approval by the Community Development Director and no public hearing is required.

Design Review is required for some residential projects to encourage creative design, elevate the character of the community, conserve open space, improve vehicular circulation and parking, maximize use of unique site features, and mitigate all potentially incompatible activities. Design review is required for all projects on parcels of land 15,000 square feet or larger and projects where two or more parcels are proposed to be consolidated. Design review is an administrative process subject to the review of the Community Development Director with no required public hearing. Design review typically takes four to six weeks.

Conditional Use Permits

Per Chapter 11.52 of the Zoning Ordinance, some uses may have a unique and distinct impact on the area in which they are located, or are capable of impacts to adjacent properties unless given special review and conditions. The intent of a conditional use permit (CUP) is to reduce the detrimental effects of land uses on adjacent properties, compensate through conditions for specialized technology, and maintain a degree of compatibility between land uses throughout the city. A CUP is required for all residential development within the RC zone. CUPs typically take 90 days to process, require a public hearing before the Planning Commission, and are subject to review and approval by the Planning Commission as outlined in Process A of Figure

HE-7. To approve a CUP, the Planning Commission must make the following required findings set forth in the Zoning Ordinance:

1. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's general plan.
2. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.
3. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.

Residential and mixed use developments in the City are permitted by right, and therefore the CUP requirement would not constraint residential development. Nevertheless, the required CUP findings, particularly that relating to detrimental impacts to adjacent properties or character of neighborhood, can be considered subjective. The City will review and revise the CUP finding requirements to ensure they are objective and ensure certainty of outcomes.

Variances

According to Chapter 11.53 of the Zoning Ordinance, the purpose of the variance process is to enable resolution of practical difficulties or undue physical hardships that may result from implementation of the regulations Zoning Ordinance. A variance may be granted for a parcel with physical characteristics so unusual that complying with the requirements of this title would create an exceptional hardship to the applicant or the surrounding property owners. Variances require a public hearing and are decided by the Planning Commission as shown in Process A in . Variances typically take 90 days to process. In order to approve a variance, the Planning Commission must make the following required findings:

1. The property is subject to exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same zone and vicinity.
2. The exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of the Zoning Ordinance, and not a result by the applicant/property owner or any previous owner of the property.
3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, and would be denied to the property based on the application of the provisions of the Zoning Ordinance without the issuance of a variance.
4. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property improvements in the same vicinity and zone.
5. Granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to any other property or class of use in the same vicinity and zone.

6. Granting the variance is consistent with the intent of the general plan.

Tentative Parcel Maps and Tentative Tract Maps

Subdivision of land is regulated by Title 12 of the South Gate Municipal Code and the Subdivision Map Act. Tentative parcel maps are required when a project proposes to subdivide land into four or fewer parcels. Tentative parcel maps require a public hearing and approval by the Planning Commission.

Projects proposing the creation of more than four parcels require a tentative tract map. Tentative tract maps require a public hearing before the Planning Commission and are ultimately approved or denied by the City Council. Both tentative tract and tentative parcel maps take approximately six months to process.

Processing Time

The processing time needed to obtain development permits and required approvals is often cited as a factor that contributes to the high cost of housing. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing “one stop” processing and eliminating costly duplication of effort. The passage of the Permit Streamlining Act, which took effect in 1978, has also helped reduce governmental delays by: 1) limiting processing time in most cases to one year; and 2) minimizing and/or eliminating “red tape” by requiring agencies to specify in writing the information required to complete an acceptable application for a building permit. [Table HE-43](#) summarizes the processing time required for different types of applications. However, many of these applications can be processed concurrently.

Table HE-43: Permit Processing Times by Application Type

Development Application	Processing Time	Reviewing Body
Administrative Plan Review/Design Review		Community Development Director
Conditional Use Permit	90 days	Planning Commission
Variance	90 days	Planning Commission
Zone Change Application	120 days	City Council
General Plan Amendment	180 to 270 days	City Council
Tentative Parcel Map	120 days	Planning Commission
Tentative Tract Map	120 days	City Council

Source: City of South Gate, 2020.

The South Gate 2035 General Plan is a form-based General Plan that offers flexibility in placetypes. Highly Desired and Desired placetypes are identified for each district. Nine residential and mixed use placetypes are offered in the General Plan. In addition, the Corridor

transition Overlay zone is designed to facilitate the consolidation of parcels to spur development along corridors by providing a transition between the higher density and mix of uses along the corridor and the adjacent lower density residential uses. The use of Districts, Corridors, and Neighborhoods, and mix of placetypes, along with Transition Overlay, offers a form-based approach to land use policy that minimizes the need for General Plan amendments. As such, the City does not consider the timeline for a General Plan Amendment (especially considering the need for environmental clearance) is a constraint to development.

With the comprehensive update to the Zoning Ordinance in 2015, the City simplified the requirements for many projects, resulting in faster processing times. The majority of residential projects not requiring a tentative map can be approved administratively, including multi-family and mixed-use projects. This is in contrast to many cities in the region which require some sort of discretionary permit for multi-family and mixed use development. Therefore, the City's review process and processing timelines do not impose a constraint on residential development.

Building Code and Enforcement

The City of South Gate enforces and administers the 2019 California Building Code (CBC) as mandated by the State of California. Newly constructed and renovated buildings must conform to the standards of the CBC. No local amendments that would impede housing development have been adopted. The Building and Safety Division of the Community Development Department is responsible for ensuring that development complies with the CBC through the plan check and inspection process.

The City of South Gate maintains an active Code Enforcement Program which works together with residents and the business community to preserve clean and safe neighborhoods. The City has adopted codes that address property maintenance standards which include building, zoning, housing, landscaping, signage, graffiti and swimming pool fences. Complaints are assigned to code enforcement officers who investigate and give written notice to violators advising them to correct the violation. In addition to complaints, code violations are also identified through referrals and field patrols. Violations are determined based on all permits on file, plans and any other records that will assist in the process. Low income code violators are referred to the Housing Division's Homeowner Rehabilitation Program. The City initiates legal action to obtain compliance through the office of the City prosecutor if the violation remains uncorrected. In recent years, 90 percent of inspections lead to identification of violations and five percent lead to citations. Ten percent of violations were referred to outside agencies for assistance.

Transparency in Development Regulations

South Gate's City website provides a variety of information to help facilitate development. The City offers the Online Permit Center (<https://southgate.edgesoftinc.com/opc/>) to allow

homeowners, contractors, and the general public to view and track details of various permits and cases online. The Online Permit Counter provides the following services:

- Check Permit and Plan Check status
- Check Inspection Results
- Review Project related financial data

California licensed contractors and homeowners will have access to the following additional services:

- Apply for On-Line Building permits
- Request Inspections for Permits
- Cancel Inspections

The Community Development webpage (<https://www.cityofsouthgate.org/185/Planning>) also provides information relating to planning and development regulations, residential development standards, development review standards.

All City fees are centrally located under City Fees (<https://www.cityofsouthgate.org/228/City-Fees>).

Environmental Constraints

The following discussions are obtained from the Safety Element of General Plan 2035. The Safety Element was adopted in March 2018.

Hazardous Materials

Future residential development is expected to occur as high-density residential and mixed-use developments along major corridors. Some of these properties are currently occupied by industrial operations. According to the Safety Element, as of September 2015 there were four sites undergoing hazardous materials cleanup activities and 155 sites monitored by the State Water Resources Control Board due to the presence of underground storage tanks or issues that may have the potential for contamination of water bodies. Therefore, there is a potential where future developments may occur on sites that require remediation or are located near properties that contain hazardous conditions.

While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to maintain risk to acceptable levels. Compliance with measures established by Federal, State and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage and transport of hazardous materials in the City. In addition,

the Safety Element contains objectives and policies related to hazardous materials to further mitigate their potential impact.

Seismic Hazards

South Gate is located in a seismically active area. Although no faults run through the community, several active faults are located within 60 miles. The nearest fault, the Newport-Inglewood fault zone, passes approximately four miles from South Gate at its closest point. Future earthquakes along these faults could be very strong in intensity and pose moderate to considerable damage to structures and buildings, with earthquakes anticipated to measure above a 6.0 on the moment magnitude scale.

Liquefaction occurs when the force of an earthquake's shaking causes groundwater to mix with the soil. This mixture temporarily becomes a fluid and loses its strength, which may in turn cause buildings and other structures built on or in it to tilt, collapse, or otherwise suffer damage. According to the California Department of Conservation, all of South Gate is considered at an elevated risk for liquefaction due to the area's soil types and high water table (less than 40 feet below the surface). However, South Gate City staff states the water table fluctuates between 80–100 feet below the surface (or more), and does not consider liquefaction as a substantial risk in the community.

The Safety Element of the General Plan contains a policy requiring all new development and substantial remodels to meet minimum state standards for seismic safety. This is implemented through the Building and Safety Division's enforcement of the regulations of the CBC during the plan check and permitting process.

Flooding

The City of South Gate has the potential to be impacted by both riverine flooding and urban flooding, as well as dam inundation. Riverine flooding is the over bank flooding of rivers and streams. FEMA has identified elevated risk of flooding in the eastern portion of the community near the Los Angeles River and the Rio Hondo drainage channel. Nearly half of the City is located within the 500-year flood zone. The only parts of South Gate within the 100-year floodplain are the Los Angeles River and the Rio Honda drainage channel itself. Areas within the 100-year floodplain have a 1 percent chance (one in 100) of flood occurring in any given year.

Dam failure results in sudden, fast-moving floods that can damage or destroy property, cause injury or loss of life, and displace large numbers of people in the flood's path. All of South Gate lies within one of several dam inundation zones for at least one dam. The majority of the community lies within the hazard zone for the Hansen Dam. The Whittier Narrows Dam and the Garvey Dam also pose potential inundation hazards for the City.

Urban flooding occurs as land is developed with impermeable surfaces. The entire City is at risk of seasonal temporary urban flooding. Sections of the City are occasionally prone to urban flooding, especially low lying areas. This occurs because of debris accumulation in storm drains and flood control basins, and overburdened pumping stations and aged drainage systems.

The Safety Element contains several policies aimed at minimizing flood and dam inundation hazards. These include ensuring that new development does not exacerbate potential flooding hazards and requiring new projects to use low-impact development techniques and utilize pervious paving and landscaping to increase onsite stormwater retention.

Service and Facility Infrastructure

South Gate's utility and circulation infrastructure is currently at or beyond capacity. New housing construction will require expansion of the City's infrastructure capacity. As part of the City's comprehensive General Plan update completed in 2009, the City identified the current infrastructure and the need that will be created with additional development and prepared a capital improvement plan to upgrade the existing infrastructure to meet these development projections.

Water Supply

The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs. The total capacity of both active and stand-by wells is 33 million gallons per day (MGD), or 101 acre-feet per day. This represents a surplus over the City's average daily demand. Because the total capacity of these existing wells exceeds maximum daily demand, additional wells are not required. However, reservoir storage capacity needs to be improved and additional reservoirs or storage capacity needs to be developed.

The City is working with other agencies to develop a "conjunctive use" program (water storage in the underground aquifer) and may be able to convert unused water to underground water storage. In addition, South Gate has committed to taking the following actions in its Public Facilities Element in order to ensure the City's water supply:

- Amend the Building Code to allow water-conserving technologies.
- Explore the creation of an infrastructure impact fee.
- Replace existing above-ground storage tanks.

Wastewater

The City's sanitary sewer collection system is managed by the City's Public Works Department. The collection system consists of about 116 miles of gravity sewer lines, no pump/lift stations, and about 100 sewer siphons within the system. Approximately 99 percent of flows from local sewers discharge into the County Sanitation Districts' (LACSD) facilities for transportation, treatment, and disposal. The remaining one percent of total sewage generated within the City passes into the City of Paramount system and is then discharged into LACSD facilities. There are 21 LACSD trunk lines that run through various portions of the City. These trunks convey sewage from South Gate and other communities to the Joint Water Pollution Control Plant in Carson.

In 2002 and 2003, concrete sewer facilities were repaired and re-lined and in 2008 the vitrified clay pipe portion of the system was checked and repaired. As deteriorated lines are discovered during preventive maintenance, these lines are either immediately repaired by Public Works or emergency contractors are retained to repair lines. In addition, South Gate has committed to taking the following actions in its Public Facilities Element in order to maintain the City's wastewater capacity:

- Evaluate the capacity of the existing wastewater collection system.
- Explore the creation of an infrastructure impact fee.
- Update the Sewer Master Plan.

Before a development permit is granted, it must be determined that public service and facility systems are adequate to accommodate any increased demand created by the proposed project. Because South Gate is essentially a built-out urban community all infrastructure systems are in place. However, expansion of capacity may be necessary to accommodate the increased development intensities permitted under the updated General Plan and aging infrastructure may need to be replaced over time.

This may be viewed as a constraint on housing development. The market will provide the infrastructure upgrades for market rate units because sites will not redevelop until the market rates rents or for-sale prices can carry the costs of the infrastructure upgrades. However, for below market rate units, these added infrastructure improvement costs may make affordable housing development infeasible without additional local, state or federal assistance. The City pro-actively assists in the development of affordable housing to overcome this constraint. City assistance could be provided through CDBG and HOME funds and other local sources of funding. The City could also commit to applying for statewide infrastructure improvement grants. Assistance can be direct (give funding or land to affordable housing developers) or indirect (use cash to upgrade off-site infrastructure to serve a specific affordable housing project).

HOUSING RESOURCES

This section provides an overview of land, financial, and administrative resources available to the City of South Gate for implementing the policies and programs set forth in this Housing Element.

Residential Development Potential

Regional Housing Needs Assessment

Pursuant to State law, each jurisdiction in California is responsible for a share of future housing needs in the region. For the 2021-2029 Housing Element cycle, the Southern California Association of Governments (SCAG) region has been allocated a future housing growth of 1,341,827 units by the State Department of Housing and Community Development (HCD). SCAG is responsible for allocating this future housing need to jurisdictions within the six-county region. In this capacity, SCAG developed a Regional Housing Needs Assessment (RHNA) that determines each jurisdiction's share of the forecasted regional growth through 2029.⁵ South Gate's share of the regional housing need is 8,282 units as allocated by SCAG into the following income levels:

- Extremely Low Income: 1,068 (12.9 percent)
- Very Low Income: 1,068 units (12.9 percent)
- Low Income: 994 units (12.0 percent)
- Moderate Income: 1,173 units (14.2 percent)
- Above Moderate Income: 3,979 units (48.0 percent)

The RHNA has a slightly different planning period than the Housing Element planning period. The RHNA covers from June 30, 2021 through October 15, 2029.

The City must demonstrate that its land inventory is adequate in terms of the amount of land available, zoning provisions, and development standards, to facilitate and encourage the development of housing that is affordable to the various income groups according to the distribution specified above.

⁵ The City has a RHNA allocation of 2,136 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. Therefore, the City's RHNA of 2,136 very low income units may be split into 1,068 extremely low income units and 1,068 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for extremely low income category.

Projected Accessory Dwelling Units (ADUs)

Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. South Gate has seen a steady growth of ADU building permits:

- 2018 – 18 ADUs
- 2019 – 38 ADUs
- 2020 – 89 ADUs
- 2021 – 143 ADUs/JADUs

South Gate anticipates significant ADU activities over this Housing Element planning period. While the City had a slow start in ADU activities in 2018, permit activities have increased significantly since 2019. Based on the four-year trend since changes to ADU laws, the City averages 72 ADU permits annually. However, the last two years of ADU activities even during COVID is an indication of substantially increased interest in ADUs/JADUs in South Gate. Between 2020 and 2021, the City averaged 116 permitted ADUs/JADUs. Conservatively, the City anticipates 80 ADUs/JADUs annually, for a total of 640 units over eight years. The income distribution of these projected ADUs is based on the survey conducted by SCAG.

Table HE-44: ADU Projections and Affordability

Income Category	Units	SCAG ADU Affordability
Extremely Low	<u>96</u>	15.0%
Very Low	<u>13</u>	2.0%
Low	<u>275</u>	43.0%
Moderate	<u>38</u>	6.0%
Above Moderate	<u>218</u>	34.0%
Total	<u>640</u>	100.0%

Source: City of South Gate, 2022

The City is implementing a program funded by LEAP Grant, to provide applicants with off the shelf 100 percent construction plans to expedite the ADU approval process. Under the same funding, the City is pursuing an additional program that offers up to \$15,000 to go towards customized design for illegal conversions and new ADUs if owners agree to use these units for Section 8 or low income housing. In addition, the City is pursuing another program that will use a portion of the City's HOME funds to help fund ADU projects for owners who agree to rent to qualified low income tenants for a certain number of years based on HUD requirements. 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.

Credits toward RHNA

Projects that are under construction (but not yet finalized), have received entitlement, been approved, under review, or with pending applications as of June 30, 2021 can be credited as progress toward the RHNA. [Table HE-45](#) and [Table HE-46](#) provide information on the current projects. Overall, the City has entitled, approved, and pending projects that total 711 units, including 152 affordable units for lower income households.

Projects Under Construction

The City has four projects that are under construction (as of October 2021). One project – the 60-unit PATH Villas – provides affordable housing to 59 affordable units for veterans and formerly homeless (29 extremely low, 20 very low, and 10 low income units) and one manager’s unit that is assumed to be affordable to moderate income. Two projects provide only market-rate units.

Entitled Projects

Three projects have received entitlement but have not yet begun construction. One project – the 78-unit Legacy Apartments – includes four units (five percent) as very low income housing in exchange for a density bonus. The other two projects provide market-rate units only.

Projects under Review

One project – Gateway Plaza - is currently under review. This market-rate project offers 48 units.

Anticipated Projects

Among the five projects that are pending applications, three are affordable housing projects:

- Habitat for Humanity: 14 affordable units are proposed on this site. [This project will offer 12 lower income units and two market rate units.](#)
- Housing Authority Site [\(13050 Paramount Blvd\)](#): This site is owned by the South Gate Housing Authority. [The City has initiated the disposition process for this property under the Surplus Land Act. The negotiation period with interested developers closed on February 14, 2022. The City is coordinating next steps/selecting a developer for the sale of this property for the development of affordable housing. Based on proposals submitted, 55 lower income units are anticipated on this site.](#)

- Surplus Land Site (7916 Long Beach Blvd): This site is owned by the City of South Gate and has been declared a surplus site. The project is proposing 11 low income units on site.
- Surplus Land Site (5821 Firestone Blvd): The City has distributed a Notice of Availability under the SLA for a City-owned site at 5821 Firestone Blvd for developers interested in developing affordable housing. Proposals were due by March 14, 2022. The City is in the process of evaluating the proposals. This 0.46-acre site is zoned Regional Commercial with a Residential Overlay. Conservatively, this site is estimated to provide 15 lower income units. This site is located at El Paseo South Gate Shopping Center, where the owner of the theatre has recently approached the City with a proposal to develop affordable housing on site.

Two market-rate projects are pending as of the writing of the Housing Element. Without details application information, the mid-range estimates of project units are used in this Housing Element.

Table HE-45: Current and Pending Projects

Project	Address	Units	Allowable Density (du/ac)	Achieved Density (du/ac)	Type	Zoning
Under Construction						
Garfield Apartments ¹	10920 Garfield Avenue	244	40	55.3	Moderate	HMU-3
PATH Villas	5610 Imperial Highway	60	32 85 with bonus	46.9	59 Very Low Income 1 Moderate Income (Supportive Housing for Veterans and Formerly homeless)	CDR2
McNerney Apartments	8931 McNerney Avenue	4	20	18.2	Market	NM
Otis/Santa Ana Apartments	4136 Santa Ana Street	3	20	8.3	Market	NM
Entitled						
Atlantic/ Tweedy Site	9923 Atlantic Boulevard	91	---	23.7	Market	Precise Plan
Legacy Apartments	10130 Adella Avenue	78	40	38.8	4 Very Low Income 74 Market Rate (Density Bonus)	IF
Paramount Apartments	13400 Paramount Boulevard	10	30 45 with bonus	35.7	Market	HMU-2
Under Review						
Gateway Plaza	13700 Paramount Boulevard	48	30 45 with bonus	45.3	Market	HMU-2
Anticipated Applications						
Property on Market	9533-9609 Atlantic Avenue	28 - 120	32 85 with bonus	21 - 85	Market	CDR2
Habitat Project	9001-19 Long Beach Boulevard	14	40 85 with bonus	21.2	Affordable	UN
Housing Authority Site	13050 Paramount Boulevard	<u>55</u>	30 45 with bonus	25.7 - 45.7	Affordable	HMU-2
Surplus Land Site	7916 Long Beach Boulevard	11	40 85 with bonus	40-85	Affordable	UN
<u>Surplus Land Site</u>	<u>5821 Firestone Boulevard</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>Affordable</u>	<u>RC-R</u>
Property on Market	4810-4814 Firestone Boulevard	6-14	40 85 with bonus	40-85	Market	UN

Note 1: Garfield Apartments is being constructed by a market-rate developer. However, upon completion, the project will be sold to a Joint Power Authority that will convert the project to moderate income housing. A Letter of Interest has already been signed.
Source: City of South Gate, 2021

Table HE-46: Summary of Progress toward RHNA

Project	Very Low	Low	Moderate	Above Moderate	Total
Under Construction					
Garfield Apartments	0	0	244	0	244
PATH Villas	49	10	1	0	60
McNerney Apartments	0	0	0	4	4
Otis/Santa Ana Apartments	0	0	0	3	3
Entitled					
Atlantic/Tweedy Site	0	0	0	91	91
Legacy Apartments	4	0	0	74	78
Paramount Apartments	0	0	0	10	10
Under Review					
Gateway Plaza	0	0	0	48	48
Anticipated Applications					
Property on Market (Atlantic)	0	0	0	74	74
Habitat Project (9001-19 Long Beach Blvd)	<u>6</u>	<u>6</u>	0	<u>2</u>	14
Housing Authority Site (13050 Paramount Blvd)	0	<u>55</u>	0	0	<u>55</u>
Surplus Land Site (7916 Long Beach Blvd)	0	<u>11</u>	0	0	<u>11</u>
<u>Surplus Land Site (5821 Firestone Blvd)</u>	<u>0</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>15</u>
Property on Market (Firestone Blvd)	0	0	0	10	10
Total Units	<u>59</u>	<u>97</u>	245	<u>316</u>	<u>717</u>

Average Yield

As demonstrated by the location of current and anticipated projects, development activities are occurring within the Hollydale and Tweedy Specific Plans and in other mixed use areas in the City. Specifically, projects in mixed use districts are primarily 100 percent residential and virtually all projects are taking advantage of the density incentives program (for site planning and amenities) to exceed the base allowable density. In fact, one project under review and two anticipated projects are proposing to maximize the bonus density. The City has not received any nonresidential development applications in recent years on properties that allow residential development.

For estimating potential yield, a density factor of 70-80 percent is used for residential districts. Specifically, residential districts within specific plan areas utilize a density factor of 80 percent but lowered to 70 percent for residential districts outside of specific plan areas, given that specific plan areas are currently exhibiting increased trend of recycling in the residential districts and multi-family projects have reached 90 percent of the allowable density. MS (Main Street) district also utilizes a density factor of 70 percent because this district does not qualify for the density incentives program. For mixed use districts, the base density is used to estimate potential units, even though virtually all recent projects have utilized the density incentives program to far exceed the base density.

Local and Subregional Trends in Recycling Existing uses

South Gate is located in the Gateway Cities subregion that is characterized by mostly industrial uses and low-scale commercial uses, including many auto-related uses. Many of the properties were developed more than 30 years ago and are experiencing declining use due to the changing economy, increased remote working/online shopping, and improved reliability and fuel efficiency of automobiles (and therefore lower demand for auto-related services). However, commercial buildings that are less than 30 years old are also being recycled due to obsolete business models (such as shopping centers). In general, existing uses that have low Floor Area Ratios (less than 0.5) and Improvement to Land Ratios (less than 1.0) are being recycled. However, exceptions are also being redeveloped. These are usually properties developed with shopping centers, old office buildings, old industrial uses, and vacant buildings. In fact, the higher ILRd become a financial liability to the property owners – while the buildings are outdated and cannot generate adequate income in rents or business revenues, the property taxes continue to rise. As shown below in Table HE-47, recent and current projects in these Gateway cities are recycling a a variety of industrial and commercial uses. Based on these projects, the sites inventory for South Gate uses these criteria to select sites with similar existing uses:

- Building is at least 30 years old
- Existing FAR is less than 0.50 (compared to the 1.25 to 1.50 allowable under the Specific Plan)
- Existing Improvement to Land Ratio (ILR) is less than 1.00, unless existing uses are old strip malls, motels, vacant buildings, etc. that may have higher improvement values but the uses are declining or consistent with patterns of recycling

Table HE-47: Local and Subregional Recycling Trends

<u>Location</u>	<u>Project</u>	<u>Units</u>	<u>Affordable Units</u>	<u>Existing Uses</u>	<u>Year Built</u>	<u>Existing FAR</u>	<u>Existing ILR</u>
<u>South Gate</u>	<u>Legacy Apartments</u>	<u>78</u>	<u>4 VL</u>	<u>Heavy manufacturing uses</u>	<u>NA</u>	<u>NA</u>	<u>0.20</u>
<u>South Gate</u>	<u>Paramount Apartments</u>	<u>10</u>	<u>---</u>	<u>Parking lot</u>	<u>NA</u>	<u>0.00</u>	<u>0.00</u>
<u>South Gate</u>	<u>9533-9609 Atlantic Blvd</u>	<u>74</u>	<u>---</u>	<u>Light industrial uses</u>	<u>1958-1986</u>	<u>0.22</u>	<u>5.07</u>
<u>South Gate</u>	<u>Habitat Project</u>	<u>14</u>	<u>6 VL 6 L</u>	<u>Parking lot, auto-related services</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>South Gate</u>	<u>Housing Authority Site</u>	<u>55</u>	<u>55 Lower</u>	<u>Supermarket (over 12,000 sf)</u>	<u>1999</u>	<u>NA</u>	<u>0.30</u>
<u>South Gate</u>	<u>Surplus Land Site (7916 Long Beach)</u>	<u>11</u>	<u>11 Lower</u>	<u>Auto-related services</u>	<u>1980</u>	<u>NA</u>	<u>Appr. 0.50</u>
<u>South Gate</u>	<u>Surplus Land Site (5821 Firestone)</u>	<u>15</u>	<u>15 Lower</u>	<u>Fast food</u>	<u>1987</u>	<u>NA</u>	<u>0.77</u>
<u>Paramount</u>	<u>6500-6510 Alondra Blvd</u>	<u>10</u>	<u>==</u>	<u>Light manufacturing</u>	<u>1939</u>	<u>NA</u>	<u>0.35</u>

Table HE-47: Local and Subregional Recycling Trends

Location	Project	Units	Affordable Units	Existing Uses	Year Built	Existing FAR	Existing ILR
Paramount	16683 Paramount Blvd	14	2 Lower	Restaurant, auto-related services	1925-1950	0.20	0.11
Whittier	Whittwood Center	1,282	160 Lower 160 Mod	Retail – shopping center	1960-2005	0.32	1.26
Bell Gardens	6231 and 6301 Eastern Ave	16	==	Chiropractor office, single-family home, vacant commercial building	1948-1949	0.12	0.25
Bell Gardens	5822 Gage Ave	2	==	Corner market and kitchen	1948	0.15	0.09

Note: Existing uses and characteristics (year built, FAR, and ILR) information may not be available or complete due to status of project. The County Assessor Office may have already deleted existing parcel information in place for parcel for new development.

The City of South Gate is also characterized by a large number of underutilized parking lots, vacant lots, and vacant/boarded up buildings that are in deteriorating conditions. The City engaged the Building and Code Enforcement staff to scout throughout the City in order to identify such properties that are ripe for redevelopment. Overall, the sites inventory includes:

- Open lots, open storage – 3 properties
- Parking – 48 properties
- Vacant lots – 59 properties
- Vacant/boarded up buildings – 30 properties

These properties contain minimum improvements or improvements of little values. In addition, two properties have delinquent tax status, indicating the precarious financial status of the properties.

Small Sites

While small sites (less than 0.5 acre) in South Gate are feasible to facilitate lower income housing, this Housing Element sites inventory for RHNA does not rely on small sites for lower income units. Only sites that are larger than 0.5 acre and with zoning that allows density 30+ units per acre are used to accommodate the lower income RHNA. Small sites are used primarily to fulfill the above moderate income RHNA. Typical projects are recycling small commercial and industrial uses into small apartment or townhome projects.

Examples that illustrate the trend of development on small sites locally and in the Gateway subregion include:

- Paramount Apartments – 10 units on 0.28 acre
- Surplus Land Site (7619 Long Beach) – 11 units on 0.32 acre
- Surplus Land Site (5821 Firestone) – 15 units on 0.50 acre
- Paramount (16683 Paramount Blvd) – 14 units on approximately 0.50 acre

- Bell Gardens (5822 Gage Avenue) – 2 units on 0.17 acre

Capacity in Specific Plan Areas

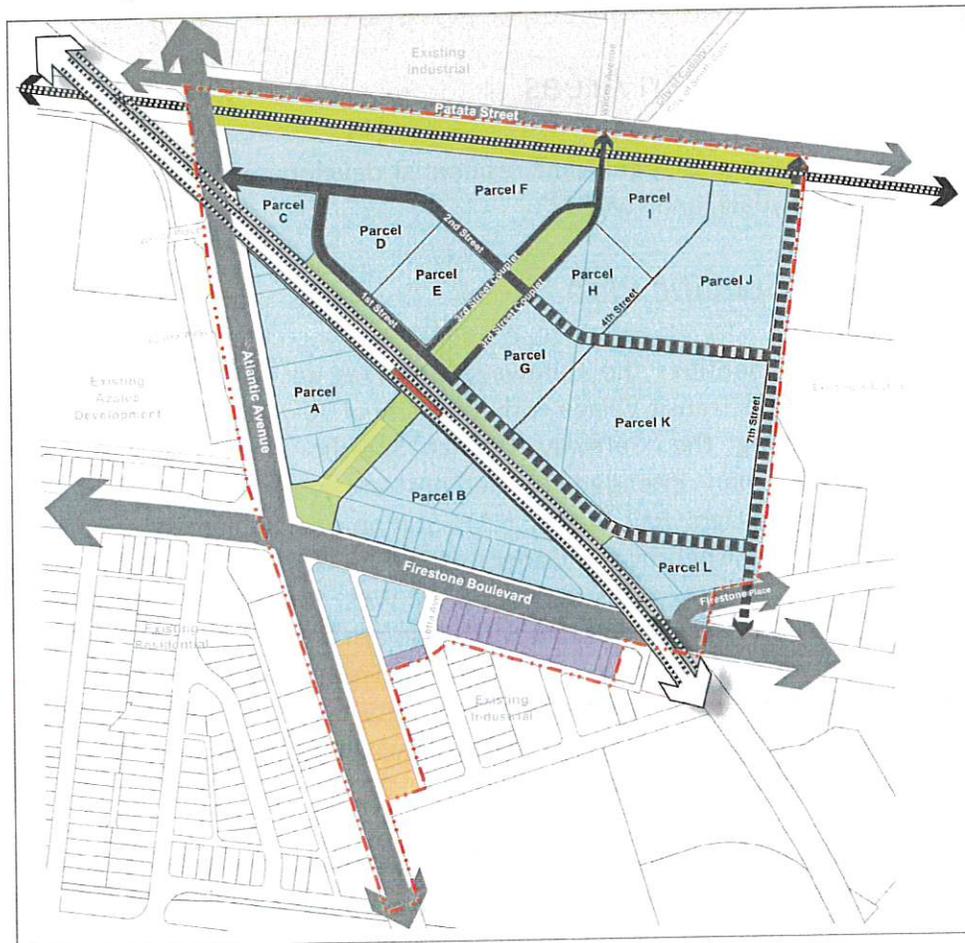
Three major specific plans offer significant residential development potential in South Gate. These are Gateway, Hollydale, and Tweedy.

Gateway District Specific Plan

The General Plan 2035 identifies the Gateway District as an area with great potential for redevelopment. It is zoned Transit Village with a density of 30-75 units per acre. The City is in the process of preparing the Gateway District Specific Plan (GDSP), a City-initiated comprehensive specific plan intended to demonstrate clear development guidance in anticipation of the future Light Rail Transit (LRT) Station and implement the Transit Village vision for the area as established by the General Plan. The LRT Station is proposed within the Gateway District Specific Plan area (District) along the West Santa Ana Branch (WASB) LRT rail corridor that is anticipated to be established within the existing Ports-owned and Union Pacific (UP) Railroad right-of-way operated by San Pedro Subdivision. The GDSP is intended as a tool for City staff, decision makers, developers, and property owners, providing policies to guide development. It encourages desired patterns of activity, land uses, and development types, to promote Transit-Oriented Development (TOD).

The GDSP area is approximately 59 acres, bound by Atlantic Avenue to the west, Patata Street to the north, and Firestone Boulevard to the south, and includes parcels south of Firestone Boulevard extending to Branyon Avenue. This area represents Sub District 2 of the Gateway District in the General Plan. Existing uses are primary light manufacturing, industrial, and commercial uses. A large portion of the area is used for trucking, warehousing, open storage.

Figure HE-8: Draft Gateway District Specific Plan Parcel Consolidation



Development Potential

The Draft GDSP proposes to reconfigure the majority of the existing parcels (north of Firestone Boulevard) into 12 parcels (Figure HE-8). The Draft GDSP [Environmental Impact Report \(EIR\)](#) [develops an estimate of development potential on seven](#) of the 12 consolidated parcels and net residential acreage in each of the parcels. Because the net acreage has already taken into consideration factors such as nonresidential uses, streets, setbacks, and buffer from nonresidential uses, the potential density for development will at least reach maximum density but most likely exceed the base maximum density under the bonus program. Transit Village zoning allows up to 120 units per acre with bonuses (see [Table HE-36](#) and [Table HE-37](#)). The Draft GDSP [EIR](#) estimates a minimum of 1,370 units on these [seven](#) parcels.

Table HE-48: Draft Gateway District Specific Plan – North of Firestone

Parcel	Net Residential Acres	Zoning Designation	Average Density	Potential Units
In Current Draft Plan				
A	<u>3.1</u>	Transit Village	<u>90</u>	<u>290</u>
B	<u>4.1</u>	Transit Village		<u>380</u>
C	<u>0.5</u>	Transit Village		<u>0</u>
D	<u>1.0</u>	Transit Village		<u>0</u>
<u>E</u>	<u>1.1</u>	<u>Transit Village</u>		<u>100</u>
F	<u>3.4</u>	Transit Village		<u>300</u>
G	<u>1.0</u>	Transit Village		<u>100</u>
H	<u>1.2</u>	Transit Village		<u>120</u>
I	<u>1.2</u>	Transit Village		<u>80</u>
J	<u>3.9</u>	Transit Village		<u>0</u>
<u>K</u>	<u>6.3</u>	<u>Transit Village</u>		<u>0</u>
<u>L</u>	<u>1.2</u>	<u>Transit Village</u>		<u>0</u>
Total	<u>28</u>			<u>1,370</u>

Note: These 12 parcels represent new proposed parcels for consolidation with the adoption of the specific plan.. They do not correlate with the existing parcel lines on site. Therefore, the sites inventory with existing APNs in the appendix of this Housing Element provides only a proportional share of the anticipated units.

Source: City of South Gate, Draft Gateway District Specific Plan EIR, 2021

In addition to the parcels north of Firestone that are recommended for consolidation and targeted development strategies, the Draft GDSP also includes parcels immediate south of Firestone. These parcels are developed as single-story structures and currently occupied by a mix of auto-related uses, motels, retail, and light industrial uses. Most uses exhibit signs of disrepair, including a couple structures have been vandalized and boarded up. With the designation as Transit Village (75 du/ac), Industrial Flex (40 du/ac), and Urban Neighborhood (40 du/ac), these areas are likely to be redeveloped due to the growth-inducing effect of the GDSP.

Table HE-49: Draft Gateway District Specific Plan – South of Firestone

Zoning Designation	Base Density	No. of Parcels	Acres	Potential Units
Urban Neighborhood	40	6	0.86	34
Industrial Flex	75	9	1.12	82
Transit Village	75	2	0.65	47
Total		17	2.63	163

Source: City of South Gate, Draft Gateway District Specific Plan, 2019

Overall, the GDSP can accommodate about 1,533 units, excluding bonuses. Project at this scale is expected to be mixed income projects. This Housing Element uses an income distribution of 40 percent lower income, 20 percent moderate income, and 40 percent above moderate income.

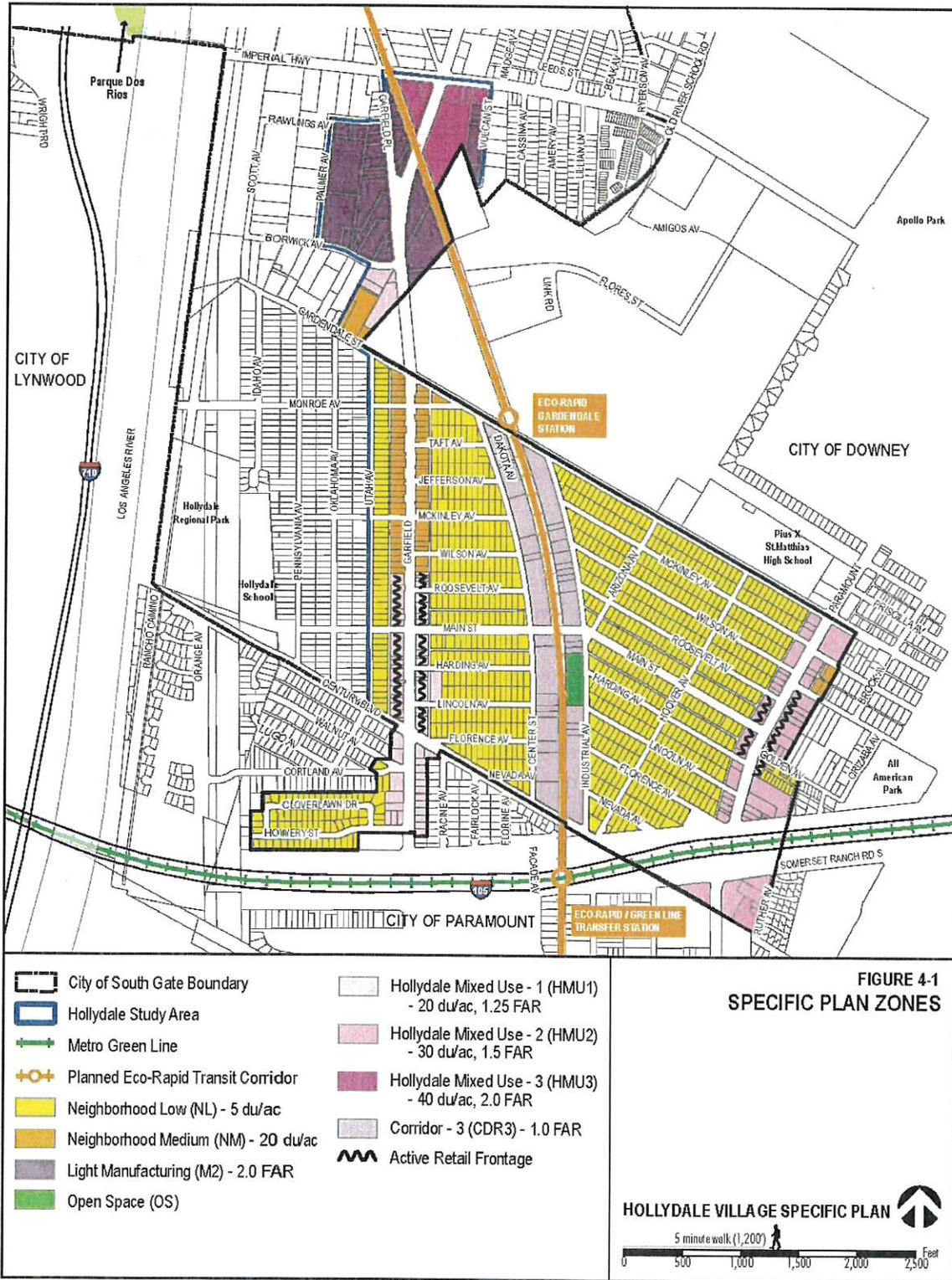
Hollydale Village Specific Plan

Adopted in 2017, the Hollydale Village Specific Plan is a City-initiated Specific Plan to demonstrate a clear vision for Hollydale with the anticipated arrival of two Eco-Rapid transit stations in the vicinity. This Specific Plan is intended to be a tool for City staff, decision makers, developers and property owners by providing strong and clear policies, development and design standards, design guidelines, and a vision that guides land use decisions, infrastructure improvements, design, and economic development activities in the Specific Plan area.

Hollydale is a stable residential neighborhood in the southeastern part of the City of South Gate. Garfield Avenue used to be a vibrant neighborhood retail street that has lost many of its anchor tenants over the past several decades. The Hollydale Village Specific Plan presents the opportunity to revitalize this part of the City with a plan that builds on its original historic character while positioning the area to take advantage of two future Eco-Rapid Transit stations anticipated in the vicinity.

The Eco-Rapid Transit Line (formerly known as the Orangeline) links economic development and transportation in a 40-mile corridor from Bob Hope Airport in Burbank to Downtown Los Angeles to Artesia. It supports the creation of more jobs and connects over four million residents to the regional transportation system. The southern corridor, between Artesia and Downtown Los Angeles, is one of twelve Measure R transit projects. It currently has a \$240 million Measure R funding allocation and is scheduled to be built by 2027.

Figure HE-9: Hollydale Village Specific Plan Area



Development Potential

The Hollydale Village Specific Plan is consistent with the South Gate General Plan 2035 and the form-based code adopted in 2015. The following four Urban Mixed Use zones and one Residential Neighborhood zone offer residential development potential:

- **Hollydale Mixed Use-1 (HMU1) – 20 units per acre (30 du/ac with bonus):** HMU1 is intended to promote and reinforce pedestrian-oriented retail, restaurant and entertainment uses in a “main street” setting along Garfield Avenue, while also promoting infill mixed use development.
- **Hollydale Mixed Use-2 (HMU2) – 30 du/ac (45 du/ac with bonus):** HMU2 is intended to provide commercial and residential development, with an emphasis on employment generating uses and residential infill development along Paramount Boulevard.
- **Hollydale Mixed Use 3 (HMU3) – 40 du/ac (60 du/ac with bonus):** HMU3 is focused along Imperial Highway and is intended to provide a mix of commercial and residential development, with an emphasis on larger-scaled retail, employment generating uses and higher density residential development close to the Eco-Rapid Gardendale Transit Station.
- **Corridor-3 (CDR3) – 20 du/ac (for live/work units):** CDR3 is intended to provide for employment generating industrial, research and development, and flex office uses that are visually attractive and have minimal impact on adjacent residential neighborhoods. This Zone is an appropriate location for live-work units to support the employment uses in the Zone and offer alternative housing types within the city and solutions for people whose lifestyles would benefit by merging home/office or home/studio.
- **Neighborhood Medium (NM) – 20 du/ac:** NM is to provide for a range of attached and detached multifamily developments, such as walkups, rowhouses and townhomes, in close proximity to the planned Gardendale Eco-Rapid transit station and along primary transportation corridors such as Garfield Avenue.

To identify vacant and underutilized properties with development potential, the following criteria were used:

- Building is at least 30 years old
- Existing use is not condominiums or townhomes
- Existing FAR is less than 0.50 (compared to the 1.25 to 1.50 allowable under the Specific Plan)
- Existing Improvement to Land Ratio (ILR) is less than 1.00, unless existing uses are old strip malls, motels, etc. that may have higher improvement values but the uses are declining or consistent with patterns of recycling
- If existing use is residential, recycling of property will yield at least three times the existing units on site, with a net increase of at least three units

- If existing use is nonresidential, reuse of the property will yield at least a triplex development, unless the property is vacant
- Potential yield excludes existing units on site
- Only parcels with a base density of 30+ units per acre and larger than 0.5 acre are used to accommodate lower income RHNA

Based on these criteria, and internet research on existing uses, existing conditions, ownership information, [and City Building and Code Enforcement staff field research](#), the selected parcels were further refined to eliminate uses that are unlikely to be redeveloped over the next eight years. Overall, 76 parcels are included in the sites inventory with the potential for at least 737 units.

Table HE-50: Hollydale Specific Plan

Zoning Designation	Base Density	No. of Parcels	Acres	Potential Units
Neighborhood Medium	20	2	0.53	7
Corridor-3	20	24	12.55	247
Hollydale Mixed Use-1	20	13	4.90	96
Hollydale Mixed Use-2	30	32	9.51	282
Hollydale Mixed Use-3	40	5	2.72	105
Total		76	30.21	737

Tweedy Boulevard Specific Plan

Adopted in 2019, the Tweedy Boulevard Specific Plan is a City-initiated Specific Plan that is intended to revitalize Tweedy Boulevard as the heart of the City and as its “main street.” Tweedy Boulevard, especially the area commonly known as “Tweedy Mile,” was historically the “main street” – the place for shopping, dining, entertainment, and recreation – in the City of South Gate. These functions are evident in the provisions for public parking, streetscape enhancements, the historic Allen Theater, the location of the County of Los Angeles Public Library and South Gate Park along this corridor. Unfortunately, over the succeeding decades, with the development of other retail areas and the closure of major employment centers within the City, Tweedy Boulevard is no longer serving in this capacity. Today, Tweedy Boulevard presents the opportunity to revitalize the heart of the City.

Development Potential

The Tweedy Boulevard Specific Plan is consistent with the South Gate General Plan 2035 and the form-based code adopted in 2015. The following four Urban Mixed Use zones and one Residential Neighborhood zone offer residential development potential:

- **Tweedy Mixed Use-1 (TMU1) – 20 du/ac (30 du/ac with bonus):** TMU1 is intended to provide for a mix of commercial and residential development, with an emphasis on

residential infill development and supporting retail and service uses along Tweedy Boulevard.

- **Tweedy Mixed Use-2 (TMU2) – 30 du/ac (45 du/ac with bonus):** (TMU2) zone is intended to promote and reinforce pedestrian-oriented retail, restaurant and entertainment uses in a “main street” setting along Tweedy Boulevard, while also promoting infill mixed use development at key nodes.
- **Industrial Flex (IF) – 40 du/ac (60 du/ac with bonus):** The parcels within the Industrial Flex (IF) Zone are located adjacent to the Los Angeles River. Industrial uses previously occupied the entire area between Atlantic Avenue and the Los Angeles River. However, a majority of this area is now the site of the LAUSD Legacy High School complex. In recognition of the changing context and residential adjacencies, the IF zone provides flexibility to transition to other uses, while enabling existing industrial operations to expand if they so desire.
- **Neighborhood Medium (NM) – 20 units per acre:** NM is to provide for a range of attached and detached multifamily developments, such as walk-ups, rowhouses and townhomes, along portions of and in close proximity to Tweedy Boulevard.

To identify vacant and underutilized properties with development potential, the following criteria were used:

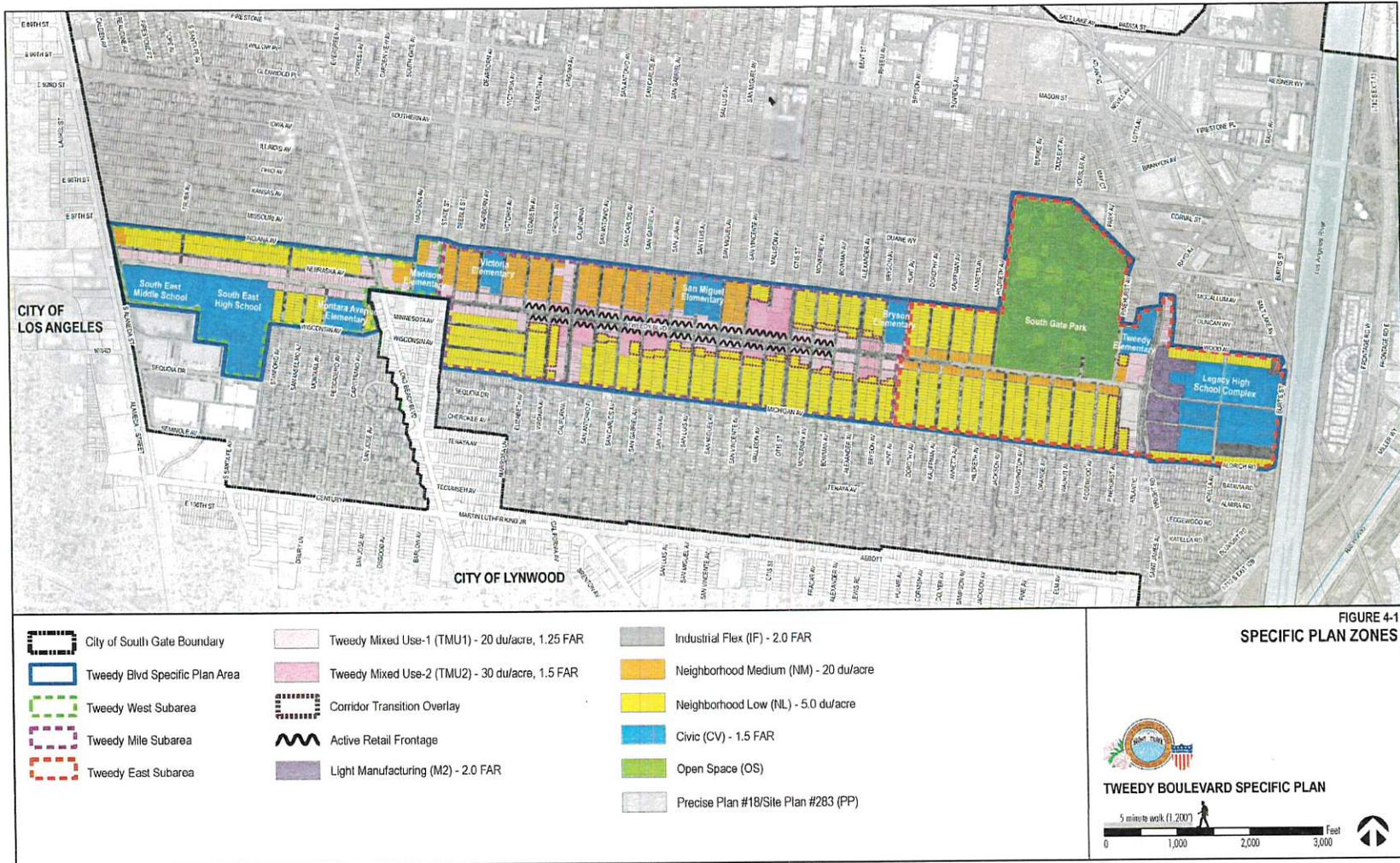
- Building is at least 30 years old
- Existing use is not condominiums or townhomes
- Existing FAR is less than 0.50 (compared to the 1.25 to 1.50 allowable under the Specific Plan)
- Existing Improvement to Land Ratio (ILR) is less than 1.00, unless existing uses are old strip malls, motels, etc. that may have higher improvement values but the uses are declining or consistent with patterns of recycling
- If existing use is residential, recycling of property will yield at least three times the existing units on site, with a net increase of at least three units
- If existing use is nonresidential, reuse of the property will yield at least a triplex development
- Potential yield excludes existing units on site
- Only parcels with a base density of 30+ units per acre and larger than 0.5 acre are used to accommodate lower income RHNA

Based on these criteria, and internet research on existing uses, existing conditions, ownership information, [and City Building and Code Enforcement staff field research](#), the selected parcels were further refined to eliminate uses that are unlikely to be redeveloped over the next eight years. Overall, [97](#) parcels are included in the sites inventory with the potential for at least [776](#) units.

Table HE-51: Tweedy Specific Plan

Zoning Designation	Base Density	No. of Parcels	Acres	Potential Units
Neighborhood Medium	20	<u>6</u>	<u>1.34</u>	<u>22</u>
Tweedy Mixed Use-1	20	54	15.89	314
Tweedy Mixed Use-2	30	<u>34</u>	<u>11.38</u>	<u>341</u>
Industrial Flex	40	3	2.47	99
Total		<u>97</u>	<u>31.08</u>	<u>776</u>

Figure HE-10: Tweedy Boulevard Specific Plan Area



Other Sites Outside of Specific Plan Areas

General Plan 2035 provides ample opportunities for future residential development opportunities throughout the City. To identify vacant and underutilized sites for residential uses, the search focuses on zoning districts where higher density housing is permitted. These include:

- CC (Civic Center) – 30 du/ac (40 du/ac with bonus)
- CDR1 (Corridor 1) – 75 du/ac (85 du/ac with bonus)
- CDR2 (Corridor 2) – 32 du/ac (85 du/ac with bonus)
- IF (Industrial Flex) – 75 du/ac (85 du/ac with bonus)
- MS (Main Street) – 40 du/ac
- NM (Neighborhood Medium) – 20 du/ac
- UN (Urban Neighborhood) – 40 du/ac (85 du/ac with bonus)

To identify vacant and underutilized properties with development potential, the following criteria were used:

- Building is at least 30 years old
- Existing use is not condominiums or townhomes
- Existing FAR is less than 0.50 (compared to the 1.25 to 1.50 allowed by the General Plan)
- Existing Improvement to Land Ratio (ILR) is less than 1.00, unless existing uses are old strip malls, motels, etc. that may have higher improvement values but the uses are declining or consistent with patterns of recycling
- If existing use is residential, recycling of property will yield at least three times the existing units on site
- If existing use is nonresidential, reuse of the property will yield at least a triplex development
- Potential yield excludes existing units on site
- Only parcels with a base density of 30+ units per acre and larger than 0.5 acre are used to accommodate lower income RHNA

Development Potential

Based on these criteria, and internet research on existing uses, existing conditions, ownership information, [and City Building and Code Enforcement staff field research](#), the selected parcels were further refined to eliminate uses that are unlikely to be redeveloped over the next eight years. Overall, [215](#) parcels are included in the sites inventory with the potential for at least [5,150](#) units. Larger projects (over 150 units) are expected to be mixed income projects with the following income distribution: 30 percent lower income; 20 percent moderate income; and 50 percent above moderate income.

Table HE-52: Outside of Specific Plan Areas

Zoning Designation	Base Density	No. of Parcels	Acres	Potential Units
NM (Neighborhood Medium)	20	<u>10</u>	<u>4.33</u>	<u>58</u>
CC (Civic Center)	30	<u>8</u>	<u>2.49</u>	<u>73</u>
CDR2 (Corridor-2)	32	<u>35</u>	<u>19.62</u>	<u>625</u>
MS (Main Street)	40	<u>47</u>	<u>9.86</u>	<u>260</u>
UN (Urban Neighborhood)	40	<u>59</u>	<u>24.37</u>	<u>968</u>
CDR1 (Corridor-1)	75	<u>42</u>	<u>13.94</u>	<u>1,040</u>
IF (Industrial Flex)	75	<u>29</u>	<u>25.18</u>	<u>1,886</u>
<u>RC-R (Regional Commercial-Residential Overlay)</u>	<u>30</u>	<u>1</u>	<u>6.54</u>	<u>203</u>
<u>NL (Neighborhood Low)</u>	<u>12</u>	<u>4</u>	<u>4.41</u>	<u>37</u>
Total		<u>235</u>	<u>110.74</u>	<u>5,150</u>

City-Owned Sites

The City of South Gate and its Housing Authority own a number of properties throughout the City. Several of these properties have been identified for residential uses. Some of these properties have already been included in the “Pipeline Projects” discussion earlier. Four additional properties identified for residential development have no specific project proposals yet. While two parcels are currently zoned M2, as they are owned by the City, these properties can be developed as residential uses as the City sees appropriate. All city-owned properties would begin disposition of these properties starting in 2024.

Development Potential

For the purpose of estimating development potential, the same density of Industrial Flex within a specific plan area is used for the two M2 properties. The City will also be able to maximize the density on site. However, for the purpose of this analysis, no density bonus is assumed. As a conservative estimate, the large projects are expected to be able to facilitate lower income housing. Smaller projects are credited toward the moderate income RHNA.

Table HE-53: City-Owned Properties

Parcel	Location	Zoning	Existing Uses	Acres	Base Density (du/ac)	Potential Units
6222039900	---	TMU1	Vacant parcel	0.13	20	3
6233001902	---	M2	Vacant parcel (0.94 acre in Rio Hondo Channel – potential based on remaining 1.77 acres)	2.71	40	71
6233002901	---	M2	Vacant Parcel	4.74	40	190
6205015906	2703 Tweedy	TMU1	Amigos Market	0.12	20	2
Total				7.70		266

Source: City of South Gate, 2021

Motel/Hotel Sites

South Gate is home to many small motels and hotels that are significantly underutilized, marginally operating, and/or show signs of disrepair. Based on size and existing conditions, the City has identified a number of motels and hotels that would be appropriate for conversion through the Project HomeKey program.

On June 30, 2020, Governor Newsom announced the transition of Project Roomkey to Project Homekey. Project Roomkey responded to the COVID-19 pandemic in partnership with FEMA, utilizing hotel and motel rooms as temporary shelters for homeless individuals. The transition to Project Homekey provides \$1.3 billion to facilitate local jurisdictions to acquire and rehabilitate hotels, motels, vacant apartment buildings, residential care facilities, and other tiny homes. In other words, Project Homekey replaces Project Roomkey to convert temporary housing into permanent housing for homeless individuals and families. The City of South Gate will pursue opportunities for converting older motels/hotels in the City as permanent affordable housing.

Development Potential

A total of 29 motels/hotels were identified by staff for potential Project Homekey. These hotels/motels total an estimated 658 rooms. Typically in a conversion project, the rooms are converted into studio/efficiency units. The City will actively pursue Project HomeKey opportunities on these and other available properties as affordable housing. Furthermore, the majority of these motels and hotels are located in zoning districts that facilitate residential and mixed use development. Given the existing conditions, these sites are ripe for redevelopment. Specifically, one motel located in the GDSP area (south of Firestone) is zoned Transit Village and presents excellent redevelopment potential given the goals and objectives of the specific plan and the coordinated efforts to encourage redevelopment in that area.

As shown in Table HE-54, in most cases, conversion to HomeKey projects could potentially yield more units than redeveloping the sites into regular housing or mixed use projects. On the one hand, it is not likely that all these sites would become HomeKey projects. On the other hand, for the redevelopment scenario, some sites are too small to present realistic redevelopment potential. For the purpose of this Housing Element and as a conservative estimate, only those sites that would yield at least ten units if redeveloped are included in the RHNA sites inventory. This list of motels/hotels would remain as a guide for the City in pursuing HomeKey funding.

However, because the City has not identified any specific hotels/motels to target for Project HomeKey, this Housing Element does not rely on this potential for meeting its RHNA.

Table HE-54: Motel/Hotel Sites with HomeKey or Redevelopment Potential – Not Used for RHNA

Hotel	Parcels	Zoning	Acres	Density (du/ac)	Project HomeKey Potential (Existing No. of Rooms)	Redevelopment Potential
American's Best Value Inn	6222007022 6222007026	Transit Village	0.07 0.48	75	39	41
Boulevard Motel	6206016013	Urban Neighborhood	0.14	40	10	6
Budget Inn Motel	6204013030 6204013034	Urban Neighborhood	0.28 0.32	40	41	24
Crescent Motel	6222015014	Urban Neighborhood	0.16	40	10	6
Days Inn and Suites	6232002014	Regional Commercial	1.65	---	50	0
Delux Motel	6222006030	Industrial Flex	0.24	75	14	18
El Grande Motel	6210009051	Corridor-1	0.21	75	15	14
Gate Motel	6209002002	Main Street	0.13	40	21	4
Gran Fiesta Inn	6204013027	Urban Neighborhood	0.35	40	18	14
Grand Motel	6222007005	Urban Neighborhood	0.28	40	13	11
La Siesta Inn	6206013021	Urban Neighborhood	0.14	40	10	6
Lapsi Inn	6202030037	Urban Neighborhood	0.39	40	Unknown ¹	16
Lido Motel	6222009026	Urban Neighborhood	0.32	40	16	13
Los Arcos Inn	6204014052	Corridor-1	0.34	75	17	26
Malta Motel	6222009004	Urban Neighborhood	0.13	40	8	5
Mirage Inn	6204020010	Urban Neighborhood	0.39	40	23	16
Plaza Motel	6204021022	Urban Neighborhood	0.39	40	22	16
Rodeway Inn	6222008020	Urban Neighborhood	0.73	40	52	29
Sands Inn	6204022022	Corridor-2	0.3	32	19	10
Seville Motel	6211025008	Neighborhood Low	0.23	12	17	2
Sarah Jamison	6204013015	Neighborhood Low	0.21	12	8	2
South Gate Motel	6221003026	Urban Neighborhood	0.41	40	20	16
Southern Motel	6206013031	Urban Neighborhood	0.44	40	26	18
Southland Motel	6204026045 6204026046 6204026032	Urban Neighborhood	0.65	40	54	48
State Motel	6204003016	Neighborhood Medium	0.22	20	11	3

Table HE-54: Motel/Hotel Sites with HomeKey or Redevelopment Potential – Not Used for RHNA

Hotel	Parcels	Zoning	Acres	Density (du/ac)	Project HomeKey Potential (Existing No. of Rooms)	Redevelopment Potential
Sunrise Inn	6204020015	Urban Neighborhood	0.62	40	30	25
Valu Inn by Nendels	6221003054	Urban Neighborhood	0.40	40	30	16
Villa Luna Motel	6221003065 6221003064	Urban Neighborhood	0.12 0.30	40	Unknown ¹	17
Villa Motel	6222009008 6222009009	Urban Neighborhood	0.13 0.13	40	11	10
Vogue Motel	6206016012	Urban Neighborhood	0.15	40	12	6
			12.0		658	400

Notes:

1. No working phone numbers and County Assessor data does not contain information on the number of rooms.

Sources: City of South Gate, 2021; Los Angeles County Assessor's Office.

Adequacy of Sites Inventory in Meeting RHNA

As shown below, the City has adequate capacity to accommodate the RHNA. This capacity can be increased based on the City's density incentives program, as demonstrated by the recent projects. A site-specific listing of parcels that could accommodate the RHNA within the planning period is included in Appendix C.

Table HE-55: Summary of Sites Inventory

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	2,136	994	1,173	3,979	8,282
ADU	<u>109</u>	<u>275</u>	<u>38</u>	<u>218</u>	<u>640</u>
Pipeline	<u>59</u>	<u>97</u>	245	<u>316</u>	<u>717</u>
Remaining RHNA	<u>1,968</u>	<u>622</u>	<u>890</u>	<u>3,445</u>	<u>6,925</u>
Sites Inventory					
Gateway District SP					
Transit Village	<u>562</u>		<u>288</u>	<u>567</u>	<u>1,417</u>
Industrial Flex	32		17	33	82
Urban Neighborhood	12		7	15	34
Subtotal	<u>606</u>		<u>312</u>	<u>615</u>	<u>1,533</u>
Hollydale SP					
Neighborhood Medium	0		0	7	7
Corridor-3	0		211	36	247
Hollydale Mixed Use-1	0		76	20	96
Hollydale Mixed Use-2	102		0	180	282

Table HE-55: Summary of Sites Inventory

	Very Low	Low	Moderate	Above Moderate	Total
Hollydale Mixed Use- <u>3</u>	51		54	0	105
Subtotal	153		341	243	737
Tweedy SP					
Neighborhood Medium	0		8	<u>14</u>	<u>22</u>
Tweedy Mixed Use-1	0		200	114	314
Tweedy Mixed Use- <u>2</u>	<u>193</u>		0	<u>148</u>	<u>341</u>
Industrial Flex	80		19	0	99
Subtotal	<u>273</u>		<u>227</u>	<u>276</u>	<u>776</u>
Outside of SP Areas					
Civic Center	0		0	<u>73</u>	<u>73</u>
<u>Corridor -1</u>	<u>329</u>		<u>0</u>	<u>711</u>	<u>1,040</u>
Corridor-2	<u>382</u>		0	243	<u>625</u>
Main Street	<u>47</u>		0	<u>213</u>	<u>260</u>
<u>Neighborhood Low</u>	<u>0</u>		<u>0</u>	<u>37</u>	<u>37</u>
<u>Neighborhood Medium</u>	<u>0</u>		<u>0</u>	<u>58</u>	<u>58</u>
<u>Regional Commercial – Residential Overlay</u>	<u>100</u>		<u>0</u>	<u>103</u>	<u>203</u>
Urban Neighborhood	<u>530</u>		<u>67</u>	<u>371</u>	<u>968</u>
Industrial Flex	<u>632</u>		273	981	<u>1,886</u>
Subtotal	<u>2,020</u>		<u>340</u>	<u>2,790</u>	<u>5,150</u>
City-Owned Properties	261		5	0	266
Total Capacity	<u>3,313</u>		<u>1,225</u>	<u>3,924</u>	<u>8,462</u>
Surplus	<u>723</u>		<u>335</u>	<u>479</u>	<u>1,537</u>
<u>% Surplus over Remaining RHNA</u>	<u>22%</u>		<u>27%</u>	<u>12%</u>	<u>18%</u>

Source: City of South Gate, 2022

Availability of Infrastructure and Services

Infrastructure Systems

Because South Gate is essentially a built-out urban community all infrastructure systems are in place. However, expansion of capacity may be necessary to accommodate the increased development intensities permitted under the updated General Plan and aging infrastructure may need to be replaced over time. The costs for infrastructure upgrades can be offset by the increased densities offered by the General Plan. The City will also offer financial assistance for affordable housing projects to gap-finance the projects. Assistance can be direct (give funding or land to affordable housing developers) or indirect (use cash to upgrade off-site infrastructure to serve a specific affordable housing project).

Water and Sewer Services

The City of South Gate uses groundwater from the City wells as its primary source. Water generated from wells is chlorinated and distributed to City customers or stored in reservoirs. The total capacity of both active and stand-by wells is over 30 million gallons per day (MGD). The total capacity of these existing wells exceeds maximum daily demand; additional wells are not required.

The City's sanitary local sewer conveyance system is managed by the City's Public Works Department. The collection system consists of about 116 miles of gravity sewer lines, no pump/lift stations, and about 100 sewer siphons within the system. Approximately 99 percent of flows from local sewers discharge into the regional sewer system, operated by the County Sanitation Districts of Los Angeles County (CSD), for transportation, treatment, and disposal. The remaining one percent of total sewage generated within the City passes into the City of Paramount sewer system and is then discharged into CSD facilities. There are 21 LACSD trunk lines that run through various portions of the City. These trunks convey sewage from South Gate and other communities to the Joint Water Pollution Control Plant (JWPCP) operated by the CSD.

The CSD District serves the cities of South Gate, Bell, Compton, Cudahy, Huntington Park, Long Beach, Los Angeles, Lynwood, Maywood, Paramount, and Vernon. Effluent generated in South Gate flows through regional trunk pipelines to the JWPCP. The JWPCP is located at 24501 South Figueroa Street in the City of Carson. The JCWRP provides primary, secondary, and tertiary wastewater treatment. This facility has a design capacity of 400 million gallons per day (mgd).

Implementation of General Plan 2035 is anticipated to increase wastewater by 2.02 mgd. With implementation of the General Plan Update objectives, policies, and mitigation requiring individual development projects to verify with that sufficient wastewater transmission and treatment plant capacity is available to serve the proposed development, wastewater impacts would be reduced to a less than significant level. The City has adequate sewer capacity to accommodate the level of growth anticipated under the RHNA and the General Plan.

Financial Resources

The high cost of preserving, acquiring, or constructing affordable housing usually means an affordable housing developer/provider must assemble multiple layers of financing. Typically a project will require several forms of public financing in order to secure sufficient funding to acquire an existing project or construct new housing. The City of South Gate has access to a number of funding resources that may be used to expand affordability housing opportunities in the community. These include:

American Rescue Plan Act (ARPA)

The City of South Gate has been allocated an estimated \$34.5 million from the ARPA. Approximately 50 percent of the amount has been drawn down by the City and awaits formal appropriation and allocation by the City Council. The City is considering allocating \$3 million towards projects and programs to address homelessness that may include:

- Partnership with a provider like Project Homekey to provide up to 20 units of housing in local motels.
- Participation in the LCA 1 (Local Coordinating Alliance Area 1) Bell Shelter program.
- A landlord incentive program to house qualified unsheltered individuals.
- Short-term emergency shelter vouchers.

Community Development Block Grants (CDBG)

The City of South Gate receives approximately \$1,500,000 in CDBG funds annually. CDBG funds may be used for land acquisition and off-site improvements for affordable housing construction, and acquisition/rehabilitation of existing housing for low income households. The remaining funds of the \$34.5 million will become available in May 2022. All ARPA funds must be expended or obligated by December 31, 2024.

HOME Investment Partnership Act (HOME)

The City receives approximately \$700,000 in HOME funds annually. HOME funds must be used to expand affordable housing opportunities in the community and eligible activities include homebuyer assistance, rent subsidies, new construction, moderate and substantial rehabilitation, and site acquisition.

SB2/Permanent Local Housing Allocation (PLHA)

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 known as SB2 Grants. The City of South Gate applied and was awarded \$310,000. Planned uses include completing the Draft Gateway District Specific Plan, and implementing the Hollydale and Tweedy Specific Plans.

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

In 2019, the City was awarded approximately \$4,327,000 over five year in Permanent Local Housing Allocation (PLHA) program funds to increase affordable housing, with the year 1 funding being \$721,320.

Section 8 Housing Choice Voucher Program

The City of South Gate has established a Local Housing Authority to administer the Section 8 Housing Choice Voucher program with funding directly from HUD. As of September 2021, about 600 extremely low and very low income households in the City were receiving voucher assistance.

Administrative Resources

The following describes active non-profit agencies that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

South Gate Housing Authority

The South Gate Housing Authority represents a significant administrative resource in promoting and preserving affordable housing in the City. The Housing Authority administers the City's Section 8 Housing Choice Voucher Program, as well as the CDBG and HOME programs and various other housing programs offered by the City of South Gate. The Housing Authority prioritizes activities to assist renters, homeowners, and other persons with special needs who are in the very low to moderate income categories. The Housing Authority is also actively pursuing affordable housing project on properties owned by the City and by the Housing Authority.

Oldtimers Housing Development Corporation

Oldtimers is a social service agency with the purpose of maintaining and improving the psychological and social well-being of older persons in Los Angeles and San Bernardino Counties. In the mid-1980s, Oldtimers partnered with the City of South Gate to provide transportation services for seniors through the initiation of the first Senior Dial-a-Ride program in the area. The high demand and success of this program set the foundation for Oldtimers to also provide Dial-a-Ride and Fixed Route Services for the cities of Artesia, Huntington Park, Bell and Cudahy, making Oldtimers a leader in transportation services for seniors in Southeast Los Angeles.

The Oldtimers Foundation formed Oldtimers Housing Development Corporation (OHDC) over 30 years ago for the development of a 150-unit senior housing residential center located in Fontana. Since then, OHDC has grown to assist in developing affordable senior and family units in Los Angeles and San Bernardino County. Oldtimers Housing Development Corporation IV (OHDC) is currently designated as a Community Housing Development Organization (CHDO) for the City of South Gate.

Other Non-Profit Agencies

In addition to the agencies identified above, a number of other nonprofits are active in South Gate and surrounding communities. Habitat for Humanity seeks to eliminate poverty and homelessness from the world and to make decent shelter a matter of conscience and action. Habitat invites volunteers to work with staff and build houses together in

partnership with families in need. In 2010, Habitat was awarded over \$33 million in Neighborhood Stabilization Program (NSP) funds to build and rehabilitate homes in the cities of Long Beach, South Gate and Lynwood. Through the NSP program, Habitat for Humanity partnered with the City of South Gate to purchase foreclosed homes, rehabilitate them with volunteer support, and sell them to qualified low-income homebuyers. Currently, Habitat for Humanity is working on a 14-unit project in South Gate.

PATH, a nonprofit developer with the mission of ending homelessness for individuals, families, and communities, builds affordable housing and providing supportive services throughout California. It is currently working on a 60-unit affordable housing project in South Gate.

The City will also solicit the collaboration of other nonprofit housing developers such as CORE, Jamboree Housing, and Bridge Housing to provide affordable housing opportunities in the City. CORE is one of the largest nonprofit developers and managers of affordable housing in southern California. Based in the Inland Empire, CORE finances, develops, and manages affordable housing throughout southern California, including properties in Orange, San Diego, and Los Angeles Counties. Jamboree Housing has a portfolio that include about 80 affordable housing projects in California.

Energy Conservation

As a community with an older housing stock, the City promotes energy efficiency in housing construction and rehabilitation. Specifically, the City enforces Title 24 of the Building Code and encourages affordable housing construction and residential rehabilitation projects utilizing City funds (HOME and CDBG) to include energy-efficient features and improvements. The City of South Gate adopted the Green Building Code in 2010 and enforces its standards in all new construction, retrofits and remodels. Additionally, the City has adopted the following policies:

- All new municipal buildings should meet or exceed silver in the appropriate LEED Rating System, or a comparable green building standard.
- The City should encourage green building techniques in single-family homes as well as in new municipal, commercial, mixed-use or multifamily residential projects.
- The City has partnered with Southern California Edison to encourage and create incentives for green building techniques in existing building retrofits as well as new buildings.
- The City emphasizes design for water conservation in its green building efforts.
- New buildings are required to meet or exceed California Title 24 energy efficiency requirements.

- When feasible or required by law, new development must utilize Low Impact Design (LID) features, including infiltration of stormwater. However, LID should not interfere with the City's goals of infill development and appropriate densities as defined in the Community Design Element.
- The City assesses all new development's use of green building techniques as a formal stage of design review.
- The City, through its HOME program funds, finances energy efficiency retrofits and on-site renewable energy installation.
- When feasible, City staff is trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers or homeowners that may have less access to green building expertise.

As part of the City's strategy to promote sustainability within the community, General Plan 2035 promotes transit-oriented development, high density residential development, and mixed use development as means to achieve jobs-housing balance and reducing vehicle-miles traveled associated with commuting and shopping. The newly adopted General Plan also includes a Green City Element that includes the goal of creating a robust green building program, with the objective of increasing the use of green techniques in new buildings, new building sites and building remodels and retrofits. The specific policies are:

- All new municipal buildings should meet or exceed silver in the appropriate LEED Rating System, or a comparable green building standard.
- The City should encourage green building techniques efforts in single-family homes as well as in new municipal, commercial, mixed-use or multifamily residential projects.
- The City should encourage and create incentives for green building techniques in existing building retrofits as well as new buildings.
- The City should emphasize design for water conservation in its green building efforts.
- New buildings should meet or exceed California Title 24 energy efficiency requirements.
- When feasible or required by law, new development should utilize Low Impact Design (LID) features, including infiltration of stormwater, but LID should not interfere with the City's goals of infill development and appropriate densities as defined in the Community Design Element.
- The City should assess all new development's use of green building techniques as a formal stage of design review.

- The City may finance energy efficiency retrofits and on-site renewable energy installation through a local assessment district, or provide administrative or financial support in other ways.
- On an ongoing basis, city staff should be trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers or homeowners that may have less access to green building expertise.

HOUSING PLAN

The Housing Plan represents the commitment of the City of South Gate in addressing the housing needs of the community, in complying with both State and Federal housing mandates, and in implementing the vision of South Gate General Plan 2035.

Goals and Polices

Goal HE 1: Housing choice for all South Gate residents.

Objective HE 1.1: Provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering a diverse and balanced community.

Policies

P.1 The City will maintain a Land Use Plan that continues to accommodate the City's Regional Housing Needs Allocation.

P.2 The City will encourage the assembly of parcels to create larger and more easily developable lots.

Objective HE 1.2: Remove or mitigate City policies, regulations, and procedures that serve to constrain the development of housing affordable to lower and moderate income households.

Policies

P.1 The City will prioritize review of affordable housing projects and expedite the permitting process.

P.2 Where feasible and appropriate, the City should allow shared parking arrangements to reduce the number of parking spaces needed.

P.3 The City will establish development standards to facilitate a range of housing types, allowing development to achieve the intended density, scale, and character envisioned in the General Plan.

P.4 The City will annually review the City's policies, regulations, and procedures to ensure their continued relevance and impact on affordable housing development.

Objective HE 1.3: Provide incentives for the construction of housing affordable to the workforce.

Policies

P.1: The City will encourage development of affordable housing through the use of federal, state and local programs.

P.2: The City will encourage the use of density bonuses and provide other regulatory concessions to encourage affordable housing development.

Objective HE 1.4: Ensure equal housing opportunity for all, regardless race, color, national origin, ancestry, religion, marital status, familial status, disability, gender, age, sexual orientation, source of income or any other arbitrary factor.

Policies

P.1: The City will provide fair housing services to ensure that residents and landlords are aware of their rights and responsibilities regarding fair housing.

Goal HE 2: Greater housing affordability for lower and moderate income households.

Objective HE 2.1: Offer assistance to lower and moderate income households to attain affordable housing.

Policies

P.1: The City will continue to provide rent subsidies to extremely low and very low income households.

P.2: The City will work to preserve existing affordable housing that may be at-risk of converting from low-income to market-rate housing.

P.3: The City will actively market its housing programs and available housing resources through City website, brochures, public service announcements, and other means.

P.4: The City should develop capacity with non-profit developers to encourage acquisition, ownership and management of subsidized developments with potential to convert to market rate.

Goal HE 3: Preserved and enhanced residential neighborhoods.

Objective HE 3.1: Preserve and improve the quality of existing housing stock.

Policies

P.1: Property owners shall be required to maintain property appropriately to ensure the maximum useful life of the unit.

P.2: The City will encourage and assist low and moderate income homeowners with residential maintenance and improvements through the home improvement programs.

P.3: The City will work with Community Housing Development Organizations (CHDOs) to acquire and/or rehabilitate deteriorating rental housing.

Goal H 4: Improved housing for underserved populations.

Objective H 4.1: Encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities (including developmental disabilities), students, large families, and the homeless.

Policies

P.1: The City should promote the use of universal design principles to provide housing that is adaptable to residents of varied abilities.

P.2: The City will promote the development of a continuum of housing options for seniors, ranging from granny flats, small single-family homes, condominiums/townhomes, apartments, assisted living, to residential care facilities.

P.3: The City should work with the East Los Angeles Community College to ensure housing needs of the students are addressed.

P.4: The City should encourage the development of rental units of adequate size and amenities suitable for families.

P.5: The City will collaborate with the Los Angeles Homeless Services Authority (LAHSA) communities within the Gateway subregion to create a continuum of care for the homeless.

P.6: The City will support and participate in a partnership with agencies such as the Los Angeles Homeless Services Authority (LAHSA) to provide temporary, transitional and permanent housing for the homeless.

P.7: The City will coordinate with the South Central Los Angeles Regional Center to promote affordable housing options for persons with developmental disabilities.

Implementing Actions

Program 1: Maintain a Residential Sites Inventory

Maintain a residential sites inventory that is adequate to accommodate the City’s share of regional housing needs. The City’s Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period is 8,282 units.

AB 1397 requires the by-right approval of housing projects with 20 percent of the units set aside as affordable housing to lower income households if:

- Project is located on a site identified in the previous Housing Element (5th cycle) to accommodate the lower income RHNA; or
- Project is located on a site to be rezoned to accommodate the lower income RHNA for the current Housing Element (6th cycle).

The City has adequate sites and does not plan to conduct any rezoning to accommodate its RHNA. Furthermore, the City permits residential and mixed use development by right with an administrative review and approval of site plan (see [Table HE-39](#)).

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Maintain an inventory of vacant and underutilized sites and provide information to interested developers. (Update annually) • Maintain an inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. (Update annually) • Play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. (Ongoing) • Ensure compliance with AB 1397 requirement regarding by-right approval of projects with 20 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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percent lower income units. (Ongoing)	
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Program 2: Monitoring of No Net Loss

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory;
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Develop a formal procedure by the end of 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category. 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 3: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Amend the Zoning Code to address replacement requirement pursuant to AB 1397 by the end of 2022. 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 4: Mixed Use and Transit-Oriented Development

General Plan 2035 is intended to promote mixed use and transit-oriented development in the community as a means of:

- Achieving jobs-housing balance
- Accommodating growth in a manner that utilizes land resources efficiently, promotes energy conservation, and encourages walking and other alternative means of transportation; and
- Promoting public health through good planning.

Much of the City’s future residential development is expected to occur in mixed use areas. The City is in the process of developing the Gateway District Specific Plan (as discussed in the Housing Resources chapter). This Specific Plan will provide guidance on mixed use and transit-oriented development.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Adopt Gateway District Specific Plan (GDSP). (By the end of 2022) • Assist mixed use developers in site identification, especially parcels with lot consolidation potential. (Ongoing) • Provide technical assist mixed use developers in the entitlement process. (Ongoing) • Where funding permits, provide financial assistance to mixed use developments that include affordable housing units. (Ongoing) 	<p>Funding: CDBG; HOME; PLHA</p> <p>Responsible Agencies: Community Development – Planning Division; Housing Division</p>
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Program 5: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) represent an important affordable housing option to lower- and moderate-income households. The City amended the Zoning Code in 2021 to comply with current State laws on ADU. Since 2018, the City has experienced increased ADU/JADU activities.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Promote the development of ADUs/JADUs with the goal of achieving 480 units over eight years. • Continue to provide and update information and resources on ADU/JADU on City website. (Ongoing) https://www.cityofsouthgate.org/855/ADUsJADUs • Develop additional incentives and tools to facilitate 	<p>Funding: Departmental Budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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<p>ADU construction. Incentives may include, but at not limited to, expedited review, pre-approved plans, or reduced fees in exchange for affordability covenants. (By the end of 2023)</p> <ul style="list-style-type: none"> • Evaluate the feasibility of applying for funding available at the State to assist lower and moderate income homeowners to develop ADUs. (Annually) • Monitor the ADU development trend annually to ensure production is in line with the estimate presented in the Housing Element. If production falls short of estimate by 2025, reassess the City’s sites inventory for RHNA and ensure adequate capacity remains to accommodate the City’s RHNA for all income levels, and explore additional incentives for ADU construction. 	
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Program 6: Adaptive Reuse

Due to the changing economic structure locally and regionally, the City has seen an increased number of vacant nonresidential buildings that are outdated and require significant rehabilitation to put the buildings into use again. The City will review the Zoning Code to identify changes that may be necessary to facilitate adaptive reuse of nonresidential buildings for residential or mixed use purposes.

<p><u>2021-2029 Actions:</u></p> <ul style="list-style-type: none"> • <u>Review and revise Zoning Ordinance to identify changes necessary to facilitate adaptive reuse of nonresidential structures for residential and mixed use purposes. (In 2024)</u> • <u>Promote adaptive reuse to developers and property owners. (Beginning in 2025)</u> 	<p><u>Funding:</u> <u>Departmental budget</u></p> <p><u>Responsible Agencies:</u> <u>Community Development – Planning Division</u></p>
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Program 7: Lot Consolidation

The City uses the Corridor Transition Overlay Zone to promote lot consolidation of parcels along Corridors. The Overlay zone provides by right “upzoning” of parcels to the next higher density district within the Zone when developed with parcels along the corridors.

Furthermore, both the Hollydale Village Specific Plan and Tweedy Boulevard Specific Plan offer the following lot consolidation incentives:

- A residential density bonus of 20% for the assembly of a development site of one acre.
- A residential density bonus of 30% for the assembly of a development site of greater than two acres

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • <u>During initial project applications or discussions, promote lot consolidation incentives available through the Corridor Transition Zone, Hollydale Specific Plan, and Tweedy Specific Plan to developers and property owners. (Ongoing)</u> 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 8: Density Bonus Incentives

As part of the comprehensive Zoning Code Update, the City included density bonus provisions outlined in the State law as of 2014. However, revisions to the Zoning Code are needed due to recent changes to the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- AB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

The City is in the process of updating the Density Bonus Ordinance, with the anticipated adoption by the end of 2021.

In addition, the various Place Types established in General Plan 2035 accommodate a range of housing options, from low-density single-family homes to high-density multi-family housing up to 100 units per acre in Mixed Use Districts. In addition to the State density bonus provisions for affordable housing, the City offers density and height increases in exchange for certain amenities, which are determined as specified in the Zoning Code (see [Table HE-36](#) and [Table HE-37](#)). This density program has been successful in providing additional housing opportunities as demonstrated by the achieved density of recent projects ([Table HE-45](#)).

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Amend the Zoning Code to address recent changes to the State Density bonus law. (Adopted in 2021) • Continue to offer density incentives to qualifying residential projects (Ongoing) • Promote the density bonus program to developers. (Ongoing) 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 9: Inclusionary Housing

The City is in the process of developing an inclusionary housing ordinance. The Draft Ordinance proposes an inclusionary housing program that has higher requirements that are phased in over time:

	<u>Rental Projects</u>	<u>Ownership Projects</u>
<u>For the 12-month period commencing on the effective date of this chapter, Projects with more than 10 Units:</u>	<u>8% affordable to Low-Income or 6% affordable to Very Low-Income Households</u>	<u>10% affordable to Moderate-Income Households</u>
<u>Subject to the approval of the City Council, for the 12-month period commencing on the first anniversary of the effective date of this chapter, Projects with more than 10 Units:</u>	<u>10% affordable to Low-Income or 8% affordable to Very Low-Income Households</u>	<u>12% affordable to Moderate-Income Households</u>
<u>Subject to the approval of the City Council, from and after the second anniversary of the effective date of this chapter, Projects with more than 10 Units</u>	<u>12% affordable to Low-Income or 10% affordable to Very Low-Income Households</u>	<u>14% affordable to Moderate-Income Households</u>
<u>Projects with 10 Units or less</u>	<u>Fee Only</u>	<u>Fee Only</u>

The draft ordinance is scheduled to be presented before the Planning Commission on May 3, 2022 and before the City Council on May 24, 2022.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> <u>Adopt the Inclusionary Housing Ordinance. (By summer 2022)</u> <u>Prepare a fact sheet on the Inclusionary Housing provisions to help developers understand the requirements and options for compliance. (By the end of 2022)</u> 	<p>Funding: Departmental Budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 10: Affordable Housing Development

The City will provide technical assistance, financial support, and expedited review for affordable housing development. The City received funding under the Permanent Local Housing Allocation (PLHA) to facilitate affordable housing production. The City may consider offering financial assistance to support affordable housing development:

- **Land Assemblage and Write-Down:** The City may utilize CDBG, HOME, and PLHA funds to write-down the cost of land for the development of lower and moderate income housing and housing for special needs, including for persons with disabilities. As part of the land write-down, the City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.
- **Direct Financial Assistance:** The City may utilize HOME and PLHA funds to provide direct financial assistance in support of affordable housing development.

In addition, the City may provide other forms of support for affordable housing development:

- **Application for State and Federal Housing Funds:** The City will apply for funding directly or support the application for affordable housing funds by developers if the proposed projects are determined to be consistent with the goals of this Housing Element.
- **Expedited Review and Priority Processing:** The City will expedite and prioritize the review of housing or mixed-use developments that incorporate an affordable housing component to reduce the holding costs associated with delays (such as increased construction financing costs).
- **Fee Deferrals:** The City will consider fee deferrals for housing or mixed-use developments that incorporate an affordable housing component.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none">• <u>Continue to pursue affordable housing opportunities with interested developers and agencies, with the goal of creating 500 lower income units.</u> (Ongoing)• <u>Convene a developers forum in 2022 to discuss opportunities for affordable housing.</u>• Continue to pursue affordable housing opportunities for households with special needs (such as large households and persons with disabilities, including developmental disabilities) and incomes at or below 30 percent of the County median income according to HUD income guidelines. (Ongoing)• Encourage developers to provide residential units to	<p>Funding: CDBG; HOME; PLHA</p> <p>Responsible Agencies: Community Development – Planning Division; Housing Division</p>
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<p>individuals and families with incomes at or below 30 percent of the County median. (Ongoing)</p> <ul style="list-style-type: none"> • Encourage affordable housing developers to include large units (with three or more bedrooms) suitable for family living to help alleviate overcrowding issues. (Ongoing) • Provide fee deferrals and/or expedited review and priority processing for projects providing affordable housing units for extremely low income households, large households, or persons with disabilities, including developmental disabilities. (Ongoing) • Explore funding opportunities from State and Federal programs, including funding opportunities for housing affordable to households with incomes at or below 30 percent of the County median income according to HUD income guidelines. (Annually) • Solicit participation/partnership with nonprofit housing developers through a Request for Proposal process and/or direct contacts. (Annually) 	
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Program 11: Mortgage Credit Certificates

The City continues to provide referrals to County-administered Mortgage Credit Certificate (MCC) program. MCCs are issued to income qualified first-time home buyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid; no City guarantee required. The program is administered by the Los Angeles County Development Authority (LACDA). The MCCs are available to households on a first-come-first-serve basis. Several census tracts in South Gate also qualify as Internal Revenue Services (IRS) target areas. These are: 5355.01; 5356.06; 5355.03; 5356.05. Income-qualified households purchasing homes in these target areas using MCCs do not have to be first-time buyers.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Promote MCC program by making program information available on City website and public counters. (Ongoing) • Work with developers of new for-sale housing to promote the use of MCCs at new developments. (Ongoing) 	<p>Funding: None required</p> <p>Responsible Agencies: Community Development – Housing Division; LACDA</p>
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Program 12: Housing Choice Vouchers

The City continues to provide rent subsidies for very low income renters through the Housing Choice Voucher Program. The Housing Choice Voucher program provides rental subsidies to

families with incomes that qualify as extremely low income (up to 30 percent of Median Family Income or MFI) and very low income (up to 50 percent of MFI).

California legislature passed SB 329 in 2019, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937." SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.

In 2022, the City received approval from HUD to utilize a higher payment standard (120 percent of market rent) for its Housing Choice Vouchers. While the City has about 600 HCVs available, the leased up rate is currently only at about 60 percent due to reluctance of property owners to accept the vouchers. The City intends to proactively outreach to property owners to increase the leased up rate. However, based on recommendations from HUD, the Housing Authority will re-release the available vouchers incrementally.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Assist approximately 650 very low income households annually. (Ongoing) • <u>Proactively outreach to property owners regarding the use of HCVs given the higher payment standards.</u> • Work with Fair Housing Foundation (FHF) to promote acceptance of Housing Choice Vouchers through outreach and education to renters and rental property managers. (Beginning in 2022) • Actively pursue additional funding to expand the Voucher program. (Ongoing) • Allocate 70 percent of new Section 8 assistance to extremely low income households pursuant to HUD regulations. (Ongoing) 	<p>Funding: HUD Section 8 Rental Assistance Program</p> <p>Responsible Agencies: Community Development – Housing Division; FHF</p>
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Program 13: Preservation of Assisted Housing at Risk of Converting to Market Rate

Monitor the status of the City’s at-risk housing units and work with affordable housing providers to preserve the affordability of these units or provide replacement units. For the 2021-2029 Housing Element, the 75-unit Pennsylvania Square and 20-unit Dudlext II Senior Apartments are considered at risk of converting to market-rate housing due to the potential expiration of their Section 8 contracts.

<p>2021-2029 Actions:</p>	<p>Funding:</p>
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<ul style="list-style-type: none"> • Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners with the goal of preserving 95 at-risk units. (Ongoing) • Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. (2022 – three years prior to potential conversion of Pennsylvania Square) • Work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. (Ongoing) • Ensure property owners comply with California’s tenant notification requirements at three years, one year, and six months prior to conversion. (Ongoing) • Explore potential funding sources for preservation/ replacement. (Annually) • Assist tenants in applying for priority status in the Section 8 program upon notification of owners’ decision to discontinue low-income use. (Ongoing) 	<p>HOME; Section 8 Rental Assistance; other State and Federal loans and grants</p> <p>Responsible Agencies: Community Development – Housing Division</p>
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Program 14: Home Improvement Assistance

The City continues to provide a Home Improvement Program that offers a deferred loan to homeowners for necessary property repairs, upgrades, improvements and for all required city code upgrades. The program requires the homeowners to repair all health and hazardous violations identified as a result of the property inspection, along with their planned home improvements. Households earning lower incomes (up to 80 percent of Area Median Income or AMI) are eligible for this program. Eligible property types include one-to-four unit property, condominium, mutual housing unit, or mobile home.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Assist 40 households during the planning period. (Ongoing) • Pursue additional funding to expand program scope and eligibility. (2023) 	<p>Funding: HOME</p> <p>Responsible Agencies: Community Development – Housing Division</p>
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Program 15: Acquisition/Rehabilitation of Rental Housing

The City will utilize HOME, PLHA, and other funding as available, to assist in the acquisition and/or rehabilitation of rental housing for low and very low income households. The City will

work with qualified Community Housing Development Organizations (CHDOs) to pursue acquisition/rehabilitation opportunities in neighborhoods with deteriorating rental housing. Specifically, 15 percent of the annual HOME allocation must be provided to a CHDO for the development, acquisition, and or rehabilitation of affordable housing.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Solicit participation of CHDOs to implement acquisition/rehabilitation projects by providing HOME and PLHA funds through a Request for Proposal process. (Ongoing) • Acquire and/or rehabilitate 20 rental units during the 2021-2029 planning period, ensuring a portion of the units are affordable to extremely low income households. (Ongoing) 	<p>Funding: HOME; PLHA</p> <p>Responsible Agencies: Community Development – Housing Division; City-certified (CHDOs)</p>
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Program 16: Zoning Code Amendments and Removal of Constraints

The City will amend the Zoning Code to address the provision of special needs housing pursuant to State laws and to mitigate constraints to housing development. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is 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.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Employee Housing:** Pursuant to the Health and Safety Code (Section 17021.5) Employee Housing Act, employee housing for six or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same zone.
- **Definition of Disability:** The City’s Reasonable Accommodation Ordinance’s definition of disability is not consistent with State law. The City will revise the definition to be consistent with definition adopted by the State Department of Fair Employment and Housing.
- **Parking Requirements for Live/Work Units and Guest Parking:** The City’s parking requirements for live/work units do not accommodate the current trends of live/work environments. Furthermore, requirements for guest parking appear to be higher than average. The City will review and revise the requirements for guest parking and live/work units to facilitate multi-family housing and live/work units.

- **Single-Room Occupancy Housing:** Currently the City permits SRO housing in NM, IF, and UN zones only. The City will revise the Zoning Ordinance to permit SRO housing as a residential use where multi-family housing is permitted.
- **Findings for Conditional Use Permits:** The City permits most residential uses by right. Few residential projects are required to go through a discretionary review process. However, the City’s required findings for Conditional Use Permit may be considered subjective. The City will revise the Zoning Code to ensure required findings are objective and provide certainty in outcomes.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Amend Zoning Code to address AB 101, AB 2162, Employee Housing Act, <u>definition of disability, guest parking and parking requirements for live/work units, SRO housing, and findings for CUP.</u> (By the end of 2023) 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division</p>
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Program 17: Continuum of Care for the Homeless

The City will continue to participate in a continuum of care for addressing the housing and supportive services needs of the homeless. The continuum of care model includes five components: outreach and prevention; emergency shelter; transitional housing; supportive housing; and permanent housing. The City will also continue to allocate CDBG funds to supportive services for the homeless and those at-risk of becoming homeless. The City will also continue to work with the Los Angeles Housing Services Authority (LAHSA) to coordinate the County of Los Angeles Continuum of Care Strategy as well as the Ten-Year Plan to End Chronic Homelessness.

<p>2013-2021 Actions:</p> <ul style="list-style-type: none"> • Allocate funding to address the emergency shelter and supportive service needs of the homeless. (Annually) • Continue to participate in LAHSA’s efforts to address homeless issues from a regional perspective. (Ongoing) 	<p>Funding: CDBG</p> <p>Responsible Agencies: Community Development – Housing Division</p>
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Program 18: Hotel/Motel Conversion

On June 30, 2020, Governor Newsom announced the transition of Project Roomkey to Project Homekey. Project Roomkey responded to the COVID-19 pandemic in partnership with FEMA, utilizing hotel and motel rooms as temporary shelters for homeless individuals. The transition to Project Homekey provides \$1.3 billion to facilitate local jurisdictions to acquire and rehabilitate hotels, motels, vacant apartment buildings, residential care facilities, and other tiny homes. In other words, Project Homekey replaces Project Roomkey to convert temporary

housing into permanent housing for homeless individuals and families. The City of South Gate will pursue opportunities under the Project HomeKey program and is considering using the American Rescue Plan Act (ARPA) funds from HUD to implement the program.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Identify a list of eligible/potential hotels and motels that are suitable for adaptive reuse as permanent housing. (2022/2023) • Pursue funding from Project HomeKey to facilitate the conversion of hotels/motels as permanent affordable housing for the formerly homeless. • <u>Pursue one Project Homekey – 20 rental units (by 2024)</u> 	<p>Funding: HCD Project HomeKey; American Rescue Plan Act (ARPA)</p> <p>Responsible Agencies: Community Development – Planning Division; Housing Division</p>
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Program 19: Energy Conservation

Energy consumption can increase the costs of housing and place a particular burden on lower income households. The City utilizes a number of mechanisms to encourage energy conservation, including adopting the Green Building Code in 2010 and adopting a “Green City Element” as part of General Plan 2035. As part of the newly adopted General Plan, the City also encourages and incentivizes mixed use and transit oriented development which promotes energy conservation.

<p>2021-2029 Actions:</p> <ul style="list-style-type: none"> • Promote Density Bonus Incentives for Green Building projects. (Ongoing) • Continue to work with developers to implement “Savings by Design” principles. (Ongoing) 	<p>Funding: Departmental budget</p> <p>Responsible Agencies: Community Development – Planning Division; Public Works; Housing</p>
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Program 20: Affirmatively Furthering Fair Housing Actions

The City has identified a number of actions to address the contributing factors to fair housing issues identified in Appendix D. Many of these actions originated from the City’s Analysis of Impediments to Fair Housing Choice.

Table HE-56: Affirmatively Furthering Fair Housing Actions

Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
Outreach and Enforcement				
<u>Fair Housing Services</u>	<p><u>FHF to provide fair housing services which will include the processing of housing discrimination complaints and landlord/tenant counseling services. Often a landlord/tenant issue has as its basis a housing discrimination concern. FHF will report on the number, bases, alleged acts, and resolutions of the housing discrimination complaints.</u></p>	<p><u>FY 2020 through FY 2024</u></p>	<p><u>Citywide</u> <u>West of Long Beach Blvd.</u></p>	<p><u>250 persons annually</u></p>
	<p><u>The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing on its website, by providing links to relevant information. Issues such as foreclosures, loan modifications, and short sales should be included, and the information should be provided in the English and Spanish languages.</u></p>	<p><u>By the end of 2022</u></p>	<p><u>Not applicable</u></p>	<p><u>Update annually</u></p>
	<p><u>FHF in their Consumer Fair Housing Workshops will provide 1) examples of how to detect “steering” when using the internet to conduct a home search process; 2) examples of how to detect loan steering; and 3) examples of steering that could be experienced by in-place tenants and apartment seekers.</u></p>	<p><u>FY 2020 through FY 2024</u></p>	<p><u>Citywide</u></p>	<p><u>1 workshop annually</u></p>
	<p><u>FHF in their Landlord Workshops will provide information on steering, prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable modifications</u></p>	<p><u>FY 2020 through FY 2024</u></p>	<p><u>Citywide</u></p>	<p><u>1 workshop annually</u></p>
	<p><u>FHF will provide information on debt-to-income ratios that are acceptable to lenders. Implementation of this recommendation should result in better prepared borrowers and cause an increase in loan approval rates of all loan applicants, regardless of race and ethnicity.</u></p>	<p><u>FY 2020 through FY 2024</u></p>	<p><u>Citywide</u></p>	<p><u>Update information annually</u></p>
	<p><u>FHF to collect HMDA data on loan approvals and denials by race and ethnicity, income, and census tract location. Solid</u></p>	<p><u>FY 2020 through FY 2024</u></p>	<p><u>Citywide</u></p>	<p><u>Update and report annually</u></p>

Table HE-56: Affirmatively Furthering Fair Housing Actions

<u>Programs</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Metrics</u>
	<u>conclusions on trends and impediments can be made when multi-year data are analyzed. The multi-year analysis can be described in the CAPERs.</u>			
<u>Fair Housing Resources</u>	<u>The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing on its website, by providing links to relevant information. Issues such as foreclosures, loan modifications, and short sales should be included, and the information should be provided in the English and Spanish languages.</u>	<u>By the end of 2022</u>	<u>Not applicable</u>	<u>Update annually</u>
<u>Community Outreach</u>	<u>Conduct community workshops to discuss housing needs and potential strategies.</u>	<u>2021-2029</u>	<u>Citywide with increased outreach to SW South Gate and West of Long Beach Blvd.</u>	<u>Every other year</u>
<u>Housing Mobility</u>				
<u>Reasonable Accommodation</u>	<u>Prepare a Brochure or Flyer to Promote the Reasonable Accommodation Procedure and prepare an application that will be posted on the Community Development Department’s webpage.</u>	<u>By the end of 2023</u>	<u>Citywide</u>	<u>Not applicable</u>
	<u>Evaluate whether processing a request for a reasonable accommodation request from other related land use discretionary permits would be an effective approach to streamlining the request. If appropriate, revise the Zoning Ordinance.</u>	<u>By the end of 2023</u>	<u>Citywide</u>	<u>Not applicable</u>
	<u>Revise the Zoning Ordinance definition of disability to be consistent with State law that provides a wider range of protected persons.</u>	<u>By the end of 2023</u>	<u>Citywide</u>	<u>Not applicable</u>

Table HE-56: Affirmatively Furthering Fair Housing Actions

Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
<u>Housing Choice Vouchers</u>	<u>Cold call property owners and landlords from rental listings to promote the use of HCVs</u>	<u>Increase leased up rate to 75% by 2024</u> <u>Increase leased up rate to 80% by 2026</u> <u>Increase leased up rate to 90% by 2028</u>	<u>Moderate Resource Areas</u>	<u>Issue 10-15 new vouchers per month</u>
<u>Hotel/Motel Conversion</u>	<u>Pursue one Project Homekey.</u>	<u>By 2024</u>	<u>Southwest South Gate</u> <u>West of Long Beach Blvd.</u>	<u>20 units of housing in local motels</u> <u>10 units in SW and W. of LB Blvd.</u>
<u>Complete Street</u>	<u>Improve Long Beach corridor with complete streets.</u>	<u>By the end of 2024</u>	<u>West of Long Beach Blvd.</u>	<u>Complete streets</u>
	<u>Improve mobility between east and west South Gate by providing complete streets, including sidewalks, bike lanes, etc. Work to expand the service of The Gate (local shuttle service) to improve mobility.</u>	<u>2021-2029</u>	<u>East-West South Gate mobility along corridors</u>	<u>Complete streets</u>
<u>New Opportunities in Higher Resources Areas</u>				
<u>Affordable Housing Development</u>	<u>Convene a developers forum to discuss opportunities for affordable housing</u>	<u>By the end of 2022</u>	<u>Higher resources areas</u>	<u>Conduct one forum</u>
<u>Inclusionary Housing</u>	<u>Adopt Inclusionary Housing Ordinance.</u>	<u>By summer 2022</u>	<u>Citywide</u>	<u>Up to 12% of new rental housing as lower income</u> <u>Up to 14% of new</u>

Table HE-56: Affirmatively Furthering Fair Housing Actions

<u>Programs</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Metrics</u>
				<u>for-sale housing as moderate income</u>
<u>Mixed Use Development</u>	<u>Create a High Resource area by facilitating transit-oriented development at the Gateway District Specific Plan area, converting an old industry area with obsolete uses into an area of vibrant residential and commercial uses, and amenities.</u>	<u>Adopt GDSP by the end of 2022</u>	<u>Gateway District</u>	<u>Facilitate development of 300 units</u>
<u>Student Housing</u>	<u>Work with East Los Angeles College (ELAC) to provide student housing for South Gate Campus.</u>	<u>Establish communications in 2022</u>	<u>West of Long Beach Blvd.</u>	<u>Create 200 student units by 2029</u>
Place-Based Strategies for Neighborhood Improvements				
<u>Neighborhood Improvements</u>	<u>Designate American Rescue Plan Act (ARPA) funds to the creation of pocket parks to CDBG eligible census tracts that are not within a 10-minute walk of a park/open space.</u>	<u>2021-2029</u>	<u>Southwest South Gate</u> <u>West of Long Beach Blvd.</u>	<u>2 pocket parks citywide</u> <u>1 pocket park in SW and W. of LB Blvd.</u>
	<u>Designate ARPA funds for pedestrian improvements and lighting upgrades to enhance pedestrian circulation throughout CDBG eligible census tracts</u>	<u>2021-2029</u>	<u>Southwest South Gate</u> <u>West of Long Beach Blvd.</u>	<u>20 improvement projects citywide</u> <u>8 improvement projects in SW and W. of LB Blvd.</u>
	<u>Negotiate new contract with Waste Management to address illegal dumping in the City's multi-family neighborhoods, where Waste Management is not currently covering.</u>	<u>By the end of 2022</u>	<u>Southwest South Gate</u> <u>West of Long Beach Blvd.</u>	<u>New contract to expand service to multi-family neighborhoods</u>
<u>Home Improvement</u>	<u>Offer a deferred loan to homeowners for necessary property repairs, upgrades, improvements and for all required city code upgrades.</u>	<u>2021-2029</u>	<u>Southwest South Gate</u>	<u>40 households citywide</u>

Table HE-56: Affirmatively Furthering Fair Housing Actions

Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
			West of Long Beach Blvd.	10 households in SW and W. of LB Blvd.
<u>Acquisition/ Rehabilitation of Rental Housing</u>	<u>Implement acquisition/rehabilitation projects by providing HOME and PLHA funds through a Request for Proposal process.</u>	<u>2021-2029</u>	<u>Southwest South Gate</u> <u>West of Long Beach Blvd.</u>	<u>20 rental units citywide</u> <u>8 units in SW and W. of LB Blvd.</u>
<u>Tenant Protection and Anti-Displacement</u>				
<u>Tenant Protection</u>	<u>The City conducted a presentation before the Planning Commission in February 2022 on rent stabilization and other tenant protection strategies. Presentation is scheduled before the City Council in June 2022.</u>	<u>By the end of 2022</u>	<u>Citywide</u>	<u>Adopt some form of tenant protection strategies</u>
<u>Employment</u>	<u>Work with ELAC to align college programs with local businesses to provide internship and part-time employment opportunities, and ultimately transition to full-time employment for those who chose not to continue to a four-year degree.</u>	<u>Establish communications by the end of 2022</u>	<u>West of Long Beach Blvd.</u>	<u>Match 100 students with employment opportunities over eight years</u>

Quantified Objectives

For the 2021-2029 Housing Element, the City of South Gate has established the following specific objectives:

Table HE-57: Quantified Objectives by Income: 2021-2029

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	2,136		994	1,173	3,979	8,282
Units to be Constructed						
ADU/JADU	72	10	206	29	163	480
Pipeline Projects	29	24	99	1	558	711
Other Units	40	40	160	760	1,500	2,500
Units to be Rehabilitated						
Home Improvement	10	10	20	--	--	40
Rental Acquisition/Rehab	4	4	12	--	--	20
Units to be Preserved						
Units at Risk	95		--	--	--	95
Section 8 Vouchers	600		--	--	--	600

APPENDIX A: REVIEW OF ACCOMPLISHMENTS

The South Gate 2013-2021 Housing Element established specific programs and objectives for expanding housing opportunities in the community. In updating this Element, the City reviewed these programs for successes or failures, and continued appropriateness. The Housing Plan in the updated 2021-2029 Housing Element reflects these lessons learned to improve the effectiveness of City actions.

Effectiveness of Addressing Special Needs

South Gate is a community with extensive housing needs given the socioeconomic profile of its residents. However, South Gate has limited funds to address its needs. During the 2013-2021 planning period, the City provided affordable housing for special needs groups through the following:

- 60-unit affordable supportive housing project - PATH Villas - for veterans and formerly homeless
- 660 households with Housing Choice Vouchers

The City will proactively pursue additional funds to facilitate affordable housing production and preservation. Specifically, the City is exploring Project HomeKey funding and American Rescue Plan Act (ARPA) to convert motels and hotels as permanent housing for homeless persons.

Program-Specific Review

The following provides a program-by-program review of the 2013-2021 Housing Element. Each program will be evaluated for its effectiveness and continued appropriateness for the 2021-2029 Housing Element cycle.

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
<p><u>Action 1:</u> Maintain a Residential Sites Inventory</p>	<ul style="list-style-type: none"> Maintain an inventory of vacant and underutilized sites and provide information to interested developers. (Update annually) Maintain an inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. (Update annually) Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. Play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. (Ongoing) 	<p><i>Accomplishments:</i> The City continues to maintain a residential sites inventory of vacant and underutilized sites and City or former Agency-owned properties. The following multi-family projects were approved during the planning period:</p> <ul style="list-style-type: none"> Garfield Apartments (244 units, market rate) Path Villas (60 units total / 59 units, affordable supportive housing for formerly homeless) 9923 Atlantic Blvd (91 units within mixed use development, market rate) 13400 Paramount Blvd. (10 units, market rate) 4136 Santa Ana St. (3 units, market rate) <p>The City monitored its sites inventory and concludes that it continues to have adequate sites for its remaining RHNA.</p> <p>Zoning Code provides density bonus incentives for lot consolidations.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p><u>Action 2:</u> Mixed Use and Transit-Oriented Development</p>	<ul style="list-style-type: none"> Promote mixed-use and transit-oriented development through marketing materials. (Update annually) Assist mixed use developers in site identification, especially parcels with lot consolidation potential. (Ongoing) Provide technical assist mixed use developers in the entitlement process. (Ongoing) Complete the Tweedy Boulevard, Hollydale Village and Firestone and Atlantic Station specific plans (2015) Where funding permits, provide financial assistance to mixed use developments that include affordable housing units. (Ongoing) 	<p><i>Accomplishments:</i> On June 27, 2017, the City adopted the Hollydale Specific Plan. On March 12, 2019, the City adopted the Tweedy Boulevard Specific Plan. The City has conducted community outreach for the Gateway District Specific Plan and completed the final draft of the plan. The zoning and specific plan allow for increased densities up to 75 du/ac by right and up to 120 du/ac with density bonuses.</p> <p>In 2018, the City approved a mixed use project with 91 rental units and 39,482 sf of commercial at Atlantic Bl. and Tweedy Av.</p> <p><i>Continued Appropriateness:</i> This program is modified and included in the 2021-2029 Housing Element.</p>

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
<p><u>Action 3</u>: Offer Density Bonus Incentives</p>	<ul style="list-style-type: none"> • Adopt comprehensive Zoning Code Update by Fall 2014. • Continue to offer density incentives to qualifying residential projects (Ongoing) • Promote the density bonus program to developers. (Ongoing) 	<p><i>Accomplishments</i>: The Comprehensive Zoning Code Update was adopted in March 2015. The new code includes updated Density Bonus provisions. The new TOD/Mixed-use specific plans also include Density Bonus provisions of up to 120 du/ac.</p> <p>In 2018 the 60-unit PATH Villas project received a density bonus.</p> <p><i>Continued Appropriateness</i>: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p><u>Action 4</u>: Provide Assistance for Affordable Housing Development</p>	<ul style="list-style-type: none"> • Continue to pursue affordable housing opportunities with interested developers and agencies. (Ongoing) • Evaluate financial status and consider setting aside funding for affordable housing development. (Annually) • Continue to pursue affordable housing opportunities for households with special needs (such as large households and persons with disabilities, including developmental disabilities) and incomes at or below 30 percent of the County median income according to HUD income guidelines. (Ongoing) • Encourage developers to provide residential units to individuals and families with incomes at or below 30 percent of the County median. (Ongoing) • Encourage affordable housing developers to include large units (with three or more bedrooms) suitable for family living to help alleviate overcrowding issues. (Ongoing) • Provide fee deferrals and/or expedited review and priority processing for projects providing affordable housing units for extremely low income households, large households, or persons with disabilities, including developmental disabilities. (Ongoing) • Explore funding opportunities from State and Federal programs, including funding opportunities for housing affordable to households with incomes at or below 30 percent of the County median income according to HUD 	<p><i>Accomplishments</i>: The City had limited funding for affordable housing. HOME funds were prioritized for preserving and improving the existing affordable housing stock.</p> <p>In 2018, the City approved the 60-unit Path Villas at South Gate, an affordable housing project which received a density bonus.</p> <p>In 2019, the City was awarded approximately \$4,327,000 in Permanent Local Housing Allocation program funds to increase affordable housing.</p> <p>In 2020, the South Gate Housing Authority acquired 9019 Long Beach Boulevard and is currently pursuing redevelopment with adjacent property owned by Housing Authority for affordable housing. The Housing Authority also acquired a surplus property at 13050 Paramount Boulevard from the Los Angeles County Office of Education for future development of affordable housing.</p> <p>In 2021, the City declared the Successor Agency property 7916 Long Beach Boulevard surplus and is pursuing redevelopment for affordable housing with interested developers.</p> <p>The City's Housing Division, through its annual planning process, allocates funding for affordable housing development.</p>

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
<p><u>Action 5: Provide Fair Housing Services</u></p>	<p>income guidelines. (Annually)</p> <ul style="list-style-type: none"> • Solicit participation/partnership with nonprofit housing developers through a Request for Proposal process and/or direct contacts. (Annually) • Provide fair housing and tenant/landlord dispute resolution services. (Ongoing) • Monitor developers' compliance with all affirmative marketing requirements for housing developments that receive financial assistance from the City, incentives, or regulatory concessions in exchange for affordable housing. (Ongoing) 	<p><i>Continued Appropriateness:</i> While funding sources for affordable housing continue to be limited, this program continues to be appropriate and is included in the 2021-2029 Housing Element.</p> <hr/> <p><i>Accomplishments:</i> The City contracted with the Fair Housing Foundation (FHF) to provide fair housing and tenant/landlord dispute resolution services. Annually FHF provides tenant's rights workshops and landlord workshops. As of FY 20/21, FHF provided direct client services to a total of 235 unduplicated South Gate residents and operators of rental properties. There were 9 Fair Housing allegations regarding Familial Status (2), Mental Disability (2), Physical Disability (1), and Source of Income (4). Of those allegations, 4 were resolved successfully and 5 cases regarding Mental Disability (1) and Source of Income (4) were opened. There was a total of 262 Landlord/Tenant Counseling sessions completed. The majority of the issues were regarding rent increases (62), notices (57), habitability (40), and evictions (41). FHF resolved 218 issues successfully, and 13 clients were provided training because they attended a Fair Housing workshop. For the 2020/2021 fiscal year Fair Housing Foundation (FHF) conducted seven (7) Fair Housing Workshop and one (1) virtual Walk-in Clinic.</p> <p>FHF offers Virtual Fair Housing Workshops in English every Tuesday, and Virtual Rental Housing Counseling workshops in Spanish every Thursday. In addition, FHF offers Virtual Walk-in Clinics every Wednesday.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p><u>Action 6: Participate in County-Administered Homebuyer Assistance Programs</u></p>	<ul style="list-style-type: none"> • Promote MCC and SCHFA programs by making program information available on City website and public counters. (Ongoing) • Work with developers of new for-sale housing to promote the use of MCCs and SCHFA at these new developments. (Ongoing) 	<p><i>Accomplishments:</i> The City's website provides information on foreclosure assistance. The City also continued to participate in the County MCC program.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
<u>Action 7</u> : Provide Housing Choice Vouchers	<ul style="list-style-type: none"> • Assist approximately 570 very low income households annually. (Ongoing) • Promote the Housing Choice Voucher program to landlords for accepting voucher recipients. (Ongoing) • Actively pursue additional funding to expand the Voucher program. (Ongoing) • Allocate 70 percent of new Section 8 assistance to extremely low income households pursuant to HUD regulations. (Ongoing) 	<p><i>Accomplishments:</i> The City continued to operate the HCV program with the budget and goal to provide 660 vouchers to households. The City's website contains resources for both tenants and landlords to participate in the HCV program.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<u>Action 8</u> : Work to Preserve Assisted Housing at Risk of Converting to Market Rate	<ul style="list-style-type: none"> • Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners. (Ongoing) • Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. (Annually) • Work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. (Ongoing) • Ensure property owners comply with California's requirement of tenant notification one year prior to conversion. (Ongoing) • Explore potential funding sources for preservation/ replacement. (Annually) • Assist tenants in applying for priority status in the Section 8 program upon notification of owners' decision to discontinue low-income use. (Ongoing) 	<p><i>Accomplishments:</i> The 2013-2021 Housing Element identified three projects as potentially at-risk of converting to market rate. Of the three projects, Pennsylvania Square and Dudlext II Senior Apartments both continued to operate as affordable housing. Pine Place opted out of low-income use.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<u>Action 9</u> : Provide Home Improvement Assistance	<ul style="list-style-type: none"> • Assist 40 households during the 2013-2021 planning period. (Ongoing) 	<p><i>Accomplishments:</i> From FY 2013-2014 to FY 2018-2019, 37 households in the City were assisted through the Homeowner Rehabilitation Program. The City continues to allocate HOME funds to this program annually.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
<p><u>Action 10</u>: Assist in the Acquisition/Rehabilitation of Rental Housing</p>	<ul style="list-style-type: none"> Solicit participation of CHDOs to implement acquisition/rehabilitation projects by providing HOME funds through a Request for Proposal process. (Ongoing) Acquire and/or rehabilitate 16 rental units during the 2013-2021 planning period, ensuring a portion of the units are affordable to extremely low income households. (Ongoing) 	<p><i>Accomplishments:</i> The City continued to work with certified Community Housing Development Organizations (CHDOs) such as Oldtimers Housing Development Corporation and HOPE to pursue opportunities to preserve its affordable housing rental stock. The City continued to pursue opportunities to acquire and rehabilitate rental units as affordable housing.</p> <p>The City offered HOME funds to a CHDO to acquire and rehabilitate one property consisting of two two-bedroom units, located at 9711 ½ San Gabriel Avenue. This project replaced a severely dilapidated front unit and major rehabilitation work to the rear unit. Construction was completed in April 2017 and both units were leased to qualified low-income residents in June 2017.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p><u>Action 11</u>: Remove Constraints to the Development of Housing</p>	<ul style="list-style-type: none"> Adopt Zoning Code by Spring 2014 to implement General Plan 2035 and comply with Housing Element law. Continue to monitor the Municipal Code and City policies for any potential constraints to the development of housing and remove them as necessary. (Ongoing) 	<p><i>Accomplishments:</i> The Comprehensive Zoning Code Update was adopted in March 2015. The new code includes updated Density Bonus provisions. The new TOD/Mixed-use specific plans also include Density Bonus provisions of up to 120 du/ac.</p> <p>The City is considering adopting an inclusionary housing ordinance and has initiated preparation of draft ordinance.</p> <p>The City was awarded \$310,000 through a SB 2 Technical Assistance grant to expedite the review and approval of residential projects. As a result, the City initiated implementation of Que Management System within the Planning Division to make customer visits more efficient.</p> <p>The City was also awarded \$300,000 in LEAP grant. Uses of this grant included preparation of the ADU ordinance update (completed in February 2021).</p> <p>The City also initiated a Housing Division Efficiency Audit to identify best practices for sustaining operations and delivering best-in-class CDBG, HOME, Section 8, and general housing services.</p>

Table HE-A1: Review of Past Accomplishments for the 2013-2021 Housing Element

Action	Objectives	Accomplishments
		<p><i>Continued Appropriateness:</i> This program is modified and included in the 2021-2029 Housing Element.</p> <p><i>Accomplishments:</i> As of FY 2015-16 the City no longer receives ESG funds from HUD. The City addresses homeless issues through participation in the LAC Health Service Planning Area 7.</p>
<p><u>Action 12:</u> Continuum of Care for the Homeless</p>	<ul style="list-style-type: none"> • Allocate funding to address the emergency shelter and supportive service needs of the homeless. (Annually) • Continue to participate in LAHSA's efforts to address homeless issues from a regional perspective. (Ongoing) 	<p>The City continues to plan, coordinate and organize strategies to assist the City's homeless population in collaboration with other agencies including LAHSA, LA County Department of Mental Health, PATH, HYC, Salvation Army, and others. The City created a Homeless Education Flyer to provide the community information about the City's homeless situation and efforts the City is undertaking to address homelessness issues.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p> <p><i>Accomplishments:</i> Energy efficiency improvements are eligible repairs under the City's Home Improvement Program</p>
<p><u>Action 13:</u> Energy Conservation</p>	<ul style="list-style-type: none"> • Promote energy efficiency improvements in all residential rehabilitation programs offered by the City. (Ongoing) • Continue to work with the community college and developers to implement "Savings by Design" principles. (Ongoing) • Continue implementation of the goals and policies contained in General Plan 2035, particularly those outlined in the Green City Element. (Ongoing) 	<p>The Path Villas at South Gate is an affordable housing project that was entitled in 2018 and is currently under construction and is LEED certified.</p> <p>The City continued to implement its Green City Element.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Table HE-A2: Quantified Objectives by Income (2013-2021)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<i>Units to be Constructed</i>						
Regional Housing Needs Assessment (RHNA)	314		185	205	558	1,262
Actual Construction	22		192	575	26	815
<i>Units to be Rehabilitated</i>						
Home Improvement Program	10	10	20	0	0	40
Rental Acquisition/Rehab	4	4	8	0	0	16
Actual Rehabilitation Accomplishments	22 (HIP) 2 (Acq/Reh)		15 (HIP) 0 (Acq/Reh)	0	0	61
<i>Units to be Preserved</i>						
Units at Risk	113		0	0	0	113
Actual Preservation Accomplishments	95		0	0	0	95
<i>Households to be Assisted</i>						
Section 8 Vouchers	570		0	0	0	570
Actual Households Assisted	660		0	0	0	660

APPENDIX B: PUBLIC PARTICIPATION

Outreach List and Materials

Hollydale Senior Citizen's Center
JADE Family Services
Optimist Club of South Gate
Rotary Club of South Gate
Senior Citizen's Club of South Gate
South Gate Multicultural Women's Club
The Arc of L.A. and Orange Counties
Powerhouse Mortgage, Inc.
Downey Unified School District
LAUSD - Local District 6
Paramount Unified School District
Lynwood Unified School District
South Central Los Angeles Regional Center
Wells Fargo Home Mortgage
CHASE Bank
Bank of America Home Loans
Pacific Union Financial, LLC
imortgage
Prospect Mortgage, LLC
Paramount Residential Mortgage Group, Inc.
Citi Bank - Mortgage Services
First Mortgage Corporation
Academy Mortgage Corporation
U.S. Bank Home Mortgage
Stearns Lending, Inc.
Prudential California Realty
CENTURY 21 Allstars
RE/MAX Premium
Keller Williams Realty
Coldwell Banker Dynasty
Southland Regional Association of Realtors, Inc.
California Association of Realtors
Active Alliance Real Estate

Amazing Homesellers
American Team Realty
Bautista Mortgage & Realty
Casas USA Realty
Colonial Services Group, Inc.
First Class Real Estate
Catholic Charities of Los Angeles, Inc.
The Society of St. Vincent De Paul, Council of Los Angeles
Higher Goals, Inc.
Los Angeles Mission, Inc.
Union Rescue Mission
United Way of Greater Los Angeles
Housing Authority of the County of Los Angeles
Los Angeles Homeless Services Authority
Aid For Aids, Inc.
AIDS Healthcare Foundation
Lamp Community
People in Progress
A Community of Friends
Beyond Shelter
Homes For Life Foundation
Centro Cristiano
Centro Cristiano Betel
Cofradia Our Lady of Charity
Evangelica Baptist Church
First Baptist Church of South Gate
Foursquare Church
Grace Bible Church
Hope Christian Center
Iglesia Bautista
Iglesia de Dios
Redeemer Lutheran Church
South Gate Church of Christ
St. Helen's Catholic Church
St. Margaret's Church
Bridge Housing
Habitat for Humanity
Jamboree Housing Corporation
Los Angeles Community Design Center
National CORE
The Olson Company

Housing Element Update: Community Discussion #1

TUESDAY, FEBRUARY 2, 2021

7:00 PM



The City of South Gate is in the process of updating the Housing Element for the 2021-2029 Planning Period and wants to hear from you. This is your chance to learn about the Housing Element Update.

Community Discussion #1 will cover the basics of the Housing Element Update requirements and is intended to identify housing needs that should be addressed.

The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser:

<https://us02web.zoom.us/j/88121231208>

Via Telephone:

(669) 900-6833

MEETING ID: 881 2123 1208

For more information, please contact: eramirez@sogate.org



City of
**South
Gate**

HOUSING WORKSHOP

WEDNESDAY, JULY 28

6:00 PM

CITY COUNCIL CHAMBERS

8650 CALIFORNIA AVE

The workshop will provide information and receive public input for the following initiatives related to housing within the City:

- HOUSING ELEMENT
- GATEWAY SPECIFIC PLAN
- INCLUSIONARY HOUSING ORDINANCE



APPENDIX C: SITES INVENTORY

Table C-1: Specific Plan Sites

AIN	No	Street Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
Gateway District Specific Plan – North of Firestone																
6216034903	0		0	0.16	-	-	Transit Village	75	0	6	Vacant	A	2	1	3	NO
6216034900	0		0	1.24	-	-	Transit Village	75	0	48	Vacant	A	19	10	19	NO
6216034902	0		0	0.16	-	-	Transit Village	75	0	6	Vacant	A	2	1	3	NO
6216034901	0		0	1.24	-	-	Transit Village	75	0	48	Vacant	A	19	10	19	NO
6216032042	4901	MANSON ST	1961	0.30	0.44	0.32	Transit Village	75	0	12	Light industrials, machine shops, printing	A	5	2	5	YES
6216032043	8670	ATLANTIC AVE	1937	1.15	0.59	0.45	Transit Village	75	0	44	Light industrials, machine shops, printing	A	18	9	17	YES
6216032039	8648	ATLANTIC AVE	1965	0.09	0.46	0.62	Transit Village	75	0	3	Light industrials, machine shops, printing	A	1	1	1	YES
6216032038	8660	ATLANTIC AVE	1984	0.88	0.38	0.62	Transit Village	75	1	33	Light industrials, machine shops, printing	A	13	7	13	YES
6216032040	8644	ATLANTIC AVE	1957	0.06	0.71	0.91	Transit Village	75	0	2	Restaurant	A	1	0	1	YES
6216032037	8680	ATLANTIC AVE	1939	0.39	0.93	1.61	Transit Village	75	0	15	Warehouse	A	6	3	6	NO
6216032041	8696	ATLANTIC AVE	1962	0.24	0.71	2.71	Transit Village	75	1	8	Auto related uses	A	3	2	3	NO
6216032036	8708	ATLANTIC AVE	1975	0.27	0.20	3.74	Transit Village	75	0	11	Market	A, B	4	2	5	NO
6216035901	0		0	1.11	-	-	Transit Village	75	0	43	Vacant	B	17	9	17	NO
6216035900	0		0	1.11	-	-	Transit Village	75	0	43	Vacant	B	17	9	17	NO
6216032900	0		0	0.31	-	-	Transit Village	75	0	12	Vacant	B	5	2	5	NO
6216032026	0		1956	0.11	1.00	0.05	Transit Village	75	0	4	Parking, industrial	B	2	1	1	NO
6216032027	0		1956	0.09	1.05	0.08	Transit Village	75	0	3	Parking, industrial	B	1	1	1	NO
6216032020	4951	MASON ST	1940	0.51	0.29	0.57	Transit Village	75	0	20	Light industrials, machine shops, printing	B	8	4	8	YES
6216032018	4973	FIRESTONE BLVD	1945	0.14	0.34	0.59	Transit Village	75	0	5	Light industrials, machine shops, printing	B	2	1	2	NO
6216032017	4969	FIRESTONE BLVD	1948	0.07	0.99	0.67	Transit Village	75	0	3	Light industrials, machine shops, printing	B	1	1	1	NO
6216032046	4917	FIRESTONE BLVD	1960	0.31	0.94	0.85	Transit Village	75	1	11	Light industrials, machine shops, printing	B	4	2	5	NO
6216032011	4933	FIRESTONE BLVD	1945	0.21	0.86	1.04	Transit Village	75	0	8	Light industrials, machine shops, printing	B	3	2	3	NO
6216032007	4921	FIRESTONE BLVD	0	0.07	0.31	1.11	Transit Village	75	0	3	Office	B	1	1	1	NO
6216032035	4935	MASON ST	1953	0.69	0.92	1.16	Transit Village	75	0	26	Light industrials, machine shops, printing	B	10	5	11	NO
6216032012	4943	FIRESTONE BLVD	1946	0.07	0.99	1.20	Transit Village	75	0	3	Light industrials, machine shops, printing	B	1	1	1	NO
6216032019	4981	FIRESTONE BLVD	1945	0.16	0.86	1.60	Transit Village	75	0	6	Warehouse	B	2	1	3	NO
6216032025	4911	MASON ST	1956	0.35	0.96	1.69	Transit Village	75	0	13	Warehouse	B	5	3	5	NO
6216032010	4931	FIRESTONE BLVD	0	0.07	0.73	1.82	Transit Village	75	0	3	Light industrials, machine shops, printing	B	1	1	1	NO

Table C-1: Specific Plan Sites

AIN	No	Street Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
6216032009	4927	FIRESTONE BLVD	1939	0.07	0.36	1.83	Transit Village	75	0	3	Store	B	1	1	1	NO
6216032021	4937	MASON ST	1946	0.19	0.71	2.54	Transit Village	75	0	7	Light industrials, machine shops, printing	B	3	1	3	NO
6216032008	4923	FIRESTONE BLVD	1961	0.07	0.73	2.56	Transit Village	75	0	3	Warehouse	B	1	1	1	NO
6216032015	4951	FIRESTONE BLVD	1946	0.14	1.00	4.67	Transit Village	75	0	5	Light industrials, machine shops, printing	B	2	1	2	NO
6216032013	4945	FIRESTONE BLVD	1946	0.14	1.00	4.67	Transit Village	75	0	5	Light industrials, machine shops, printing	B	2	1	2	NO
6216032016	4961	FIRESTONE BLVD	1947	0.07	0.99	4.67	Transit Village	75	0	3	Light industrials, machine shops, printing	B	1	1	1	NO
6216032014	4949	FIRESTONE BLVD	1947	0.07	1.00	4.67	Transit Village	75	0	3	Light industrials, machine shops, printing	B	1	1	1	NO
6216035903	0		0	0.59	-	-	Transit Village	75	0	23	Vacant	B, L	9	5	9	NO
6216035902	0		0	0.59	-	-	Transit Village	75	0	23	Vacant	B, L	9	5	9	NO
6216034801	0		0	1.06	-	-	Transit Village	75	0	41	Vacant	F	16	8	17	NO
6216035002	5001	FIRESTONE BLVD	1980	5.89	0.23	0.48	Transit Village	75	0	227	Store and residence	F, G, H, K, L	91	45	91	YES
6216035001	5011	FIRESTONE PL	1951	15.10	0.92	0.57	Transit Village	75	0	585	Trucking	F, G, I, J, K, L	234	117	234	YES
										1370		543	279	548		
Gateway District Specific Plan – South of Firestone																
6222007030	4914	FIRESTONE BLVD	1946	0.15	0.26	1.43	Transit Village	75	1	10	Restaurant	M	4	2	4	NO
6222007031	8920	ATLANTIC AVE	1984	0.50	0.13	0.11	Transit Village	75	1	37	Restaurant with large surface parking	M	15	7	15	YES
6222006018	4980	FIRESTONE BLVD	1947	0.07	0.04	0.44	Industrial Flex	75	0	5	Light industrials, machine shops, printing	O	2	1	2	NO
6222006022	4948	FIRESTONE BLVD	1947	0.07	0.90	1.85	Industrial Flex	75	0	5	Light industrials, machine shops, printing	O	2	1	2	NO
6222006024	4938	FIRESTONE BLVD	1945	0.07	0.13	0.28	Industrial Flex	75	0	5	Auto related uses	O	2	1	2	NO
6222006023	4942	FIRESTONE BLVD	1956	0.14	0.80	1.50	Industrial Flex	75	0	10	Light industrials, machine shops, printing	O	4	2	4	NO
6222006017	4982	FIRESTONE BLVD	1947	0.07	0.64	1.11	Industrial Flex	75	0	5	Light industrials, machine shops, printing	O	2	1	2	NO
6222006021	4954	FIRESTONE BLVD	1952	0.21	0.90	1.50	Industrial Flex	75	0	15	Light industrials, machine shops, printing	O	6	3	6	NO
6222007020	8945	LOTTA AVE	1926	0.11	0.40	0.44	Industrial Flex	75	0	8	Vacant	O	3	2	3	NO
6222006029	4976	FIRESTONE BLVD	1952	0.31	0.24	0.41	Industrial Flex	75	0	23	Auto related uses	O	9	5	9	NO
6222006025	4936	FIRESTONE BLVD	1946	0.08	0.35	1.37	Industrial Flex	75	0	6	Auto related uses	O	2	1	3	NO
6222007008	0		1951	0.07	0.02	0.07	Urban Neighborhood	40	0	3	Misc industrial uses	P	1	1	1	NO
6222007028	8964	ATLANTIC AVE	1945	0.12	0.41	0.22	Urban Neighborhood	40	0	5	Light industrials, machine shops, printing	P	2	1	2	NO
6222007027	8956	ATLANTIC AVE	1951	0.15	0.60	3.17	Urban Neighborhood	40	0	6	Light industrials, machine shops, printing	P	2	1	3	NO
6222007009	8978	ATLANTIC AVE	1951	0.07	0.30	0.40	Urban Neighborhood	40	0	3	Light industrials, machine shops, printing	P	1	1	1	NO
6222007004	8940	ATLANTIC AVE	1931	0.28	0.28	0.14	Urban Neighborhood	40	0	11	Restaurant	P	4	2	5	YES
6222007010	4911	BRANYON AVE	1951	0.14	0.20	0.43	Urban Neighborhood	40	0	6	Light industrials, machine shops, printing	P	2	1	3	NO
										163		63	33	67		

C-2 Housing Element

Table C-1: Specific Plan Sites

AIN	No	Street_Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
Hollydale Specific Plan																
6243026002	12107	INDUSTRIAL AVE	0	0.17	0.30	0.51	Corridor - 3	20	0	3	Stores				3	NO
6243022021	11915	INDUSTRIAL AVE	1954	0.17	0.77	0.09	Corridor - 3	20	0	3	Light industrials, machine shops, printing				3	NO
6243022002	0		0	0.17	-	-	Corridor - 3	20	0	3	Vacant				3	NO
6243022009	11921	INDUSTRIAL AVE	1949	0.17	0.32	0.21	Corridor - 3	20	0	3	Light industrials, machine shops, printing				3	NO
6243022020	11911	INDUSTRIAL AVE	1946	0.17	0.77	0.09	Corridor - 3	20	0	3	Light industrials, machine shops, printing				3	NO
6243026007	0		1960	0.17	1.00	0.02	Corridor - 3	20	0	3	Parking, industrial				3	NO
6243026006	12311	INDUSTRIAL AVE	0	0.17	-	0.02	Corridor - 3	20	0	3	Vacant				3	NO
6243026003	12111	INDUSTRIAL AVE	0	0.17	0.32	0.96	Corridor - 3	20	0	3	Light industrials, machine shops, printing				3	NO
6243021010	11900	CENTER ST	1932	0.19	0.43	0.34	Corridor - 3	20	0	4	Light industrials, machine shops, printing				4	NO
6243026001	5840	MAIN ST	1948	0.19	0.20	0.24	Corridor - 3	20	0	4	Church				4	NO
6243021016	11518	CENTER ST	1968	0.22	0.26	0.30	Corridor - 3	20	0	4	Auto related uses				4	NO
6243022018	11933	INDUSTRIAL AVE	1947	0.34	0.51	0.45	Corridor - 3	20	0	7	Light industrials, machine shops, printing			7		NO
6243022006	11903	INDUSTRIAL AVE	1941	0.34	0.62	0.55	Corridor - 3	20	0	7	Light industrials, machine shops, printing			7		NO
6243025019	12106	CENTER ST	0	0.43	0.27	0.12	Corridor - 3	20	0	9	Light industrials, machine shops, printing			9		NO
6243021021	0		1957	0.46	0.66	0.44	Corridor - 3	20	0	9	Light industrials, machine shops, printing			9		NO
6243025026	12408	CENTER ST	1979	0.46	0.01	0.05	Corridor - 3	20	0	9	Office			9		NO
6243026005	12305	INDUSTRIAL AVE	0	0.52	0.18	0.04	Corridor - 3	20	0	10	Light industrials, machine shops, printing			10		NO
6243021012	11900	CENTER ST	0	0.56	0.31	0.26	Corridor - 3	20	0	11	Light industrials, machine shops, printing			11		NO
6243025028	12340	CENTER ST	1974	0.92	0.36	0.14	Corridor - 3	20	0	18	Heaving industrial			18		NO
6243022017	12025	INDUSTRIAL AVE	1944	1.00	0.51	0.55	Corridor - 3	20	0	20	Church			20		NO
6243021020	11708	CENTER ST	1949	1.02	0.75	0.50	Corridor - 3	20	0	20	Light industrials, machine shops, printing			20		NO
6243025027	12428	CENTER ST	1981	1.15	0.04	0.19	Corridor - 3	20	0	23	Office			23		NO
6243021007	11800	CENTER ST	1942	1.31	0.80	0.70	Corridor - 3	20	0	26	Heaving industrial			26		NO
6243021011	12014	CENTER ST	0	2.08	0.85	0.51	Corridor - 3	20	0	42	Warehouse			42		NO
6243016039	11922	GARFIELD AVE	1941	0.14	0.24	0.70	Hollydale Mixed Use - 1	20	0	3	Professional office				3	NO
6243010031	0		1966	0.19	0.25	0.03	Hollydale Mixed Use - 1	20	0	4	Parking				4	NO
6243015039	12000	GARFIELD AVE	1966	0.20	0.55	0.49	Hollydale Mixed Use - 1	20	0	4	Parking				4	NO
6243015003	12010	GARFIELD AVE	1946	0.23	0.98	0.92	Hollydale Mixed Use - 1	20	0	5	Stores				5	NO
6236019013	13663	GARFIELD AVE	1939	0.24	0.09	0.03	Hollydale Mixed Use - 1	20	1	4	Single residence				4	NO
6243009037	11919	GARFIELD AVE	1962	0.25	0.12	0.62	Hollydale Mixed Use - 1	20	0	5	Restaurant			5		NO
6236012014	13621	GARFIELD AVE	1952	0.26	0.23	0.46	Hollydale Mixed Use - 1	20	0	5	Restaurant			5		NO
6234008007	11211	GARFIELD AVE	1946	0.33	0.68	0.70	Hollydale Mixed Use - 1	20	0	7	Light industrials, machine shops, printing			7		NO
6236019012	13651	GARFIELD AVE	1954	0.33	0.19	0.40	Hollydale Mixed Use - 1	20	0	7	Auto related uses			7		NO
6243012003	12310	GARFIELD AVE	1967	0.35	0.10	0.29	Hollydale Mixed Use - 1	20	0	7	Service station			7		NO

Table C-1: Specific Plan Sites

AIN	No	Street Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
6243010040	12101	GARFIELD AVE	1950	0.51	0.43	0.33	Hollydale Mixed Use - 1	20	2	8	Stores			8		NO
6234008033	11211	GARFIELD AVE	1946	0.61	0.22	0.26	Hollydale Mixed Use - 1	20	0	12	Light industrials, machine shops, printing			12		NO
6234008032	11245	GARFIELD AVE	1960	1.25	0.10	0.52	Hollydale Mixed Use - 1	20	0	25	Light industrials, machine shops, printing			25		NO
6264005002	13136	PARAMOUNT BLVD	1950	0.11	0.18	0.20	Hollydale Mixed Use - 2	30	0	3	Auto related uses					3 NO
6243040037	13515	PARAMOUNT BLVD	1924	0.12	0.33	0.55	Hollydale Mixed Use - 2	30	0	4	Stores					4 NO
6243037028	13223	PARAMOUNT BLVD	1948	0.13	0.74	1.50	Hollydale Mixed Use - 2	30	0	4	Stores					4 NO
6243036026	13159	PARAMOUNT BLVD	1954	0.13	0.73	0.84	Hollydale Mixed Use - 2	30	0	4	Professional office					4 NO
6243036027	13167	PARAMOUNT BLVD	1950	0.13	0.54	0.69	Hollydale Mixed Use - 2	30	0	4	Store and residence					4 NO
6243036028	13175	PARAMOUNT BLVD	1960	0.13	0.62	0.80	Hollydale Mixed Use - 2	30	0	4	Store and residence					4 NO
6243040032	13519	PARAMOUNT BLVD	1955	0.13	0.59	1.25	Hollydale Mixed Use - 2	30	0	4	Stores					4 NO
6243038027	13333	PARAMOUNT BLVD	1941	0.13	0.48	1.00	Hollydale Mixed Use - 2	30	0	4	Office					4 NO
6264019057	13516	PARAMOUNT BLVD	1946	0.14	0.25	0.84	Hollydale Mixed Use - 2	30	0	4	Store and residence					4 NO
6243039035	13401	PARAMOUNT BLVD	1953	0.16	0.70	1.50	Hollydale Mixed Use - 2	30	0	5	Church					5 NO
6264006009	8011	GOLDEN AVE	1940	0.16	0.48	1.23	Hollydale Mixed Use - 2	30	1	4	Store and residence					4 NO
6264006008	13308	PARAMOUNT BLVD	1941	0.19	0.23	0.67	Hollydale Mixed Use - 2	30	0	6	Store and residence					6 NO
6264019040	13508	PARAMOUNT BLVD	1947	0.19	0.53	0.95	Hollydale Mixed Use - 2	30	0	6	Stores					6 NO
6243037030	13209	PARAMOUNT BLVD	1946	0.19	0.26	0.43	Hollydale Mixed Use - 2	30	0	6	Auto related uses					6 NO
6243040038	13533	PARAMOUNT BLVD	0	0.19	-	-	Hollydale Mixed Use - 2	30	0	6	Vacant					6 NO
6243034028	13067	PARAMOUNT BLVD	1948	0.22	0.29	0.25	Hollydale Mixed Use - 2	30	1	5	Private school, day care					5 NO
6243037029	13235	PARAMOUNT BLVD	1971	0.23	0.19	0.16	Hollydale Mixed Use - 2	30	0	7	Restaurant					7 NO
6264005020	13100	PARAMOUNT BLVD	1972	0.25	0.46	0.20	Hollydale Mixed Use - 2	30	0	7	Stores					7 NO
6264005001	13150	PARAMOUNT BLVD	1947	0.25	0.56	0.73	Hollydale Mixed Use - 2	30	0	7	Stores					7 NO
6264006003	13204	PARAMOUNT BLVD	1948	0.25	0.35	0.49	Hollydale Mixed Use - 2	30	0	8	Office					8 NO
6264006002	13194	PARAMOUNT BLVD	1964	0.25	0.50	0.39	Hollydale Mixed Use - 2	30	0	8	Office					8 NO
6264006004	13206	PARAMOUNT BLVD	1959	0.25	0.39	0.83	Hollydale Mixed Use - 2	30	0	8	Store and residence					8 NO
6264019082	0		0	0.26	-	-	Hollydale Mixed Use - 2	30	0	8	Vacant					8 NO
6243039034	13421	PARAMOUNT BLVD	1945	0.42	0.35	1.39	Hollydale Mixed Use - 2	30	0	12	Church					12 NO
6264006039	13300	PARAMOUNT BLVD	1964	0.47	0.94	0.81	Hollydale Mixed Use - 2	30	0	14	Stores					14 NO
6243038028	13307	PARAMOUNT BLVD	1977	0.48	0.32	3.14	Hollydale Mixed Use - 2	30	0	14	Old strip mall (liquor store, donut shop)					14 NO
6264020059	13621	RUTHER AVE	1953	0.49	0.16	2.97	Hollydale Mixed Use - 2	30	1	14	Church, residence					14 NO
6243035025	13129	PARAMOUNT BLVD	1936	0.56	0.47	0.67	Hollydale Mixed Use - 2	30	0	17	Church					17 NO
6264006001	13180	PARAMOUNT BLVD	1984	0.57	0.40	0.67	Hollydale Mixed Use - 2	30	1	16	Private school, day care			16		NO
6264006029	13228	PARAMOUNT BLVD	1966	0.63	0.14	0.19	Hollydale Mixed Use - 2	30	0	19	Club, lodge			19		NO
6264019035	13500	PARAMOUNT BLVD	1987	0.64	0.29	1.89	Hollydale Mixed Use - 2	30	1	18	Delinquent tax status			18		NO
6264020066	0		0	1.07	-	-	Hollydale Mixed Use - 2	30	0	32	Vacant			32		NO

C-4 Housing Element

Table C-1: Specific Plan Sites

AIN	No	Street_Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
6234005008	0		0	0.17	-	-	Hollydale Mixed Use - 3	40	0	7	Vacant			7		YES
6234005015	5740	IMPERIAL HWY	1988	0.36	0.13	1.22	Hollydale Mixed Use - 3	40	0	14	Old strip mall with large surface parking			14		NO
6234004020	5800	IMPERIAL HWY	1966	0.40	0.10	0.63	Hollydale Mixed Use - 3	40	1	15	Parking			15		YES
6234005002	5760	IMPERIAL HWY	1984	0.48	0.16	0.94	Hollydale Mixed Use - 3	40	1	18	Restaurant			18		NO
6234005010	5710	IMPERIAL HWY	1988	1.31	0.32	0.85	Hollydale Mixed Use - 3	40	1	51	Stores		51			YES
6243020900	5720	GARDENDALE ST	0	0.19	-	-	Neighborhood Medium	20	0	3	Parking				3	NO
6234008058	5595	GARDENDALE ST	1949	0.34	0.37	0.14	Neighborhood Medium	20	1	4	Warehouse				4	NO
										737			153	341	243	

Table C-1: Specific Plan Sites

AIN	No	Street_Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
Tweedy Specific Plan																
6221026800	0		0	0.48	-	-	Industrial Flex	40	0	19	Utility			19		NO
6221026019	0		1946	1.10	0.57	0.02	Industrial Flex	40	0	44	Light industrials, machine shops, printing		44			NO
6222038019	5268	WOOD AVE	0	0.89	-	-	Industrial Flex	40	0	36	Vacant		36			NO
6209003800	0		0	0.19	-	-	Neighborhood Medium	20	0	3	Utility				3	NO
6209022031	9722	SAN ANTONIO AVE	1940	0.48	0.48	0.83	Neighborhood Medium	20	0	8	Church			8		NO
6203018008	9810	SAN GABRIEL AVE	1924	0.22	0.07	0.32	Neighborhood Medium	20	1	3	Single residence					3 NO
6203019916	9824	SAN JUAN AVE		0.11	-	-	Neighborhood Medium	20	0	2	Parking					2 NO
6203021012	9836	SAN MIGUEL AVE		0.10	-	-	Neighborhood Medium	20	0	2	Parking					2 NO
6220024024	9923	PINEHURST AVE		0.23	-	-	Neighborhood Medium	20	0	4	Vacant Lot					4 NO
6218007056	0		1955	0.15	1.00	0.02	Tweedy Mixed Use - 1	20	0	3	Parking					3 NO
6218007055	0		1956	0.15	1.00	0.02	Tweedy Mixed Use - 1	20	0	3	Parking					3 NO
6223013900	0		0	0.18	-	-	Tweedy Mixed Use - 1	20	0	4	Parking					4 NO
6218021036	0		0	0.18	-	-	Tweedy Mixed Use - 1	20	0	4	Vacant					4 NO
6217017900	0		0	0.20	-	-	Tweedy Mixed Use - 1	20	0	4	Parking					4 NO
6203024900	0		0	0.20	-	-	Tweedy Mixed Use - 1	20	0	4	Parking					4 NO
6218001044	0		1948	0.21	1.00	0.07	Tweedy Mixed Use - 1	20	0	4	Parking					4 NO
6218001043	0		1948	0.26	0.13	0.07	Tweedy Mixed Use - 1	20	1	4	Parking					4 NO
6207016048	0		1960	0.30	1.00	0.01	Tweedy Mixed Use - 1	20	0	6	Parking			6		NO
6203019900	0		0	0.33	-	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6205015900	0		0	0.33	-	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6218010900	0		0	0.34	-	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6209022900	0		0	0.34	-	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6205015905	0		1960	0.35	0.66	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6217018900	0		0	0.39	-	-	Tweedy Mixed Use - 1	20	0	8	Parking			8		NO
6218022037	0		1950	0.45	1.00	0.10	Tweedy Mixed Use - 1	20	0	9	Parking			9		NO
6223018049	0		0	0.50	-	-	Tweedy Mixed Use - 1	20	0	10	Vacant			10		NO
6205016902	2541	TWEEDY BLVD	1955	0.34	1.00	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6205016007	2545	TWEEDY BLVD	1946	0.22	0.49	0.68	Tweedy Mixed Use - 1	20	0	4	Light industrials, machine shops, printing					4 NO
6205016004	2561	TWEEDY BLVD	1920	0.22	0.18	0.24	Tweedy Mixed Use - 1	20	1	3	Single residence					3 NO
6205015902	2751	TWEEDY BLVD	0	0.33	-	-	Tweedy Mixed Use - 1	20	0	7	Vacant			7		NO
6205015030	2809	TWEEDY BLVD	1951	0.34	0.83	0.57	Tweedy Mixed Use - 1	20	0	7	Professional office			7		NO
6207004031	3030	TWEEDY BLVD	1946	0.24	0.43	0.22	Tweedy Mixed Use - 1	20	0	5	Auto related uses					5 NO
6207004038	3050	TWEEDY BLVD	1932	0.23	0.84	0.51	Tweedy Mixed Use - 1	20	0	5	Professional office					5 NO
6206011004	3052	NEBRASKA AVE	1923	0.15	0.17	0.28	Tweedy Mixed Use - 1	20	0	3	Single residence					3 NO

C-6 Housing Element

Table C-1: Specific Plan Sites

AIN	No	Street Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
6206012010	3173	TWEEDY BLVD	1957	0.14	0.38	0.82	Tweedy Mixed Use - 1	20	0	3	Professional office				3	NO
6206012013	3185	TWEEDY BLVD	1982	0.36	0.27	1.00	Tweedy Mixed Use - 1	20	0	7	Service and repair			7		NO
6209003017	3255	TWEEDY BLVD	1980	0.63	0.90	0.77	Tweedy Mixed Use - 1	20	0	13	Fast food			13		NO
6209004019	3275	TWEEDY BLVD	1957	0.17	0.41	0.89	Tweedy Mixed Use - 1	20	0	3	Professional office				3	NO
6209004018	3285	TWEEDY BLVD	1941	0.17	0.25	0.90	Tweedy Mixed Use - 1	20	0	3	Auto related uses				3	NO
6208001004	3288	TWEEDY BLVD	1953	0.16	0.35	0.93	Tweedy Mixed Use - 1	20	0	3	Stores				3	NO
6208001023	3310	TWEEDY BLVD	1964	0.27	0.23	0.60	Tweedy Mixed Use - 1	20	0	5	Stores			5		NO
6209010036	3337	TWEEDY BLVD	1966	0.15	0.18	0.30	Tweedy Mixed Use - 1	20	0	3	Restaurant				3	NO
6208002004	3338	TWEEDY BLVD	1954	0.21	0.39	0.91	Tweedy Mixed Use - 1	20	0	4	Stores				4	NO
6208002031	3352	TWEEDY BLVD	0	0.71	0.99	0.02	Tweedy Mixed Use - 1	20	0	14	Parking			14		NO
6209015040	3411	TWEEDY BLVD	1989	0.23	0.52	0.35	Tweedy Mixed Use - 1	20	1	4	Stores				4	NO
6209022020	3605	TWEEDY BLVD	1970	0.19	0.37	0.92	Tweedy Mixed Use - 1	20	0	4	Restaurant				4	NO
6209022017	3625	TWEEDY BLVD	1953	0.17	0.89	0.82	Tweedy Mixed Use - 1	20	0	3	Stores				3	NO
6203019016	3923	TWEEDY BLVD	1933	0.22	0.49	0.94	Tweedy Mixed Use - 1	20	0	4	Store and office				4	NO
6223013044	3946	TWEEDY BLVD	1952	0.21	0.56	0.78	Tweedy Mixed Use - 1	20	0	4	Stores				4	NO
6203020900	4035	TWEEDY BLVD	0	1.20	-	-	Tweedy Mixed Use - 1	20	0	24	Parking			24		NO
6218021019	4204	TWEEDY BLVD	1966	0.25	0.16	0.42	Tweedy Mixed Use - 1	20	0	5	Service station			5		NO
6203024020	4225	TWEEDY BLVD	1951	0.19	0.38	1.00	Tweedy Mixed Use - 1	20	0	4	Professional office				4	NO
6203024021	4235	TWEEDY BLVD	1958	0.17	0.57	0.87	Tweedy Mixed Use - 1	20	0	3	Store and office				3	NO
6217017057	4363	TWEEDY BLVD	1955	0.17	0.76	0.83	Tweedy Mixed Use - 1	20	0	3	Stores				3	NO
6217015901	4470	MISSOURI AVE	0	0.35	-	-	Tweedy Mixed Use - 1	20	0	7	Parking			7		NO
6222032001	9590	ATLANTIC AVE	1953	0.18	1.00	0.09	Tweedy Mixed Use - 1	20	0	4	Parking				4	NO
6222031026	9720	ATLANTIC AVE	1964	0.21	0.39	0.57	Tweedy Mixed Use - 1	20	0	4	Auto related uses				4	NO
6206012003	9812	LONG BEACH BLVD	1953	0.21	0.07	0.03	Tweedy Mixed Use - 1	20	0	4	Auto related uses				4	NO
6209009046	9832	DEARBORN AVE	1975	0.19	0.87	0.42	Tweedy Mixed Use - 1	20	0	4	Parking				4	NO
6206011033	9853	LONG BEACH BLVD	1964	0.37	0.07	0.16	Tweedy Mixed Use - 1	20	0	7	Service station			7		NO
6205016013	9854	ALAMEDA ST	0	0.57	-	-	Tweedy Mixed Use - 1	20	0	11	Vacant			11		NO
6218022901	9933	BOWMAN AVE	0	0.30	-	-	Tweedy Mixed Use - 1	20	0	6	Parking			6		NO
6218007900	9936	BOWMAN AVE	0	0.60	-	-	Tweedy Mixed Use - 1	20	0	12	Parking			12		NO
6209021044	0		1956	0.10	0.88	0.03	Tweedy Mixed Use - 2	30	0	3	Parking				3	NO
6217016900	0		0	0.12	-	-	Tweedy Mixed Use - 2	30	0	4	Triplex				4	NO
6218006067	0		1948	0.13	1.00	0.00	Tweedy Mixed Use - 2	30	0	4	Parking				4	NO
6209021900	0		0	0.19	-	-	Tweedy Mixed Use - 2	30	0	6	Parking				6	NO
6218006068	0		1948	0.20	0.91	0.03	Tweedy Mixed Use - 2	30	0	6	Parking				6	NO
6208021902	0		0	0.33	-	-	Tweedy Mixed Use - 2	30	0	10	Parking				10	NO

Table C-1: Specific Plan Sites

AIN	No	Street_Name	Year Built	Acres	Extg FAR	IVLR	SP Designation	Density	Extg Units	Pot'l Units	Existing Uses	Consolidation	Lower	M	AM	5th HE
6218015903	0		0	0.60	-	-	Tweedy Mixed Use - 2	30	0	18	Parking		18			NO
6209016016	3451	TWEEDY BLVD	1924	0.18	0.43	0.64	Tweedy Mixed Use - 2	30	0	5	Store and residence				5	NO
6209016015	3463	TWEEDY BLVD	1930	0.17	0.74	0.67	Tweedy Mixed Use - 2	30	0	5	Stores				5	NO
6208021018	3466	TWEEDY BLVD	1930	0.11	0.44	0.59	Tweedy Mixed Use - 2	30	0	3	Stores				3	NO
6209016014	3469	TWEEDY BLVD	1959	0.43	0.44	0.91	Tweedy Mixed Use - 2	30	0	13	Stores				13	NO
6208021038	3474	TWEEDY BLVD	1940	0.30	0.44	0.39	Tweedy Mixed Use - 2	30	0	9	Stores				9	NO
6223001907	3500	TWEEDY BLVD	0	0.15	-	-	Tweedy Mixed Use - 2	30	0	5	Parking				5	NO
6209021021	3511	TWEEDY BLVD	1950	0.17	0.53	0.44	Tweedy Mixed Use - 2	30	0	5	Stores				5	NO
6223007028	3710	TWEEDY BLVD	1966	1.95	0.26	0.24	Tweedy Mixed Use - 2	30	0	59	Stores		59			YES
6203017018	3729	TWEEDY BLVD	1948	0.11	0.43	0.45	Tweedy Mixed Use - 2	30	0	3	Store and residence				3	NO
6203017020	3737	TWEEDY BLVD	1956	0.15	0.35	0.88	Tweedy Mixed Use - 2	30	0	4	Restaurant				4	NO
6203018014	3817	TWEEDY BLVD	1925	0.21	0.47	0.53	Tweedy Mixed Use - 2	30	0	6	Stores				6	NO
6223012049	3848	TWEEDY BLVD	1986	2.05	0.68	0.39	Tweedy Mixed Use - 2	30	0	61	Neighborhood shopping		61			YES
6218015022	4100	TWEEDY BLVD	1960	0.13	1.14	0.62	Tweedy Mixed Use - 2	30	0	4	Stores				4	NO
6218015021	4116	TWEEDY BLVD	1959	0.13	1.14	0.62	Tweedy Mixed Use - 2	30	0	4	Stores				4	NO
6218006043	4400	TWEEDY BLVD	1955	0.48	0.94	0.11	Tweedy Mixed Use - 2	30	0	14	Parking				14	NO
6203022042	9775	OTIS ST	1974	0.79	0.38	0.41	Tweedy Mixed Use - 2	30	0	24	Neighborhood shopping		24			NO
6217016901	9837	BRYSON AVE	0	0.10	-	-	Tweedy Mixed Use - 2	30	0	3	Vacant				3	NO
6203018900	9837	SAN JUAN AVE	0	0.22	-	-	Tweedy Mixed Use - 2	30	0	7	Parking				7	NO
6203017900	9840	SAN CARLOS AVE	0	0.10	-	-	Tweedy Mixed Use - 2	30	0	3	Parking				3	NO
6223001015	10010	CALIFORNIA AVE	1954	0.10	0.32	0.98	Tweedy Mixed Use - 2	30	0	3	Stores				3	NO
6208021028	10015	CALIFORNIA AVE	1932	0.18	0.15	0.75	Tweedy Mixed Use - 2	30	1	5	Office and residence				5	NO
6209016032	9739	CALIFORNIA AVE	1967	1.05	0.14	1.98	Tweedy Mixed Use - 2	30	0	31	Vacant Building		31			NO
6203019915	9830	SAN JUAN AVE		0.11			Tweedy Mixed Use - 2	30	0	3	Parking				3	NO
6217016059	4433	TWEEDY BLVD	1952	0.09	0.76	1.80	Tweedy Mixed Use - 2	30	0	3	Vacant Building				3	NO
6217018059	4329	TWEEDY BLVD		0.09	-	-	Tweedy Mixed Use - 2	30	0	3	Vacant Lot				3	NO
6217018058	4321	TWEEDY BLVD	1925	0.08	0.15	0.04	Tweedy Mixed Use - 2	30	0	3	Vacant Building				3	NO
6217018055	4301	TWEEDY BLVD	1950	0.07	0.87	1.01	Tweedy Mixed Use - 2	30	0	2	Vacant Building				2	NO
										776			273	227	276	

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Existing Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6210018041	3451	FIRESTONE BLVD	1946	0.22	0.36	0.73	CC	30	0	6	Auto related uses			6	NO
6210018047	3475	FIRESTONE BLVD	1958	0.23	0.12	0.37	CC	30	0	7	Auto related uses			7	NO
6210016050	3530	FIRESTONE BLVD	1956	0.24	0.39	0.90	CC	30	0	7	Auto related uses			7	NO
6210018018	8615	CALIFORNIA AVE	1962	0.29	0.24	0.76	CC	30	1	8	Office and residence			8	YES
6210016003	8914	CALIFORNIA AVE	0	0.30	-	-	CC	30	0	9	Vacant, commercial			9	NO
6210014050	3601	FIRESTONE BLVD	1953	0.34	0.05	0.26	CC	30	0	10	Auto related uses			10	YES
6210020051	3420	FIRESTONE BLVD	1948	0.50	0.05	0.27	CC	30	0	15	Auto related uses			15	NO
6216030038	0		0	0.08	-	-	CDR1	75	0	6	Single residence			6	NO
6204016002	2911	FIRESTONE BLVD	1945	0.08	0.03	0.02	CDR1	75	0	6	Auto related uses			6	NO
6216028010	4308	FIRESTONE BLVD	1925	0.08	0.29	0.56	CDR1	75	1	5	Restaurant			5	NO
6216024013	0		0	0.10	-	-	CDR1	75	0	7	Vacant, commercial			7	NO
6204016005	0		0	0.10	-	-	CDR1	75	0	7	Vacant			7	NO
6204008024	3062	FIRESTONE BLVD	0	0.12	-	-	CDR1	75	0	9	Vacant			9	NO
6210009052	3901	FIRESTONE BLVD	1952	0.13	0.24	0.84	CDR1	75	0	10	Auto related uses			10	NO
6210013053	0		0	0.14	-	0.05	CDR1	75	0	10	Auto related uses			10	NO
6210008053	0		0	0.14	-	-	CDR1	75	0	10	Auto related uses			10	NO
6204010001	0		0	0.14	-	-	CDR1	75	0	10	Vacant			10	NO
6216024017	4420	FIRESTONE BLVD	1947	0.16	0.35	0.58	CDR1	75	1	11	Store and residence			11	NO
6204010002	3019	FIRESTONE BLVD	1935	0.21	0.21	0.50	CDR1	75	0	15	Auto related uses			15	NO
6204008025	3050	FIRESTONE BLVD	1953	0.23	0.07	0.44	CDR1	75	0	17	Auto related uses			17	NO
6210006003	4011	FIRESTONE BLVD	0	0.23	-	0.02	CDR1	75	0	17	Auto related uses			17	NO
6216030033	4230	FIRESTONE BLVD	1955	0.26	0.18	0.78	CDR1	75	0	19	Auto related uses			19	NO
6216030018	4200	FIRESTONE BLVD	1952	0.33	0.08	0.41	CDR1	75	0	25	Service station			25	NO
6204003041	0		1975	0.34	0.29	-	CDR1	75	1	25	Chrch parking			25	NO
6210009001	3939	FIRESTONE BLVD	1953	0.34	0.05	0.23	CDR1	75	0	26	Auto related uses			26	YES
6210007025	4000	FIRESTONE BLVD	1979	0.34	0.09	0.47	CDR1	75	0	26	Fast food			26	NO
6210025021	3271	FIRESTONE BLVD	1973	0.34	0.04	0.10	CDR1	75	0	26	Auto related uses			26	YES
6210007024	4014	FIRESTONE BLVD	1951	0.34	0.03	0.02	CDR1	75	1	25	Auto related uses			25	NO
6210013050	3705	FIRESTONE BLVD	1946	0.34	0.28	0.52	CDR1	75	0	26	Office			26	YES
6210010001	3827	FIRESTONE BLVD	1955	0.34	0.11	0.37	CDR1	75	0	26	Auto related uses			26	YES
6210010022	3801	FIRESTONE BLVD	1951	0.34	0.08	0.22	CDR1	75	0	26	Auto related uses			26	YES
6204010048	3003	FIRESTONE BLVD	1947	0.34	0.29	0.73	CDR1	75	0	26	Auto related uses			26	NO

Table C-2: Sites Outside of Specific Plan Areas

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Exsiting Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6204007022	3100	FIRESTONE BLVD	1955	0.34	0.02	0.26	CDR1	75	0	26	Auto related uses			26	NO
6210006050	4001	FIRESTONE BLVD	1958	0.34	0.28	0.25	CDR1	75	0	26	Auto related uses			26	NO
6210024053	3328	FIRESTONE BLVD	1966	0.34	0.03	0.50	CDR1	75	0	26	Restaurant			26	NO
6204005050	3151	FIRESTONE BLVD	1954	0.34	0.23	0.17	CDR1	75	0	26	Auto related uses			26	NO
6204002001	3225	FIRESTONE BLVD	1967	0.36	0.10	0.11	CDR1	75	0	27	Service station			27	NO
6204014050	2955	FIRESTONE BLVD	1955	0.36	0.10	0.25	CDR1	75	1	26	Auto related uses			26	NO
6204013025	2976	FIRESTONE BLVD	1947	0.37	0.06	0.14	CDR1	75	0	28	Auto related uses			28	NO
6204006054	8687	SOUTH GATE AVE	1974	0.41	0.33	0.00	CDR1	75	0	31	Parking			31	NO
6210008052	3900	FIRESTONE BLVD	1964	0.69	0.15	0.20	CDR1	75	0	52	Auto related uses	52			NO
6210012024	3700	FIRESTONE BLVD	1952	0.69	0.02	0.23	CDR1	75	1	51	Auto related uses	51			YES
6210023049	3382	FIRESTONE BLVD	1972	0.76	0.13	0.25	CDR1	75	0	57	Auto related uses	57			YES
6204011034	3020	FIRESTONE BLVD	1949	1.07	0.05	0.08	CDR1	75	0	80	Church with large parking	80			NO
6210025048	3255	FIRESTONE BLVD	1983	0.48	0.18	0.94	CDR1	75	0	36	Store and residence			36	YES
6210026041	3250	FIRESTONE BLVD	1991	0.50	0.08	0.60	CDR1	75	0	37	Service station	37			YES
6216026029	4360	FIRESTONE BLVD	1990	0.49	0.04	0.13	CDR1	75	0	37	Used car sales			37	NO
6233021900	0		1955	0.18	-	-	CDR2	32	0	6	Open storage			6	NO
6233026015	5739	IMPERIAL HWY	1968	0.18	0.15	0.75	CDR2	32	0	6	Office			6	NO
6204019003	8715	LONG BEACH BLVD	1922	0.18	0.11	0.20	CDR2	32	0	6	Single residence			6	NO
6204016003	8840	LONG BEACH BLVD	0	0.20	-	-	CDR2	32	0	6	Vacant			6	NO
6204017004	0		0	0.21	-	-	CDR2	32	0	7	Vacant			7	NO
6204018001	8601	LONG BEACH BLVD	1933	0.22	0.40	0.30	CDR2	32	0	7	Stores			7	NO
6222026044	9517	ATLANTIC AVE	0	0.24	-	0.10	CDR2	32	0	8	Church parking			8	NO
6233020017	5825	IMPERIAL HWY	1948	0.24	0.08	0.17	CDR2	32	1	7	Auto related uses			7	NO
6204018035	8635	LONG BEACH BLVD	1953	0.25	0.11	0.73	CDR2	32	0	8	Auto related uses			8	NO
6204019001	8707	LONG BEACH BLVD	1975	0.25	0.10	0.11	CDR2	32	0	8	Auto related uses			8	NO
6204013021	8904	LONG BEACH BLVD	1966	0.25	0.17	0.14	CDR2	32	1	7	Service station			7	NO
6222025011	9409	ATLANTIC AVE	1944	0.26	0.18	0.86	CDR2	32	1	7	Restaurant			7	NO
6204013020	8916	LONG BEACH BLVD	0	0.26	-	-	CDR2	32	0	8	Service station			8	NO
6233024006	10813	GARFIELD AVE	1954	0.27	0.48	0.20	CDR2	32	0	9	Light industrial, machine shops, printing			9	NO
6222025004	9309	ATLANTIC AVE	1946	0.33	0.38	0.68	CDR2	32	1	9	Light industrial, machine shops, printing			9	NO
6233021019	10654	GARFIELD AVE	1966	0.33	0.35	0.50	CDR2	32	0	11	Light industrial, machine shops, printing			11	NO
6202015047	0		0	0.33	-	-	CDR2	32	0	11	Vacant			11	NO
6204017032	8600	LONG BEACH BLVD	1953	0.34	0.21	0.21	CDR2	32	0	11	Stores			11	NO
6234010030	5662	IMPERIAL HWY	1957	0.34	0.10	0.02	CDR2	32	0	11	Auto related uses			11	NO
6204016004	8824	LONG BEACH BLVD	1938	0.34	0.29	0.65	CDR2	32	0	11	Restaurant			11	NO

Table C-2: Sites Outside of Specific Plan Areas

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Exsiting Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6222026041	9501	ATLANTIC AVE	1945	0.34	0.29	0.23	CDR2	32	0	11	Auto related uses			11	NO
6234004032	10932	VULCAN ST	1952	0.38	0.39	0.49	CDR2	32	0	12	Light industrial, machine shops, printing			12	YES
6234004031	10940	VULCAN ST	1952	0.43	0.35	0.95	CDR2	32	0	14	Light industrial, machine shops, printing			14	YES
6234004034	5810	IMPERIAL HWY	1961	0.43	0.48	0.63	CDR2	32	0	14	Stores			14	NO
6234004030	10950	VULCAN ST	1953	0.45	0.33	0.59	CDR2	32	0	14	Light industrial, machine shops, printing			14	YES
6233030003	5635	IMPERIAL HWY	1954	0.57	0.33	0.60	CDR2	32	0	18	Light industrial, machine shops, printing	18			NO
6222026005	9533	ATLANTIC AVE	1958	0.64	0.10	0.54	CDR2	32	0	21	Light industrial, machine shops, printing	21			NO
6204017036	8738	LONG BEACH BLVD	1952	0.67	0.13	0.07	CDR2	32	0	21	Auto related uses	21			NO
6233026004	10825	SESSLER ST	1951	0.74	0.42	0.07	CDR2	32	0	24	Light industrial, machine shops, printing	24			NO
6234010003	5636	IMPERIAL HWY	1951	0.97	0.03	0.11	CDR2	32	0	31	Nursery, greenhouse	31			NO
6233031802	5543	IMPERIAL HWY	0	1.79	-	-	CDR2	32	0	57	Rooming house	57			NO
6233030018	5601	IMPERIAL HWY	1978	4.11	0.29	0.45	CDR2	32	0	132	Food processing	132			NO
6234004029	10986	VULCAN ST	1985	0.48	0.04	0.06	CDR2	32	1	14	Office			14	YES
6222006018	4980	FIRESTONE BLVD	1947	0.07	0.04	0.44	IF	75	0	5	Light industrial, machine shops, printing			5	NO
6222006024	4938	FIRESTONE BLVD	1945	0.07	0.13	0.28	IF	75	0	5	Auto related uses			5	NO
6216006005	4405	FIRESTONE BLVD	1965	0.08	0.06	0.51	IF	75	0	6	Auto related uses			6	NO
6222033004	0		0	0.09	-	-	IF	75	0	7	Vacant, triplex			7	NO
6222007020	8945	LOTTA AVE	1926	0.11	0.40	0.44	IF	75	0	8	Store and residence			8	NO
6222007019	0		0	0.11	-	-	IF	75	0	8	Vacant, triplex			8	NO
6222007017	0		0	0.11	-	-	IF	75	0	9	Vacant, triplex			9	NO
6222007018	8953	LOTTA AVE	1927	0.11	0.20	0.15	IF	75	1	8	Office			8	NO
6222007033	0		0	0.11	-	-	IF	75	0	9	Vacant, triplex			9	NO
6222007032	8969	LOTTA AVE	1929	0.11	0.24	0.63	IF	75	1	8	Single residence			8	NO
6222007013	8973	LOTTA AVE	1954	0.11	0.40	0.44	IF	75	0	9	Light industrial, machine shops, printing			9	NO
6222007012	8977	LOTTA AVE	1963	0.11	0.45	0.53	IF	75	0	9	Light industrial, machine shops, printing			9	NO
6222006002	8952	LOTTA AVE	0	0.12	-	-	IF	75	0	9	Vacant, triplex			9	NO
6216006003	4383	FIRESTONE BLVD	1947	0.15	0.24	0.23	IF	75	0	11	Auto related uses			11	NO
6216006004	4401	FIRESTONE BLVD	1945	0.15	0.45	0.52	IF	75	0	11	Auto related uses			11	NO
6222006028	4988	FIRESTONE BLVD	1946	0.17	0.08	0.84	IF	75	0	13	Boarded up building			13	NO
6216003005	0		0	0.22	-	0.01	IF	75	0	17	Vacant, triplex			17	NO
6222006029	4976	FIRESTONE BLVD	1952	0.31	0.24	0.41	IF	75	0	23	Auto related uses			23	NO
6216002008	4201	FIRESTONE BLVD	1958	0.32	0.10	0.28	IF	75	0	24	Service station			24	NO
6216008002	0		0	0.42	-	0.01	IF	75	0	31	Vacant, triplex			31	NO
6222006027	4988	FIRESTONE BLVD	1949	0.44	0.21	0.90	IF	75	0	33	Boarded up building			33	NO
6222006013	8980	KENDALL AVE	1946	0.46	0.15	0.11	IF	75	0	35	Auto related uses			35	NO

Table C-2: Sites Outside of Specific Plan Areas

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Existing Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6210005049	4135	FIRESTONE BLVD	1952	0.54	0.13	0.59	IF	75	1	40	Fast food	40			NO
6222005030	0		0	1.33	-	-	IF	75	0	100	Light industrial, machine shops, printing	100			NO
6216003010	4231	FIRESTONE BLVD	1941	2.39	0.35	0.14	IF	75	0	179	Light industrial, machine shops, printing	54	36	89	YES
6216003008	8686	RHEEM AVE	1944	2.94	0.49	0.49	IF	75	0	221	Light industrial, machine shops, printing	66	44	111	NO
6222005031	9208	ATLANTIC AVE	0	5.78	-	-	IF	75	0	434	Light industrial, machine shops, printing	130	87	217	NO
6222005017	8990	ATLANTIC AVE	1941	7.10	0.48	0.25	IF	75	0	532	Warehouse	160	106	266	YES
6211002034	0		0	0.13	-	-	MS	40	0	4	Vacant, residential				4 NO
6210019012	8959	CALIFORNIA AVE	1937	0.15	0.29	0.87	MS	40	0	4	Office				4 NO
6211005011	8462	STATE ST	1945	0.15	0.20	0.14	MS	40	0	4	Stores				4 NO
6211009019	3221	LIBERTY BLVD	1943	0.15	0.33	0.79	MS	40	0	4	Medical office				4 NO
6215023004	8125	CALIFORNIA AVE	1926	0.15	0.11	0.25	MS	40	1	3	Single residence				3 NO
6215023006	8133	CALIFORNIA AVE	1927	0.15	0.16	0.57	MS	40	1	3	Single residence				3 NO
6215023010	8149	CALIFORNIA AVE	1929	0.15	0.27	0.56	MS	40	1	3	Office and residence				3 NO
6215023011	8153	CALIFORNIA AVE	1927	0.15	0.20	0.78	MS	40	1	3	Single residence				3 NO
6215023012	8159	CALIFORNIA AVE	1926	0.15	0.15	0.46	MS	40	1	3	Single residence				3 NO
6208022051	10211	CALIFORNIA AVE	1926	0.15	0.27	0.83	MS	40	0	4	Single residence				4 NO
6207028012	3154	TECUMSEH AVE	1951	0.15	0.29	0.67	MS	40	1	3	Single residence				3 NO
6207028011	3150	TECUMSEH AVE	1947	0.15	0.17	0.69	MS	40	1	3	Single residence				3 NO
6215023007	8137	CALIFORNIA AVE	1927	0.15	0.17	0.37	MS	40	1	3	Single residence				3 NO
6210016017	8980	CALIFORNIA AVE	1927	0.15	0.16	0.46	MS	40	1	3	Single residence				3 NO
6207032034	2945	CENTURY BLVD	1959	0.16	0.14	0.25	MS	40	0	4	Auto related uses				4 NO
6223003006	10540	CALIFORNIA AVE	1931	0.16	0.17	0.43	MS	40	1	3	Single residence				3 NO
6209001014	9318	STATE ST	1927	0.16	0.19	0.81	MS	40	1	4	Single residence				4 NO
6209001011	9312	STATE ST	1926	0.16	0.19	0.91	MS	40	1	4	Single residence				4 NO
6215021024	8400	CALIFORNIA AVE	1942	0.17	0.14	0.39	MS	40	0	5	Auto related uses				5 NO
6208022046	10313	CALIFORNIA AVE	1941	0.17	0.17	0.63	MS	40	1	4	Single residence				4 NO
6208023035	10537	CALIFORNIA AVE	0	0.17	0.16	0.30	MS	40	1	4	Single residence				4 NO
6215023015	8173	CALIFORNIA AVE	1927	0.17	0.17	0.27	MS	40	1	4	Single residence				4 NO
6210019002	8997	CALIFORNIA AVE	1929	0.18	0.29	0.51	MS	40	1	4	Stores				4 NO
6209017015	9621	CALIFORNIA AVE	1949	0.19	0.36	0.73	MS	40	0	5	Restaurant				5 NO
6215023014	8169	CALIFORNIA AVE	1919	0.19	0.20	0.67	MS	40	1	4	Single residence				4 NO
6211009012	8151	STATE ST	1921	0.21	0.13	0.47	MS	40	1	5	Single residence				5 NO
6207027013	3227	CENTURY BLVD	1923	0.23	0.10	0.33	MS	40	1	6	Single residence				6 NO
6215023013	8165	CALIFORNIA AVE	1927	0.27	0.14	0.92	MS	40	1	7	Single residence				7 NO
6209017001	9501	CALIFORNIA AVE	1975	0.28	0.19	0.46	MS	40	0	8	Stores				8 NO

AIN	No	Street Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Existing Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6209019028	9308	CALIFORNIA AVE	1929	0.38	0.33	0.18	MS	40	0	11	Stores			11	NO
6211002032	8126	STATE ST	1945	0.39	0.15	0.21	MS	40	1	10	Vacant Building			10	NO
6215020044	3507	LIBERTY BLVD	1975	0.44	0.23	0.27	MS	40	1	11	Stores			11	NO
6209017042	9529	CALIFORNIA AVE	1938	0.57	0.26	0.80	MS	40	0	16	private recreation, delinquent tax status			16	NO
6211006030	8431	STATE ST	1990	0.67	0.25	0.92	MS	40	1	26	Church parking	26			NO
6210026027	8936	STATE ST	1946	0.39	0.29	0.68	NM	20	0	5	Service and repair			5	NO
6215004001	8100	OTIS ST	1948	0.41	0.35	0.92	NM	20	0	6	Club, lodge			6	NO
6234008079	5505	GARDENDALE ST.	1953	0.49	0.07	0.44	NM	20	1	6	Single residence			6	NO
6234008054	5495	GARDENDALE ST	0	0.52	-	-	NM	20	0	7	Vacant, residential			7	NO
6234008041	5475	GARDENDALE ST	1950	0.58	0.09	0.84	NM	20	1	7	Single residence			7	NO
6234008074	5485	GARDENDALE ST	1954	0.61	0.08	0.30	NM	20	1	8	Single residence			8	NO
6234001122	0		0	0.78	-	-	NM	20	0	11	Vacant, residential			11	NO
6216016026	4600	FIRESTONE BLVD	1940	0.16	0.16	0.50	UN	40	0	6	Restaurant			6	NO
6216014013	4660	FIRESTONE BLVD	1953	0.16	0.22	0.66	UN	40	0	6	Auto related uses			6	NO
6206003013	9415	LONG BEACH BLVD	1947	0.16	0.16	0.70	UN	40	0	6	Single residence			6	NO
6221009030	10530	ATLANTIC AVE	1980	0.17	0.39	0.76	UN	40	0	7	Veterinary office			7	NO
6206018009	9324	LONG BEACH BLVD	1936	0.17	0.14	0.26	UN	40	0	7	Office			7	NO
6221009028	10524	ATLANTIC AVE	1952	0.17	0.48	0.20	UN	40	0	7	Church with large parking			7	NO
6221009002	10436	ATLANTIC AVE	1955	0.17	0.50	0.66	UN	40	0	7	Stores			7	NO
6221009027	10500	ATLANTIC AVE	0	0.17	-	-	UN	40	0	7	Vacant, commercial			7	NO
6204013002	9036	LONG BEACH BLVD	0	0.18	-	-	UN	40	0	7	Vacant			7	NO
6204023006	2722	FIRESTONE BLVD	1946	0.18	0.21	0.51	UN	40	0	7	Stores			7	NO
6221007004	10407	ATLANTIC AVE	1955	0.22	0.13	0.29	UN	40	0	9	Restaurant			9	NO
6202029032	0		0	0.22	-	-	UN	40	0	9	Parking			9	NO
6206013030	9710	LONG BEACH BLVD	1939	0.23	0.22	0.26	UN	40	1	8	Stores			8	NO
6204012006	9110	LONG BEACH BLVD	0	0.23	-	-	UN	40	0	9	Vacant			9	NO
6216016011	4616	FIRESTONE BLVD	1948	0.24	0.49	0.60	UN	40	0	10	Auto related uses			10	NO
6221003044	10232	ATLANTIC AVE	1948	0.26	0.43	0.95	UN	40	0	10	Stores			10	NO
6194003041	5141	IMPERIAL HWY	1966	0.27	0.05	0.37	UN	40	0	11	Restaurant			11	NO
6221007013	10420	ATLANTIC AVE	1949	0.28	0.06	0.09	UN	40	1	10	Auto related uses			10	NO
6222007004	8940	ATLANTIC AVE	1931	0.28	0.28	0.14	UN	40	2	9	Restaurant			9	YES
6194003026	5155	IMPERIAL HWY	1959	0.28	0.40	1.00	UN	40	0	11	Auto related uses			11	NO
6206004012	9535	LONG BEACH BLVD	1930	0.29	0.14	0.82	UN	40	0	12	Restaurant			12	NO
6206019011	9230	LONG BEACH BLVD	1958	0.29	0.29	0.81	UN	40	0	12	Auto related uses			12	NO
6221007018	10400	ATLANTIC AVE	1948	0.32	0.11	0.25	UN	40	1	12	Auto related uses			12	NO

Table C-2: Sites Outside of Specific Plan Areas

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Exsiting Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6204023005	2732	FIRESTONE BLVD	1954	0.38	0.38	0.41	UN	40	0	15	Store and office			15	NO
6204019027	8730	SANTA FE AVE	1946	0.39	0.42	0.86	UN	40	0	16	Vacant Building			16	NO
6204021018	2801	FIRESTONE BLVD	1963	0.39	0.24	0.34	UN	40	0	16	Restaurant			16	NO
6206016029	9536	LONG BEACH BLVD	1946	0.43	0.23	0.43	UN	40	2	15	Restaurant			15	NO
6222008009	4860	FIRESTONE BLVD	1960	0.43	0.06	0.09	UN	40	0	17	Service station			17	NO
6222008010	4858	FIRESTONE BLVD	1951	0.59	0.17	0.74	UN	40	0	24	Auto related uses	24			NO
6204032001	2400	FIRESTONE BLVD	1956	0.59	0.31	0.23	UN	40	0	24	Auto related uses	24			NO
6202015038	2639	SANTA ANA ST	1980	1.20	0.23	0.87	UN	40	0	48	Neighborhood shopping	48			NO
6202015037	2655	SANTA ANA ST	1980	1.93	0.27	0.63	UN	40	0	77	Stores	77			NO
6202015039	2633	SANTA ANA ST	1980	2.62	0.31	0.53	UN	40	0	105	Neighborhood shopping	105			NO
6204002050	3211	FIRESTONE BLVD	1966	2.72	0.32	0.27	UN	40	0	109	Supermarket	109			NO
6211026033	8536	LONG BEACH BLVD	1987	0.27	0.34	0.39	UN	40	0	11	Neighborhood shopping			11	NO
6211026032	8530	LONG BEACH BLVD	1987	1.29	0.33	0.38	UN	40	0	51	Neighborhood shopping	51			NO
6202030001	8401	LONG BEACH BLVD	1986	0.13	0.28	0.82	UN	40	0	5	Office			5	NO
6204020017	2701	FIRESTONE BLVD	1989	0.67	0.31	0.98	UN	40	0	27	Neighborhood shopping	27			NO
6206004025	9507	LONG BEACH BLVD	1988	0.48	0.42	0.01	UN	40	2	17	Vacant Lot			17	NO
6204030032	2500	FIRESTONE BLVD	1991	0.71	0.44	0.87	UN	40	0	28	Auto service	28			NO
6202015046	8012	LONG BEACH BLVD		0.40	-		UN	40	0	16	Vacant Lot		16		NO
6204019046	8739	LONG BEACH BLVD		0.55			CDR2	32	0	18	Vacant Building	18			NO
6204019025	8700	SANTA FE AVE		0.11			UN	40	0	5	Vacant Building			5	NO
6202025004	8275	LONG BEACH BLVD		0.13	-		UN	40	0	5	Vacant Lot			5	NO
6202029002	8175	SEVILLE AVE		0.07	-		NM	20	0	1	Vacant Lot			1	NO
6204012007	9100	LONG BEACH BLVD	1941	0.32	0.86	4.25	UN	40	0	13	Vacant Building	13			NO
6205012005	9120	LONG BEACH BLVD		0.22	-	0.24	UN	40	0	9	Vacant Lot with 9100 LB	9			NO
6205012006	9110	LONG BEACH BLVD		0.23	-	-	UN	40	0	9	Vacant Lot with 9100 LB	9			NO
6205012008				0.14			UN	40	0	6	Vacant Lot with 9100 LB	6			NO
6211002024	8174	STATE ST	1938	0.37	0.76	3.62	MS	40	0	10	Vacant Building	10			NO
6211002039	8190	STATE ST	0	0.40	-	-	MS	40	0	11	Vacant lot with 8174 State St	11			NO
6211002035	8112	STATE ST	1939	0.13	0.12	0.55	MS	40	0	4	Vacant Building			4	NO
6211009044	8181	STATE ST	1941	0.35	0.26	0.68	MS	40	0	10	Vacant Building			10	NO
6206003012	9435	LONG BEACH BLVD		0.44	-	0.02	UN	40	0	18	Vacant Lot		18		NO
6206018008	9322	LONG BEACH BLVD		0.11			UN	40	0	5	Vacant Lot			5	NO
6206002011	9301	LONG BEACH BLVD		0.12			UN	40	0	5	Vacant Lot			5	NO
6215007016	8135	OTIS ST		0.22			NM	20	0	3	Vacant Lot			3	NO

C-14 Housing Element

Table C-2: Sites Outside of Specific Plan Areas															
AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Existing Units	Potential Units	Existing Use	Lower	M	AM	5th HE
6211009018	8193	STATE ST		0.12			MS	40	0	3	Open lot			3	NO
6211009007	8131	STATE ST		0.26			MS	40	0	7	Open lot			7	NO
6211005002	3259	INDEPENDENCE AVE		0.06			MS	40	0	2	Vacant Lot with 3261 Independence			2	NO
6211005003	3261	INDEPENDENCE AVE	1947	0.06	1.48	4.51	MS	40	0	2	Vacant Building			2	NO
6215023003	8121	CALIFORNIA	1968	0.19	0.23	1.10	MS	40	0	5	Vacant Building			5	NO
6210025009	8640	STATE ST	1947	0.26	0.39	3.44	NM	20	0	4	Vacant Building			4	NO
6210018053	8655	CALIFORNIA AVE	1948	0.37	0.14	1.15	CC	30	0	11	Vacant Building			11	NO
6209018007	9219	CALIFORNIA AVE	1924	0.10	0.36	0.46	MS	40	0	3	Vacant Building			3	NO
6209020025	9622	CALIFORNIA AVE		0.10			MS	40	0	3	Vacant Lot			3	NO
6215024278				1.52			NL	12	0	13	Parking lot			13	NO
6215025277				1.30			NL	12	0	11	Parking lot			11	NO
6210020284				1.36			NL	12	0	11	Parking lot			11	NO
6211002031	8140	STATE ST	1951	0.19	0.42	2.97	MS	40	0	5	Vacant Building			5	NO
6211008018	8415	STATE ST	1940	0.10	0.76	1.80	MS	40	0	3	Vacant Building			3	NO
6204006050	3125	FIRESTONE BLVD		0.69			CDR1	75	0	52	Vacant Lot	52			NO
6204018014	2701	ORCHARD	1948	0.26	0.94	0.75	UN	40	0	10	Vacant Building			10	NO
6204025900	9001	LONG BEACH BLVD		0.24			UN	40	0	10	Vacant Lot			10	NO
6206014011	9616	LONG BEACH BLVD	1940	0.11	0.78	2.25	UN	40	0	4	Vacant Building			4	NO
6216022009	4476	FIRESTONE BLVD	1947	0.08	0.98	0.02	CDR1	75	0	6	Vacant Building			6	NO
6216014015	4680	FIRESTONE BLVD	1953	0.16	0.69	1.67	UN	40	0	6	Vacant Building			6	NO
6222011015	4816	FIRESTONE BLVD	1928	0.10	0.84	1.23	UN	40	0	4	Vacant Building			4	NO
6222011037	4820	FIRESTONE BLVD	1958	0.14			UN	40	0	6	Vacant Lot with 4816 Firestone			6	NO
6222013026	8993	DUDLEXT AVE	1968	0.23	1.23	1.95	NL	12	0	2	Vacant Building			2	NO
6202030037	8409	LONG BEACH BLVD	1985	0.39	0.48	15.06	UN	40	0	16	Lapsi Motel - Permanently closed		16		NO
6221003065	10250	ATLANTIC BLVD	1981	0.12	0.45	0.97	UN	40	0	5	Villa Luna Motel - no working phone number		5		NO
6221003064	10250	ATLANTIC BLVD	1960	0.3	0.13	2.57	UN	40	0	12	Villa Luna Motel - no working phone number		12		NO
6221026014	10111	BURTIS STREET	1946	1.09	0.41	-	IF	75	0	82	Vacant building - City to purchase	82			NO
6233021028	5767	IMPERIAL HWY	1948	1.87	0.75	2.33	CDR2	32	0	60	Light industrial - Developer interest	60			NO
6232003012	8610	Garfield Ave	2000	6.54	0.19	2.41	RC-R	32	0	203	Movie Theater at El Paseo Shopping Center - Owner approached City to revive plan to build 203 housing units	100		103	NO

Table C-2: Sites Outside of Specific Plan Areas

AIN	No	Street_Name	Year Built	Acres	Existing FAR	IVLR	Zoning	Density	Exsiting Units	Potential Units	Existing Use	Lower	M	AM	5th HE
											with 50% affordable				
										5150		2020	340	2790	

Table C-3: City-Owned Properties

AIN	No.	Street_Name	Existing FAR	IVLR	Zoning	Existing_Land_Use	Fifth_Cycle_Site	Lot_Acres	Density	Potential Units	Lower	M	AM
6222039900	0		-	-	TMU-1	Vacant Parcel	NO	0.13	20	3		3	
6233001902	0		-	-	M2	Vacant Parcel	NO	2.71	40	71	71		
6233002901	0		-	-	M2	Vacant Parcel	NO	4.74	40	190	190		
6205015906	2703	TWEEDY BLVD	0.28	-	TMU-1	Amigos Market	NO	0.12	20	2		2	

APPENDIX D: AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Introduction and Overview of AB 686

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

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

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

Fair Housing Assessment

Fair Housing Enforcement and Outreach

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

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

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

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

Regional Trend

According to HUD's Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21% of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36% of cases reported a disability bias. Public housing buildings, FHEO inquires by City and housing choice voucher (HCV) recipients by tract are shown in [Figure D-1](#). HCVs are most concentrated in the cities of Inglewood and Los Angeles, and in the adjacent unincorporated

County areas. Public housing buildings are concentrated in the same area. However, there are many public housing buildings scattered throughout the County.

Local Trend

Under contract with the City, the Fair Housing Foundation (FHF) provides fair housing services to South Gate residents. The FHF provides the following fair housing related services: discrimination complaint intake and investigation; fair housing training, outreach and education, general housing (landlord/tenant) counseling and mediation; enforcement and impact litigation. The FHF also conducts fair housing testing in South Gate and throughout Los Angeles. Between FY 2015/2016 and FY 2019/2020, no fair housing testing was facilitated in South Gate.

As part of the 2020 South Gate Analysis of Impediments to Fair Housing Choice (2020 AI), the City conducted a fair housing choice survey. The survey received 217 responses, 177 of which were from residents and 25 were from persons who worked in the City. A summary of the responses, as outlined in the 2020 AI, are shown below:

- 88% of the respondents believe that “housing for the disabled” is either “important” or “extremely important.
- 91% of the respondents think that “ADA accessibility improvements to public roads/facilities” is either “important” or “extremely important.
- 21% of the persons answering the Survey think that they or someone they know has encountered housing discrimination.
- 67% of the people who have encountered housing discrimination would take action by reporting the incident to the authorities or contact the person responsible for the discriminatory act.
- 32% of the respondents indicated that they believe housing discrimination occurs in South Gate.
- The most frequent types of housing discrimination include race, ethnicity, and disability (49%); source of income (51%); children (37%); and criminal history, record (34%). Source of income likely refers to discrimination against Section 8 voucher holders. “Children” probably refers to the familial status protected class.
- 41% of the people responding to the survey stated they are aware of a tenant’s right to request a reasonable accommodation. Examples of the requests that had been made included improving the accessibility of a unit; assistance animal; parking space related; and live-in aide.
- 16% of the respondents believe there is a need for housing units with accessible kitchens and bathrooms
- When asked about their housing options, almost 50% stated they “Cannot afford the rent or mortgage in a preferred neighborhood.”
- Another 8% stated they were “Not shown housing in the neighborhoods we wanted to move to.

The City’s 2020 AI states:

Overall, the Survey results demonstrate that residents are [aware] of their right to fair housing. There also is a keen understanding that persons with disabilities are a protected class and that meeting their housing needs is important. Still, some people who have experienced housing discrimination do not report the incident. Information could be posted on the City's website informing residents that they should report incidents of housing discrimination.

According to the City's 2020 AI, 12 discrimination complaints involving 17 bases (protected classes) were filed in South Gate through HUD's FHEO between August 2010 and August 2019. Of the complaints filed through HUD, 42% (seven cases) were related to familial status, 24% (four cases) were related to national origin, 12% (two cases) were related to disability, and 12% (two cases) were related to sex. Since the 2016 FY, 48 housing inquiries/allegations have been filed with the FHF. Inquiries and allegations filed with FHF were most frequently related to physical and mental disabilities.

Though the following cases do not involve the City of South Gate, they are included in the City's 2020 AI as examples of private and public impediments to fair housing choice:

Sexual Harassment by Marin County Landlord (2018). A woman filed complaints for housing discrimination and violations of the Unruh Civil Rights Act, alleging that the owner of a residential house in which she rented a downstairs room sexually harassed her over the course of a year and a half, including by kissing her, grabbing her buttocks, and exposing himself to her. The complainant alleged the owner became increasingly hostile after she rejected his advances. No longer feeling safe in her home, the complainant filed a police report and sought a restraining order against the landlord, which the court granted. Immediately following service of the restraining order, the homeowner served the complainant with a 30-day eviction notice. The parties engaged in voluntary pre-investigation mediation in the DFEH's Dispute Resolution Division, resulting in a settlement in which the landlord agreed to pay the complainant \$75,000. In addition to the monetary settlement, the homeowners were required to undergo fair housing training that addresses sexual harassment prevention and retaliation.

National Origin Discrimination in Housing in San Rafael (2018). A family alleged that a property management company discriminated against them on the basis of national origin when the company demanded a U.S.-based form of identification such as a U.S. driver's license, passport, or employment authorization card to process a rental application. DFEH has issued guidance that California housing providers may not require U.S.-issued identification from prospective tenants and must accept foreign-issued identification such as Consular ID cards and passports. Routine credit and background checks may be conducted with a name and previous address. The parties engaged in voluntary pre-investigation mediation in the DFEH's Dispute Resolution Division, resulting in a settlement in which the property owner agreed to pay \$18,000, change the language of a notice given to rental applicants, attend fair housing trainings, post fair housing posters, and send residents fair housing brochures in English and Spanish.

California Department of Fair Employment and Housing v. Riverside Mobile Home Park Owners (2017). Residents of a Riverside mobile home park experienced discrimination and harassment by a manager of the park. A property manager harassed children at the park by taking pictures of them and by calling them, “Mexican -----.” The manager also issued a rule to the tenants stating that children would only be allowed to play in their own yards and not in the common areas of the park. The mobile home park owners agreed to pay \$125,000 to the Fair Housing Council of Riverside County, Inc. (FHCRC) and to five Hispanic tenants who filed the complaint. The settlement also required the mobile home park owner to attend fair housing training, revise all housing rules that discriminate against Hispanic tenants and residents with children, and to post DFEH’s housing discrimination rights notices in Spanish and English.

California Department of Fair Employment and Housing v. Airbnb (2017). In April 2017, Airbnb entered into a settlement agreement with the DFEH to resolve a Department-initiated complaint alleging that Airbnb engaged in acts of housing discrimination and failed to prevent discrimination against Black guests in violation of California civil rights laws. Airbnb is an online community marketplace that connects people looking to rent their homes with people who are looking for accommodations. Under its terms, the Airbnb hosts and the guests in California are required to accept a recently implemented nondiscrimination policy as a condition for participating in Airbnb. The Department will conduct fair housing testing of Airbnb hosts in the state, and Airbnb California employees will receive fair housing and discrimination training. Airbnb has designated a unit to investigate all discrimination complaints, and this unit will submit periodic reports to the Department. Airbnb has also agreed to develop a progressive system of counseling, warning, and discipline for hosts and guests when unlawful discrimination occurs.

California Department of Fair Employment and Housing v. John Yo Wong (2016). Irene Reynoso, a 66-year-old woman, had lived in the same apartment in San Francisco for decades. She had been seriously injured as a young woman and her condition had deteriorated over time, requiring her to ask her landlord to accept rent checks signed by her sister, to allow another sister (her caregiver) to stay with her, and to provide her with a key to a more accessible entrance to the garbage room. Despite numerous attempts by Ms. Reynoso, her sisters, and the nonprofit Housing Equality Law Project (HELP) to obtain these reasonable accommodations, the landlord refused all requests and served Ms. Reynoso with multiple eviction notices. After Ms. Reynoso brought her case to DFEH, the Department investigated her claims, found merit and filed a lawsuit against the landlord. In November 2016, Ms. Reynoso’s landlord agreed to pay \$575,000 to Ms. Reynoso, her sisters, and HELP to resolve the discrimination allegations and various landlord-tenant claims. The settlement also requires the landlord to attend fair housing training, develop a reasonable accommodations policy, and post informational DFEH posters at all of his rental properties.

Discrimination Against Hispanic Homeowners Based on their National Origin (2019). The federal DOJ, through a series of settlements, resolved allegations that several California based mortgage loan modification service providers engaged in national origin discrimination when they targeted Hispanic homeowners for predatory mortgage loan modification services and interfered with those individuals’ ability to keep their homes. The Settlement Agreements

resolved a lawsuit that the Department filed in the U.S. District Court for the Northern District of California. Among other relief, the agreements established a restitution fund of more than \$148,000 to reimburse the discrimination victims for fees collected by defendants as part of the predatory scheme. The lawsuit arose from complaints filed with the HUD by two of the defendants' former clients, Eberardo Perez and Roberto Hernandez, who intervened in the lawsuit along with their attorney, Housing & Economic Rights Advocates (HERA), and members of Hernandez's family.

Discrimination Against a Group Home on the Basis of Race and National Origin (2017). On March 23, 2017, the court issued an order denying the defendant's motion for summary judgment in Southwest Key Programs, Inc. v. City of Escondido (S.D. Cal.), finding that there were triable issues as to whether the group home at issue constitutes a dwelling under the Fair Housing Act. The United States Department of Justice had filed a statement of interest in this case on November 3, 2016, to address the question whether the protections of the Fair Housing Act extend to group homes for unaccompanied children in the care and custody of the United States Department of Health and Human Services. The plaintiff in the case sought to operate such a home in the City of Escondido and alleges that the city discriminated on the basis of race and national origin when it denied the request for a conditional use permit to operate the group home. The defendant moved for summary judgment, arguing, among other things, that the Fair Housing Act does not apply. The United States' statement of interest urged the court to find that the proposed group home is a "dwelling" covered by the Fair Housing Act and is neither a jail nor a detention facility.

Group Home 600 Foot Spacing Requirement (2017). On November 28, 2017, the United States filed a complaint in United States v. City of Springfield (C.D. Ill.), alleging that the City violated the Fair Housing Act by imposing a 600-foot spacing requirement on small group homes for persons with disabilities, while not applying any spacing requirement to similarly situated housing for people without disabilities. The complaint further alleges that the City failed to provide a reasonable accommodation to a small group home that was located within 600 feet of another such home.

Discrimination Against Permanent Supportive Housing (2017). On June 29, 2017, the court entered a consent decree in United States v. City of Jacksonville (M.D. Fla.). The complaint, which was filed on December 20, 2016, alleged that the City violated the Fair Housing Act and Americans with Disabilities Act when it refused to allow the development of a 12-unit apartment building to create "permanent supportive housing" for "chronically homeless" veterans, in response to intense community pressure based on stereotypes about prospective residents with disabilities. Under the consent decree, the City has amended its Zoning Code, including removing restrictions that apply to housing for persons with disabilities and implementing a reasonable accommodation policy. The City has also agreed to rescind the written interpretation that prevented Ability Housing from providing the housing at issue, designate a fair housing compliance officer, provide Fair Housing Act and Americans with Disabilities Act training for City employees, and pay a \$25,000 civil penalty to the government. In a separate settlement the City agreed to pay \$400,000 to Ability Housing, a non-profit affordable housing provider, and \$25,000

to Disability Rights Florida, an advocate for people with disabilities, and to establish a \$1.5 million grant to develop permanent supportive housing in the City for people with disabilities.

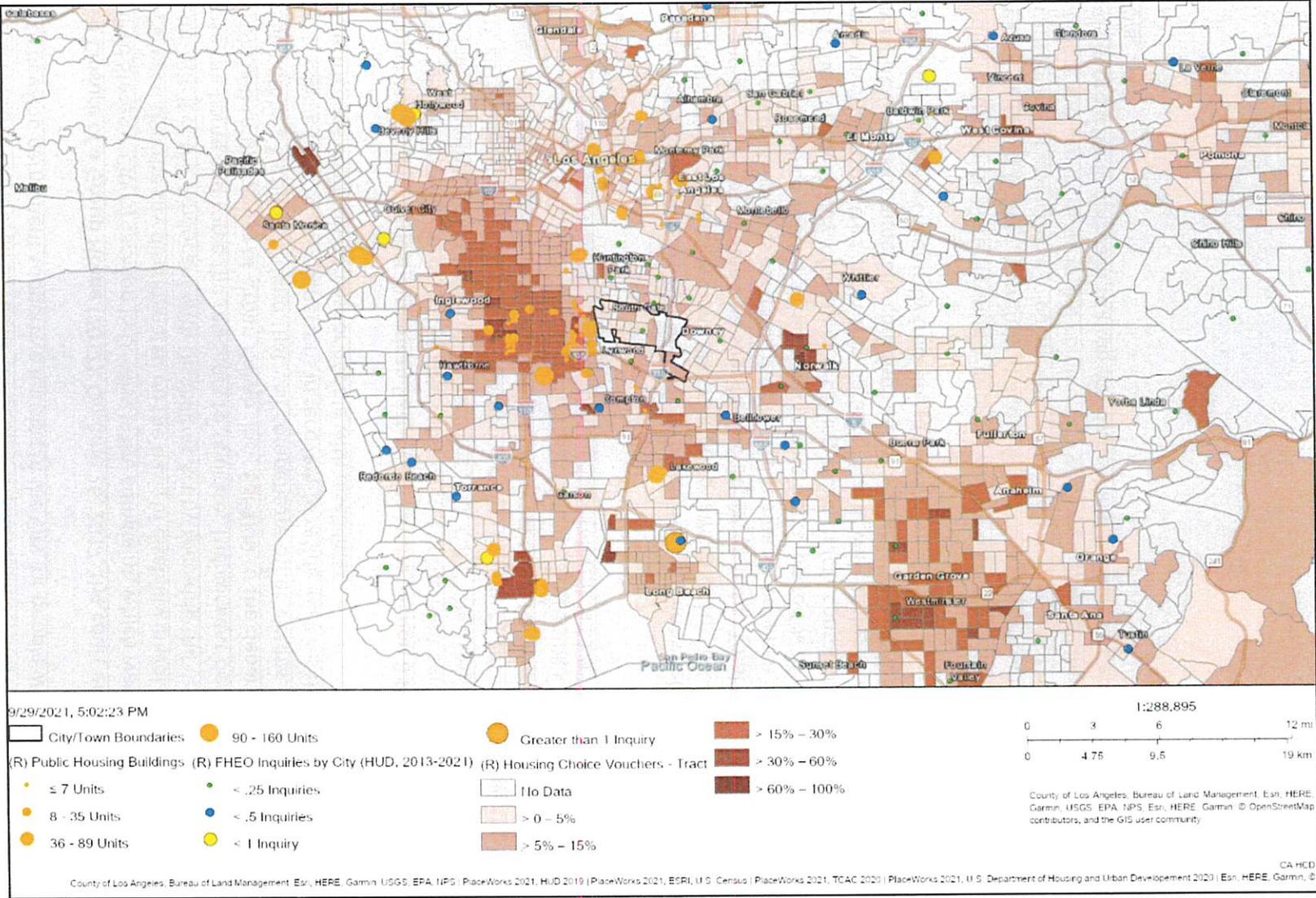
Forced Closure of a Group Home (2017). On June 26, 2017, the court entered a consent decree in United States v. City of Jackson (S.D. Miss.). The complaint, which was filed on September 30, 2016, alleged that the city discriminated on the basis of disability in violation of the Fair Housing Act and Title II of the Americans with Disabilities Act by requiring the operator of a group home to close the home and force the residents to relocate. The consent decree requires the city to pay \$100,000 to the owner of Urban Rehab, Inc., \$35,000 to the department as a civil penalty, and \$50,000 to a settlement fund that will compensate other victims. The city also agreed to revise its Zoning Code to permit persons in recovery to reside in all residential zones and to ease other restrictions on group homes for people with disabilities.

Discrimination Against African American Participants in the Section 8 Housing Choice Voucher Program (2015). On July 28, 2015, the court approved a settlement agreement in United States v. Housing Authority of the County of Los Angeles (C.D. Cal.). The complaint, which was filed on July 20, 2015, alleged that the Housing Authority of the County of Los Angeles and the cities of Lancaster and Palmdale engaged in a pattern or practice of Fair Housing Act discrimination against African-American participants in the federal Section 8 Housing Choice Voucher Program. The settlement agreement provides for comprehensive reforms, a \$1.975 million victim fund and a \$25,000 civil penalty.

HUD reported that South Gate received a total of 13 FHEO inquiries between January 2013 and March 2021. Of the 13 inquiries, one was related to familial status, one was related to national origin, and 11 were not related to a specific discrimination basis. Total FHEO inquiries in South Gate represent 0.13 inquiries per 1,000 people. In three tracts, between 5% and 10% of all renters receive housing choice vouchers (HCV) and in nine tracts, up to 5% of renters receive HCVs. To protect the confidentiality of renters receiving HCVs, tracts containing 10 or fewer voucher holders have been omitted from this dataset. Tracts with higher concentrations of renters receiving HCVs are not generally concentrated in one area in the City. FEHO Inquiries and the concentration of HCV recipients by tract are shown in Figure D-2.

According to the South Gate Housing Authority, while the City has available over 600 vouchers, the leased up rate is limited, currently at about 60 percent. The Housing Authority has recently been approved for an increase in payment standard to 120 percent of market-rate rent in order to promote the use of HCVs in the community. With the increase, the Housing Authority staff intends to proactively outreach to property owners and landlords to encourage the acceptable of HCVs.

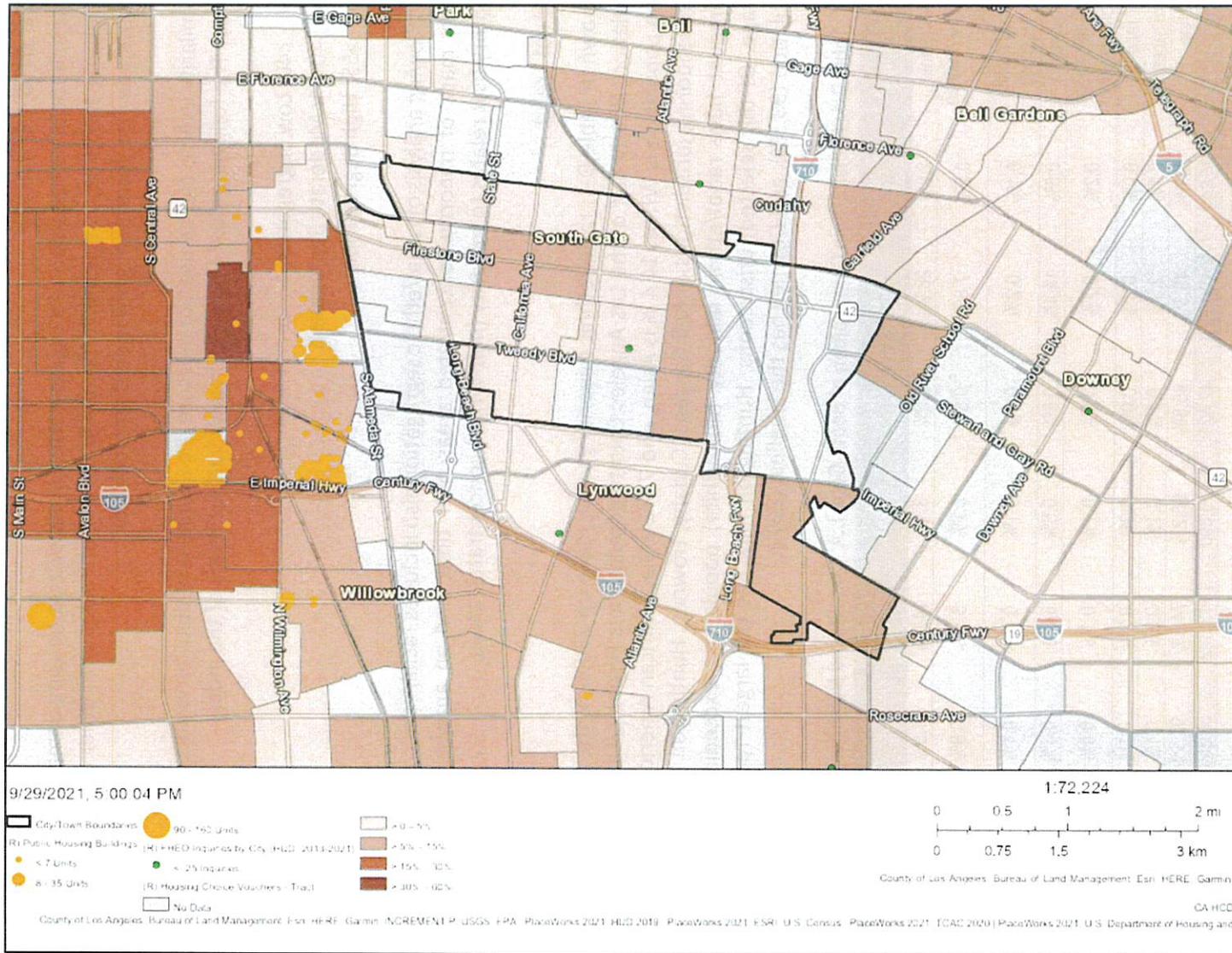
Figure D-1: Regional Public Housing Buildings, FHEO Inquiries, and HCVs by Tract



Source: HCD AFFH Data Viewer, 2013-2021 HUD, 2021.

D-8 Housing Element

Figure D-2: Public Housing Buildings, FHEO Inquiries, and HCVs by Tract



Source: HCD AFFH Data Viewer, 2013-2021 HUD, 2021.

Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The following analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City's sites inventory as it relates to minority (non-White) concentrated areas.

Regional Trend

As shown in Table D-1, racial/ethnic minority groups make up 73.8% of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.5%), 26.2% of the population is White, 14.4 % is Asian, and 7.8% is Black/African American. South Gate and the neighboring jurisdictions of Bell Gardens, Cudahy, Downey, Huntington Park, Lynwood, and Paramount have racial/ethnic minority (non-White) populations exceeding the Countywide average. Of the selected jurisdictions, Huntington Park has the largest racial/ethnic minority population (98.5%), and Downey has the smallest (86%).

Table D-1: Racial/Ethnic Composition of South Gate, L.A. County, and Neighboring Cities (2019)

Race/Ethnicity	South Gate	L.A. County	Bell Gardens	Cudahy	Downey	Huntington Park	Lynwood	Paramount
White, non-Hispanic	2.9%	26.2%	2.5%	3.1%	14.0%	1.5%	2.4%	5.5%
Black/African American, non-Hispanic	0.5%	7.8%	0.8%	0.7%	3.3%	0.8%	8.1%	8.8%
Amer. Indian & Alaska Native, non-Hispanic	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.3%	0.0%
Asian, non-Hispanic	0.5%	14.4%	0.6%	0.5%	6.8%	0.3%	0.7%	2.9%
Native Hawaiian & Pac. Islander, non-Hispanic	0.2%	0.2%	0.0%	0.1%	0.1%	0.0%	0.1%	0.7%
Some other race	0.0%	0.3%	0.0%	0.2%	0.2%	0.1%	0.1%	0.2%
Two or more races	0.2%	2.3%	0.1%	0.1%	0.9%	0.1%	0.3%	0.9%
Hispanic/Latino	95.6%	48.5%	95.8%	95.2%	74.8%	97.1%	88.1%	81.0%
Total	94,642	10,081,570	42,421	23,890	112,322	58,353	70,635	54,513

Source: 2015-2019 ACS (5-Year Estimates).

As discussed previously, HUD’s dissimilarity indices can be used to estimate segregation levels over time. Dissimilarity indices for Los Angeles County are shown in Table D-2. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

Table D-2: Los Angeles County Dissimilarity Indices

Race/Ethnicity	1990	2000	2010	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: HUD AFFH Database (AFFH-T), 2020.

Figure D-3 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, Burbank, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley and central Los Angeles areas have racial/ethnic minority populations making up the majority. South Gate’s racial/ethnic minority populations are comparable to surrounding jurisdictions.

Local Trend

According to the 2015-2019 ACS, 97.1% of the South Gate population belongs to a racial or ethnic minority group, a slight increase from 96.6% during the 2006-2010 ACS. In comparison, only 73.8% of Los Angeles County residents belong to a racial or ethnic minority group. Nearly 96% of the South Gate population is Hispanic or Latino, a significantly larger proportion than the County (see Table D-1).

Table D-3 shows the change in racial/ethnic composition in South Gate using the 2006-2010 and 2015-2019 ACS. Since 2010, the City has seen a decrease in White residents, Asian residents, residents of some other race, and residents of two or more races. The Black or African American and American Indian and Alaska Native populations have increased significantly, while the Hispanic or Latino population has increased by 0.5%.

Table D-3: Change in Racial/Ethnic Composition (2010-2019)

	2010		2019		% Change
	Count	%	Count	%	
White	3,224	3.4%	2,735	2.9%	-15.2%
Black or African American	248	0.3%	471	0.5%	89.9%
American Indian and Alaska Native	39	0.0%	90	0.1%	130.8%
Asian	887	0.9%	510	0.5%	-42.5%
Native Hawaiian and Other Pacific Islander	0	0.0%	177	0.2%	--
Some other race	81	0.1%	14	0.0%	-82.7%
Two or more races	226	0.2%	186	0.2%	-17.7%
Hispanic/Latino	89,978	95.0%	90,459	95.6%	0.5%
Total	94,683	100.0%	94,642	94,642	0.0%

Source: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

Dissimilarity between non-White and White communities in South Gate has decreased since 1990. However, Black and Asian or Pacific Islander and White communities have become increasingly segregated. Based on HUD's definition of the various levels of the index, segregation between non-White and White communities remains low. Compared to the County as a whole, South Gate has much lower dissimilarity indices.

Table D-4: South Gate Dissimilarity Indices

Race/Ethnicity	1990	2000	2010	Current
Non-White/White	33.90	28.01	29.31	31.08
Black/White	26.41	24.18	25.56	37.17
Hispanic/White	34.89	28.56	29.78	31.53
Asian or Pacific Islander/White	14.61	17.92	13.82	25.12

Source: HUD AFFH Database (AFFH-T), 2020.

Figure D-4 and Figure D-5 compare racial or ethnic minority concentrations in 2010 and 2018. In nearly all block groups in South Gate, racial/ethnic minorities make up more than 80% of the population. Consistent with this trend citywide, there has been an increase in racial/ethnic minority populations in nearly all block groups in the City boundaries since 2010.

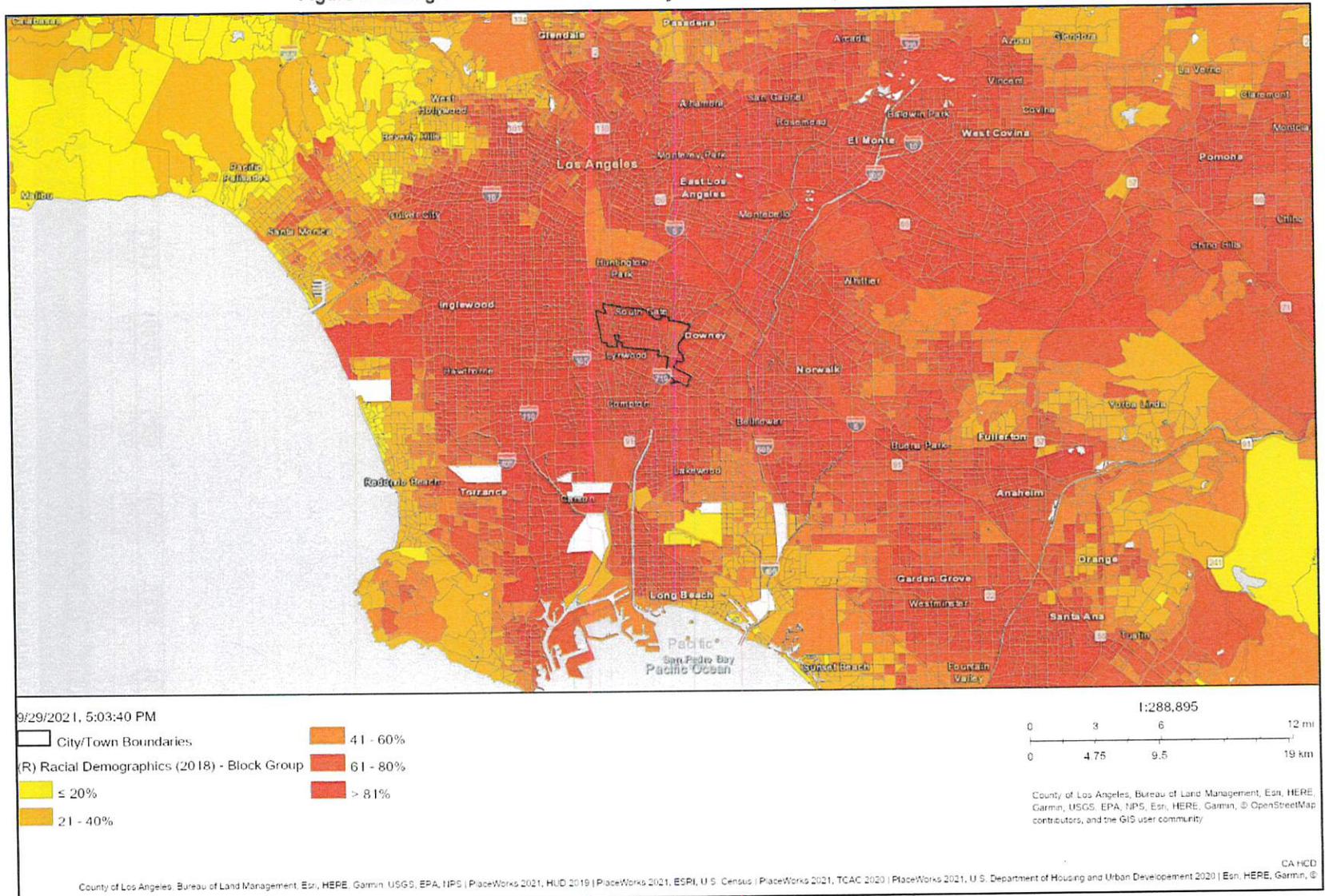
Sites Inventory

Figure D-5 also shows the sites inventory used to meet South Gate's 2021-2029 RHNA. The RHNA sites are generally evenly distributed throughout the City. The sites inventory and RHNA is described in depth in Chapter IV, Housing Resources, of this Housing Element. As discussed previously, nearly all South Gate block groups have racial/ethnic minority concentrations exceeding 81%. Approximately 92% of RHNA units, including 82.1% of lower income units, 100% of moderate income units, and 97.2% of above moderate income units, are in block groups where racial/ethnic minority groups make up more than 81% of the population (Table D-5). This distribution is consistent with the overall trend in the City. Further, the City's RHNA strategy does not concentrate lower income units in block groups where more than 81% of the population belongs to a racial or ethnic minority group at a rate higher than moderate or above moderate income units.

Table D-5: Distribution of RHNA Units by Racial/Ethnic Minority Population

Racial/Ethnic Minority Population (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
61-80%	592	17.9%	0	0.0%	109	2.8%	701	8.3%
>81%	2,721	82.1%	1,225	100.0%	3,815	97.2%	7,761	91.7%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

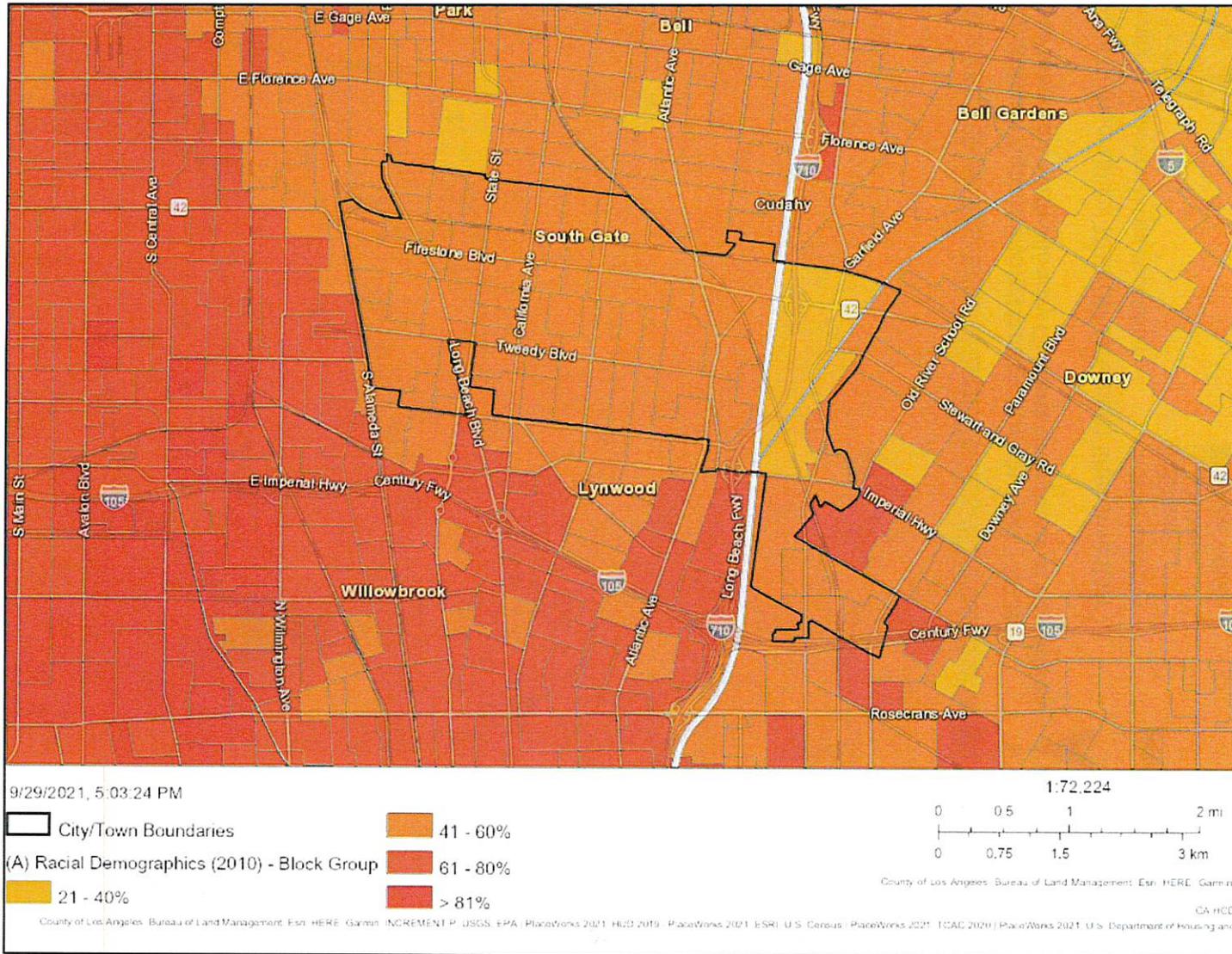
Figure D-3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



Source: HCD AFFH Data Viewer (2018), 2021.

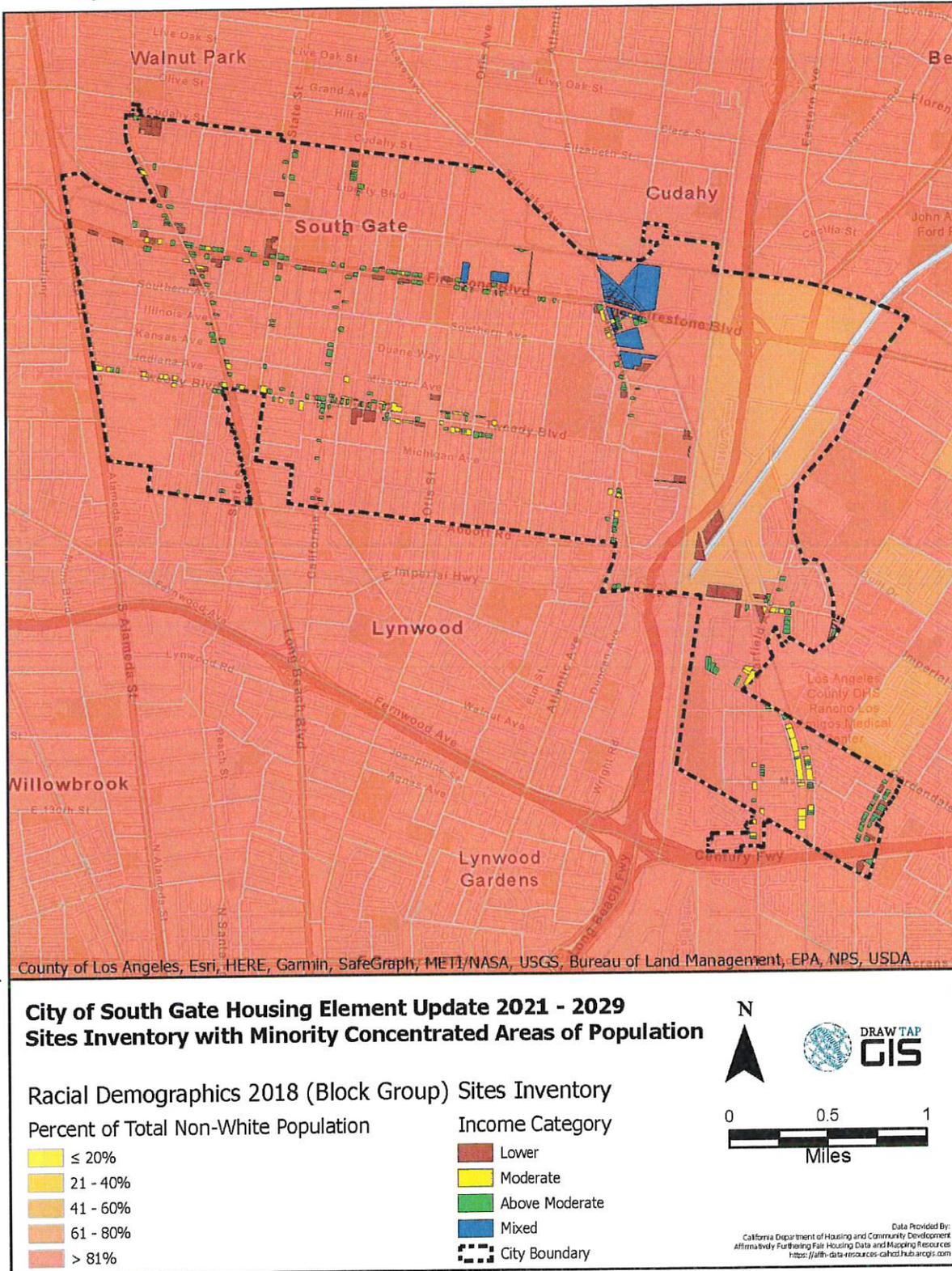
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Figure D-4: Racial/Ethnic Minority Concentrations by Block Group (2010)



Source: HCD AFFH Data Viewer (2010), 2021.

Figure D-5: Racial/Ethnic Minority Concentrations by Block Group and Sites Inventory (2018)



Persons with Disabilities

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend

According to the 2015-2019 ACS, 9.9% of Los Angeles County residents experience a disability. South Gate has a smaller population of persons with disabilities (8.8%) compared to the County, but larger than the neighboring cities of Bell Gardens (7.1%), Cudahy (8.3%), Downey (8%), Huntington Park (7.5%), Lynwood (7.8%), and Paramount (7.9%).

As shown in [Figure D-6](#), less than 20% of the population in most tracts in Los Angeles County are persons with disabilities. Tracts with disabled populations exceeding 20% are not concentrated in one area of the County. Tracts with larger shares of persons with disabilities closest to South Gate are in Inglewood, Norwalk, Long Beach, and the City of Los Angeles. The population of persons with disabilities in South Gate tracts is generally comparable to neighboring jurisdictions.

Local Trend

Since the 2008-2012 ACS, the disabled population in South Gate has increased from 8.3% to 8.8% percent during the 2015-2019 ACS. Independent living difficulties and ambulatory difficulties are the most common disability type in South Gate; 5.8% of residents experience an independent living difficulty and 5.7% experience an ambulatory difficulty.

As presented in [Table D-6](#), Native Hawaiian and Pacific Islander and White populations have the highest rate of disability in South Gate. Nearly half of the population aged 75 and older experience a disability and 26.3% of the population aged 65 to 74 experience a disability. Countywide, the elderly population aged 65 and older makes up 13.3% of the population compared to only 10% in South Gate.

Table D-6: Disability Characteristics (2019)

	Total	Percent with a Disability
Race or Ethnicity		
Black or African American	626	10.1%
American Indian and Alaska Native	571	15.8%
Asian alone	520	11.0%
Native Hawaiian and Other Pacific Islander	183	40.4%
Some other race	31,700	8.4%
Two or more races	1,484	6.6%
White alone, not Hispanic or Latino	2,709	26.0%
Hispanic or Latino (of any race)	90,417	8.1%
Age		
Under 5 years	6,455	0.7%
5 to 17 years	19,122	3.6%
18 to 34 years	25,384	5.3%
35 to 64 years	34,194	8.7%
65 to 74 years	6,157	26.3%
75+ years	3,242	49.8%
Total (noninstitutionalized population)	94,554	8.8%

Source: 2015-2019 ACS (5-Year Estimates).

Figure D-7 shows that most tracts in South Gate have populations of persons with disabilities below 10%. Between 10% and 20% of the population experiences a disability in two tracts along the western city boundary, one area in the central northern area of the City, and in tracts along the eastern City boundary.

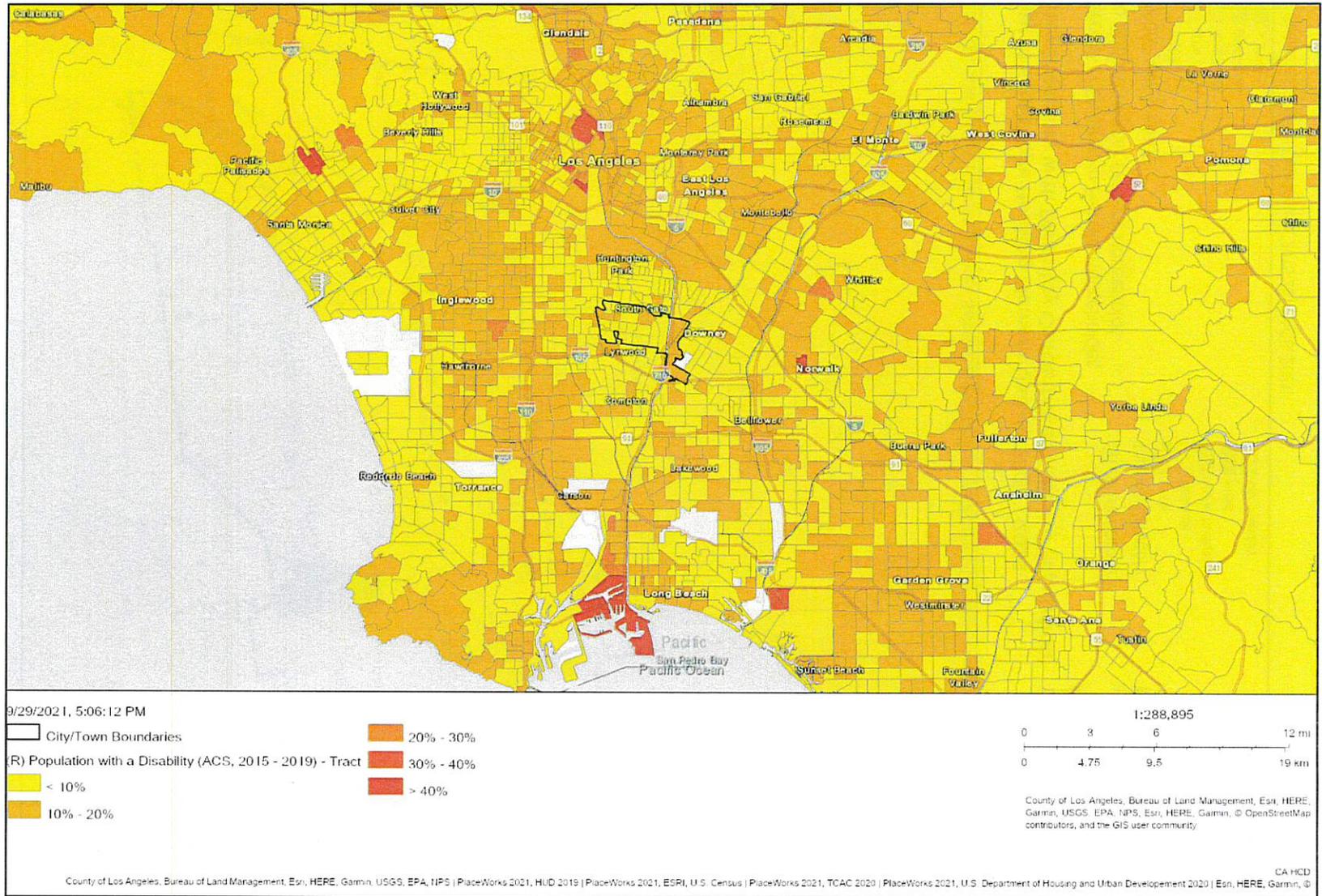
Sites Inventory

Figure D-7 also includes the sites inventory used to meet South Gate’s 2021-2029 RHNA. Table D-7 shows the distribution of RHNA units by population of persons with disabilities. More than half (58%) of all RHNA units are in tracts where less than 10% of the population experiences a disability, including 50.2% of lower income units, 63% of moderate income units, and 63% of above moderate income units. A larger proportion of lower income RHNA units are in tracts where 10% to 20% of the population experiences a disability compared to moderate and above moderate income units.

Table D-7: Distribution of RHNA Units by Population of Persons with Disabilities

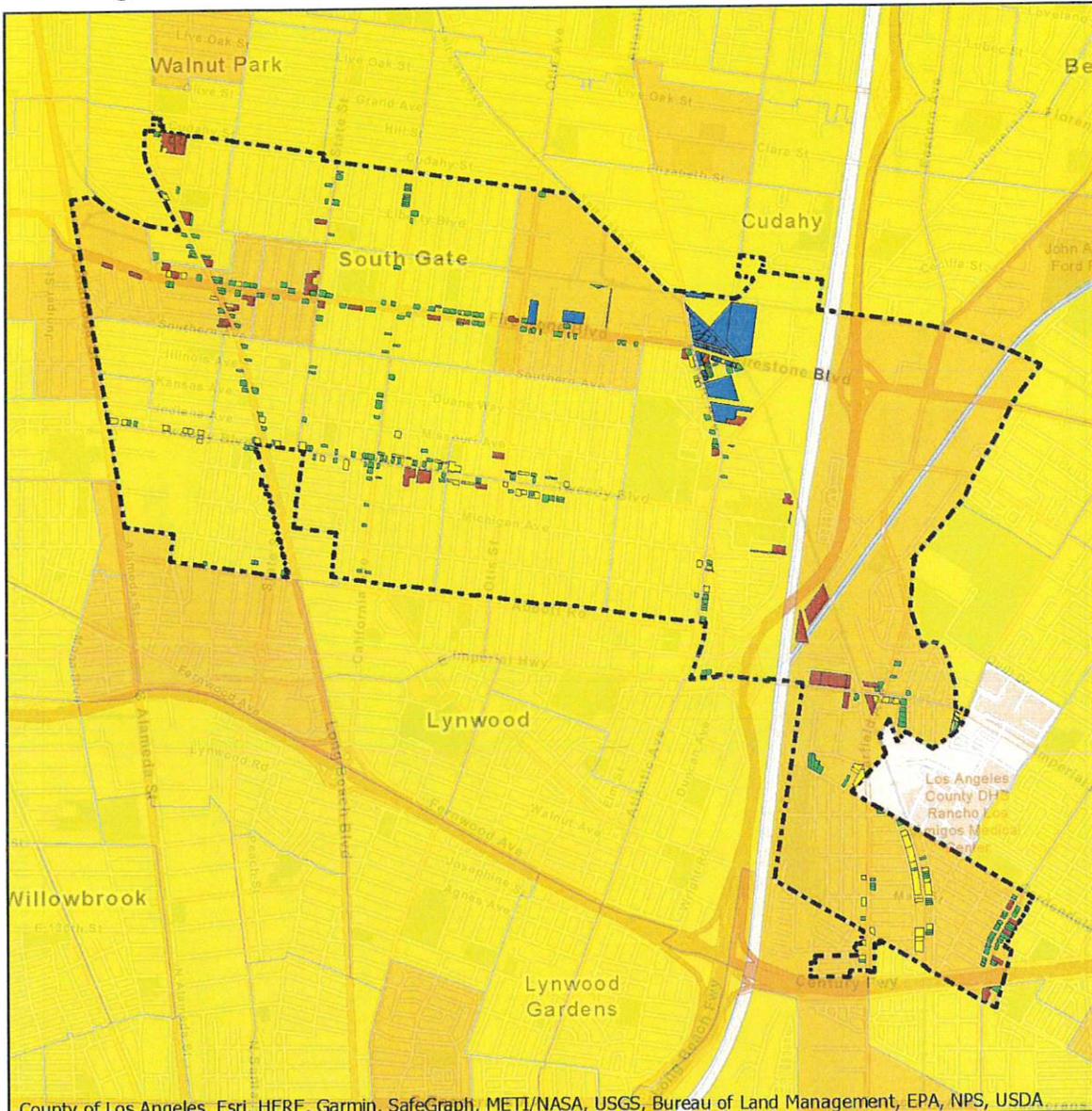
Population of Persons with Disabilities (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
<10%	1,664	50.2%	772	63.0%	2,473	63.0%	4,909	58.0%
10-20%	1,649	49.8%	453	37.0%	1,451	37.0%	3,553	42.0%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Figure D-6: Regional Concentration of Persons with Disabilities by Tract (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure D-7: Concentration of Persons with Disabilities by Tract and Sites Inventory (2019)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with Disability Concentrated Areas of Population**

Percent of Children in Female Householder,
No Spouse/Partner Present Households

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- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Sites Inventory

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Fair Housing Data and Mapping Resources:
<http://affh-data-resources.chhd.hud.org/s>

Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Familial Status

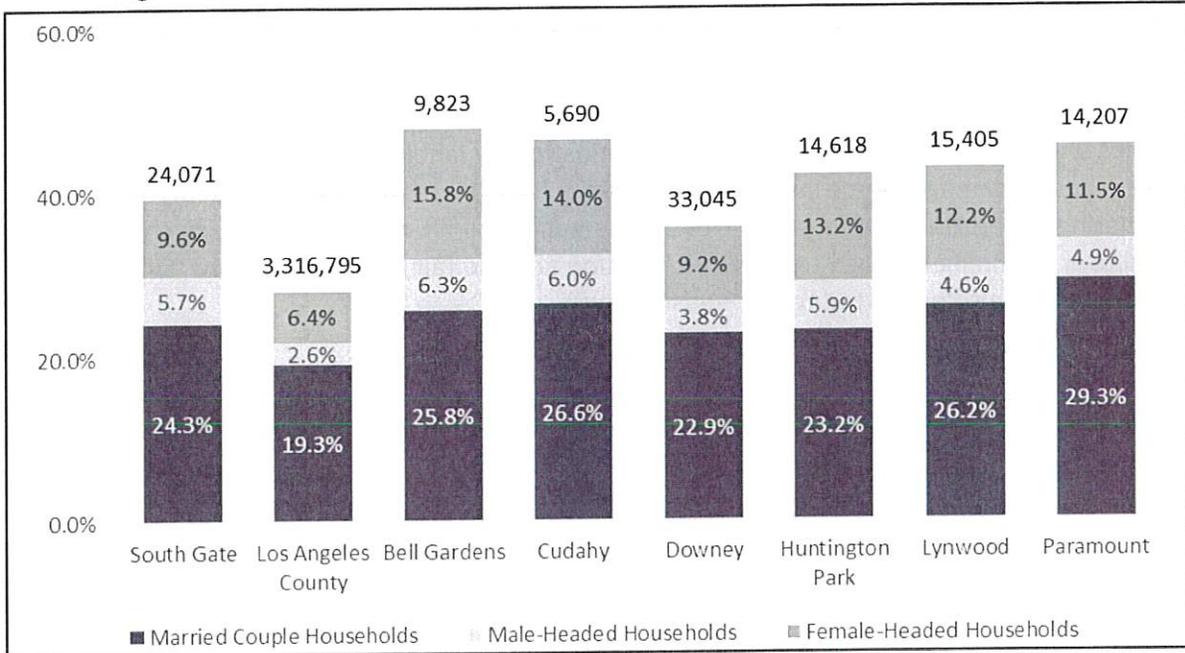
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

Regional Trend

Approximately 40% of South Gate households have one or more child under the age of 18. The City's share of households with children is larger than the County (28.3%) and Downey, but smaller than Bell Gardens, Cudahy, Huntington Park, Lynwood, and Paramount. Of the selected jurisdictions, Cudahy has the highest proportion of single-parent households representing 19.9% of all households in the City, while only 9% of households countywide are single-parent households.

More than 60% of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households ([Figure D-9](#)). [Figure D-10](#) shows percent of children living in single-parent female-headed households by tract. Children in female-headed households are most concentrated in the area east of South Gate, including Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas south of South Gate, including Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Figure D-8: Households with Children – South Gate, L.A. County, and Neighboring Cities



Source: 2015-2015 ACS (5-Year Estimates).

Local Trend

South Gate has seen a significant decrease in households with children in recent years. During the 2006-2010 ACS, there were 12,111 households with children representing 50.8% of all households in the City. The most recent 2015-2019 ACS estimates show there are now only 9,535 households with children in South Gate representing 39.6% of total households. Approximately 15% of households in the City are single-parent households including 9.6% female-headed single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

As shown in Figure D-11, between 40% and 60% of children live in married couple households in most South Gate tracts. Tracts with higher concentrations of children in married couple households are generally concentrated in tracts along the eastern and southern City boundaries. Figure D-12 shows that up to 40% of children live in single parent female-headed households in tracts in South Gate. Between 20% and 40% of children live in female-headed households in tracts in the northwestern corner of the City, tracts in the central areas of the City, and tracts along the eastern City boundary. Less than 20% of children live in female-headed households in the remaining tracts.

Sites Inventory

Table D-8 and Table D-9 show the breakdown of RHNA units by percent of children living in married couple and female-headed households. Most units, regardless of income category, are in tracts where 40% to 60% of children live in married couple households. A larger proportion of

lower income units (51.2%) are in tracts where 20% to 40% of children live in female-headed households compared to 44.6% of moderate income units and 42.3% of above moderate income units. While there is a higher concentration of lower income RHNA units in tracts with higher concentrations of children living in single-parent female-headed households, the City’s RHNA strategy places a variety of RHNA units in these tracts offering a mix of housing opportunities in these areas.

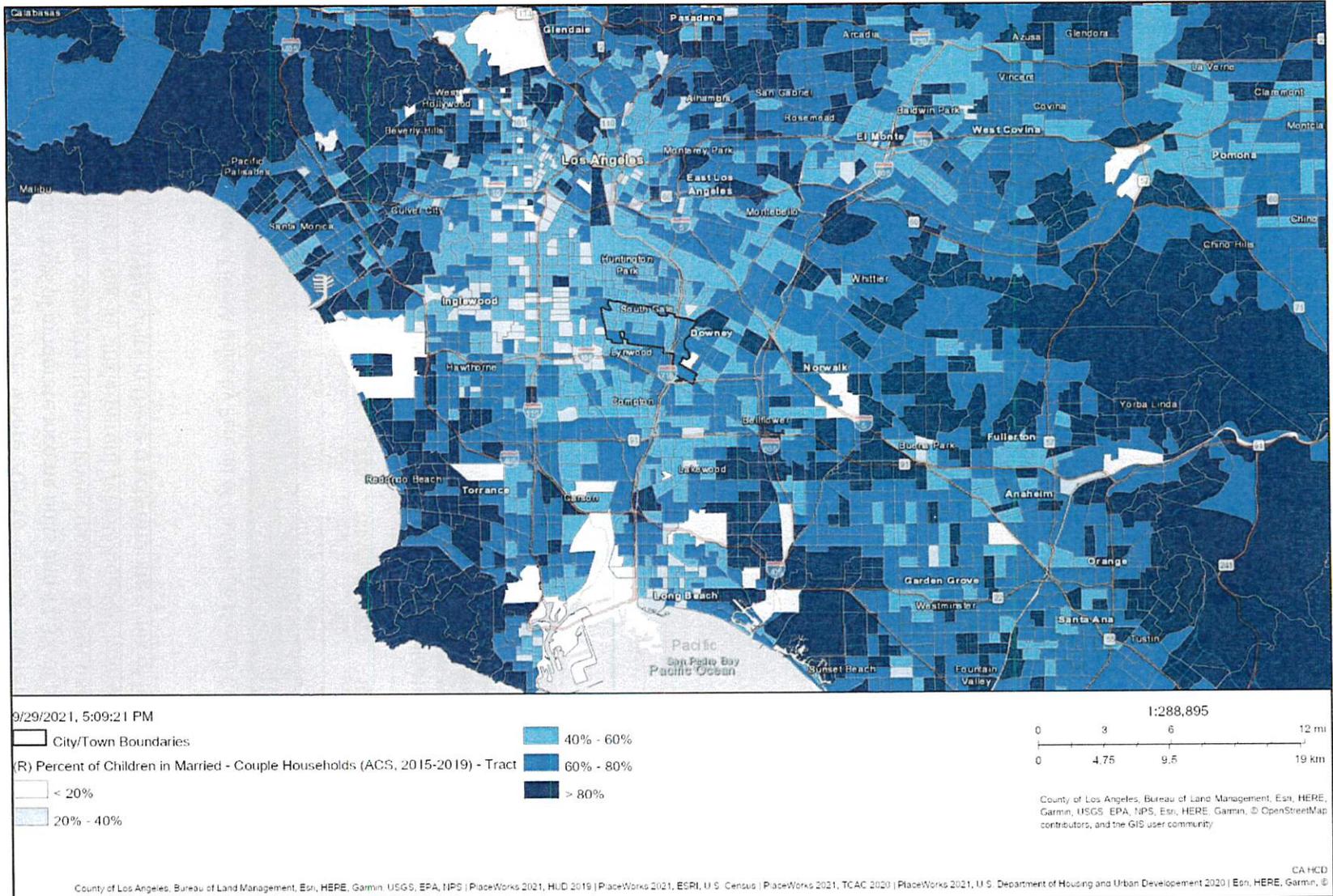
Table D-8: Distribution of RHNA Units by Percent of Children in Married Couple Households

Percent of Children in Married Couple Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
40-60%	2,242	67.7%	797	65.1%	3,011	76.7%	6,050	71.5%
60-80%	1,071	32.3%	428	34.9%	913	23.3%	2,412	28.5%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Table D-9: Distribution of RHNA Units by Percent of Children in Female-Headed Households

Percent of Children in Female-Headed Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
<20%	1,616	48.8%	679	55.4%	2,264	57.7%	4,559	53.9%
20-40%	1,697	51.2%	546	44.6%	1,660	42.3%	3,903	46.1%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Figure D-9: Regional Concentration of Children in Married Couple Households by Tract (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

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Figure D-11: Concentration of Children in Married Couple Households by Tract and Sites Inventory (2019)



**City of South Gate Housing Element Update 2021 - 2029
 Sites Inventory with Familial Status
 Children in Married Couple Households**

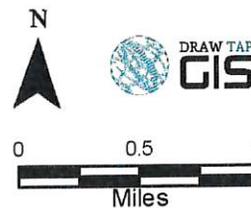
Percent of Children in Married-Couple Households Sites Inventory

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- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Income Category

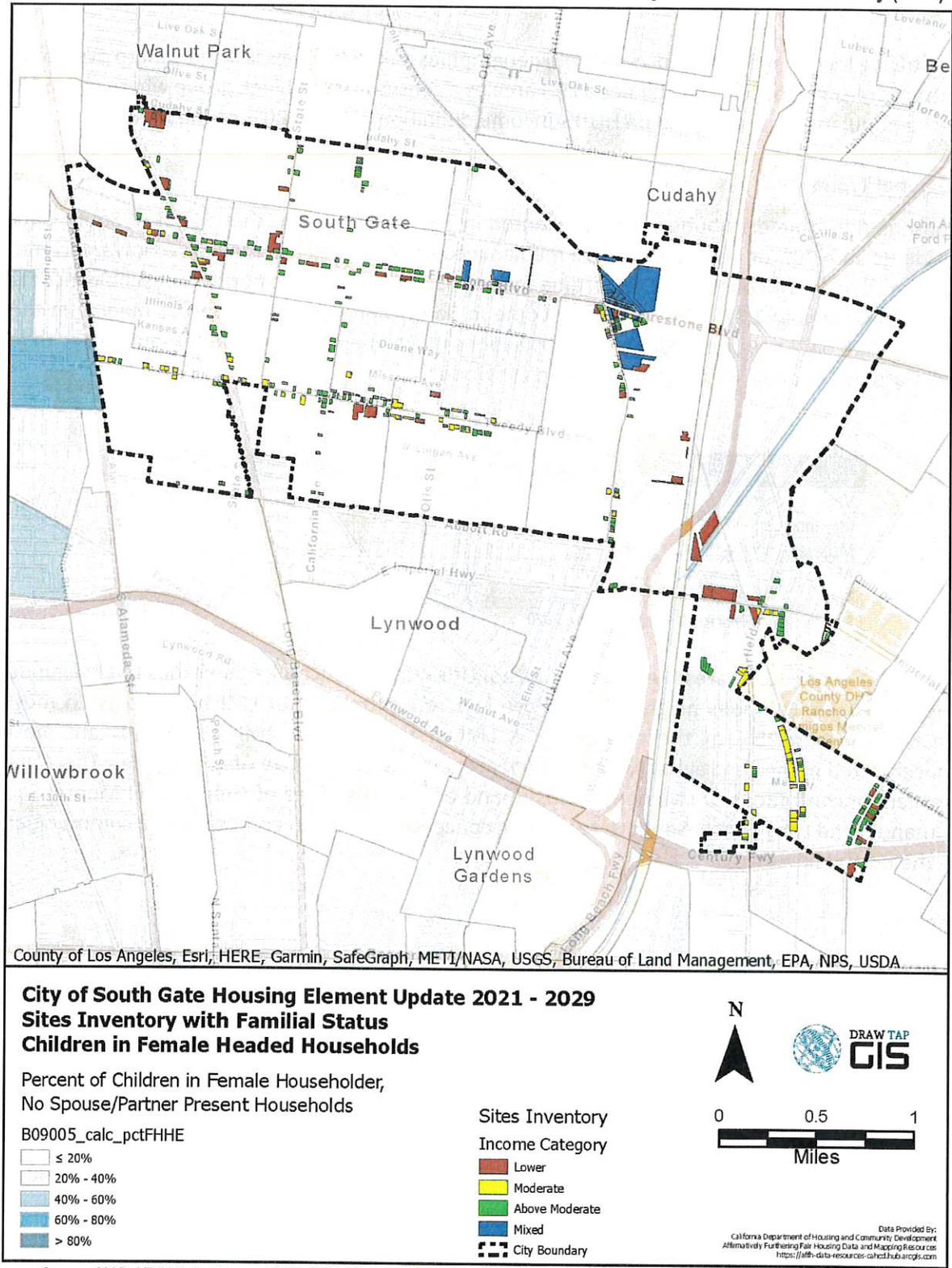
- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary



Data Provided By:
 California Department of Housing and Community Development
 Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources.cdphd.hudarcgis.com>

Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure D-12: Concentration of Children in Female-Headed Households by Tract and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI (based on HUD's income definition of up to 80% of the AMI).

Regional Trend

Household income distribution data, presented in [Table D-10](#), shows that 51.1% of South Gate residents earn 80% or less than the area median income (AMI) and are considered lower income, compared to 41.3% countywide. According to the 2015-2019 ACS, the median household income in South Gate is \$52,321. The median income in South Gate is lower than the median in the County (\$68,044) and the neighboring jurisdictions of Downey and Paramount, but higher than Bell Gardens, Cudahy, Huntington Park and Lynwood.

Table D-10: Household Income Distribution

Income Category	South Gate		Los Angeles County	
Very Low Income (0-50% AMI)	6,895	29.3%	859,239	26.1%
Low Income (50-80% AMI)	5,144	21.8%	501,140	15.2%
Moderate Income (80-120% AMI)	4,759	20.2%	532,128	16.1%
Above Moderate Income (>120% AMI)	6,760	28.7%	1,402,692	42.6%
Total	23,558	100.0%	3,295,199	100.0%

Source: SCAG Final RHNA Data Appendix, 2020

[Figure D-13](#) shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo and the Pacific Palisades neighborhood have low concentrations of LMI households. In most tracts, less than 25% of the population is LMI in these areas. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. South Gate has LMI concentrations most comparable to communities to the north and east.

Local Trend

Figure D-14 shows the LMI populations in South Gate block groups. More than 50% of households in most block groups in South Gate are low or moderate income households. There are only nine block groups in the City where less than 50% of the population is LMI. The highest concentration of block groups with lower LMI populations is located in the central area of the City. As discussed previously, 51.1% of the population in South Gate is considered low income and 20.2% is considered moderate income.

Sites Inventory

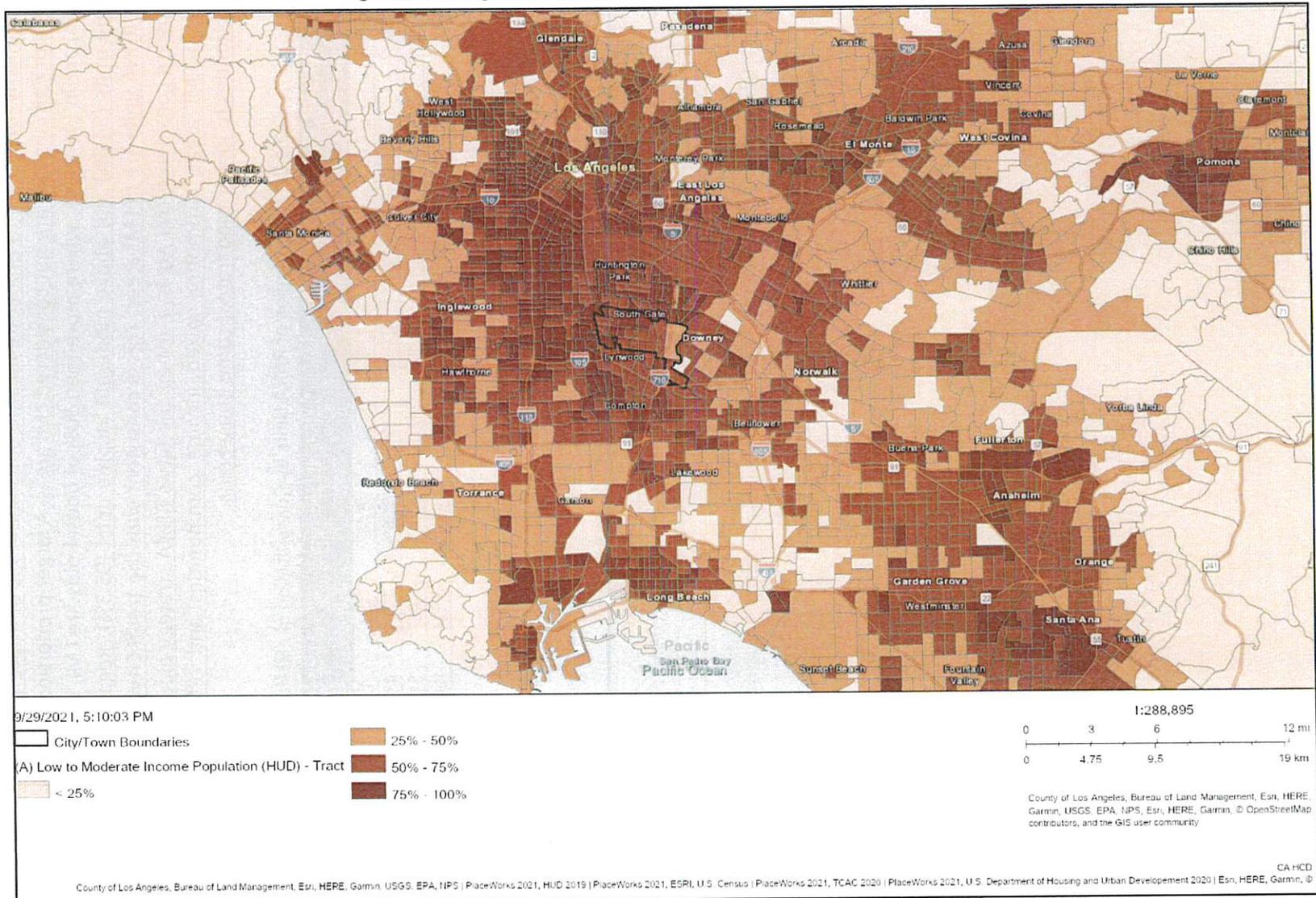
As shown in Figure D-14 and Table D-11, [more than](#) half of all units used to meet the City's 2021-2029 RHNA are in block groups where LMI households make up more than 75% of the population. [Only 1.8% of](#) lower income units in [non-LMI block groups](#) where less than 50% of households are

LMI. Similarly, only 5.1% of moderate income units and 4.7% of above moderate income units are in block groups that are not considered LMI areas. A larger proportion of lower income units (98.2%) are in LMI areas, where more than 50% of households are LMI, compared to moderate income units (94.8%) and above moderate income units (95.3%). Regardless of income level, most RHNA units are in LMI areas. This is consistent with the trend Citywide where most block groups are considered LMI areas. Further, the City’s RHNA strategy places a variety of housing types in LMI areas, promoting mixed income communities and offering various housing opportunities to low or moderate income households.

Table D-11: Distribution of RHNA Units by Concentration of LMI Households

Concentration of LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
25-50%	60	1.8%	62	5.1%	183	4.7%	305	3.6%
50-75%	1,327	40.1%	387	31.6%	1,704	43.4%	3,418	40.4%
75-100%	1,926	58.1%	776	63.3%	2,037	51.9%	4,739	56.0%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

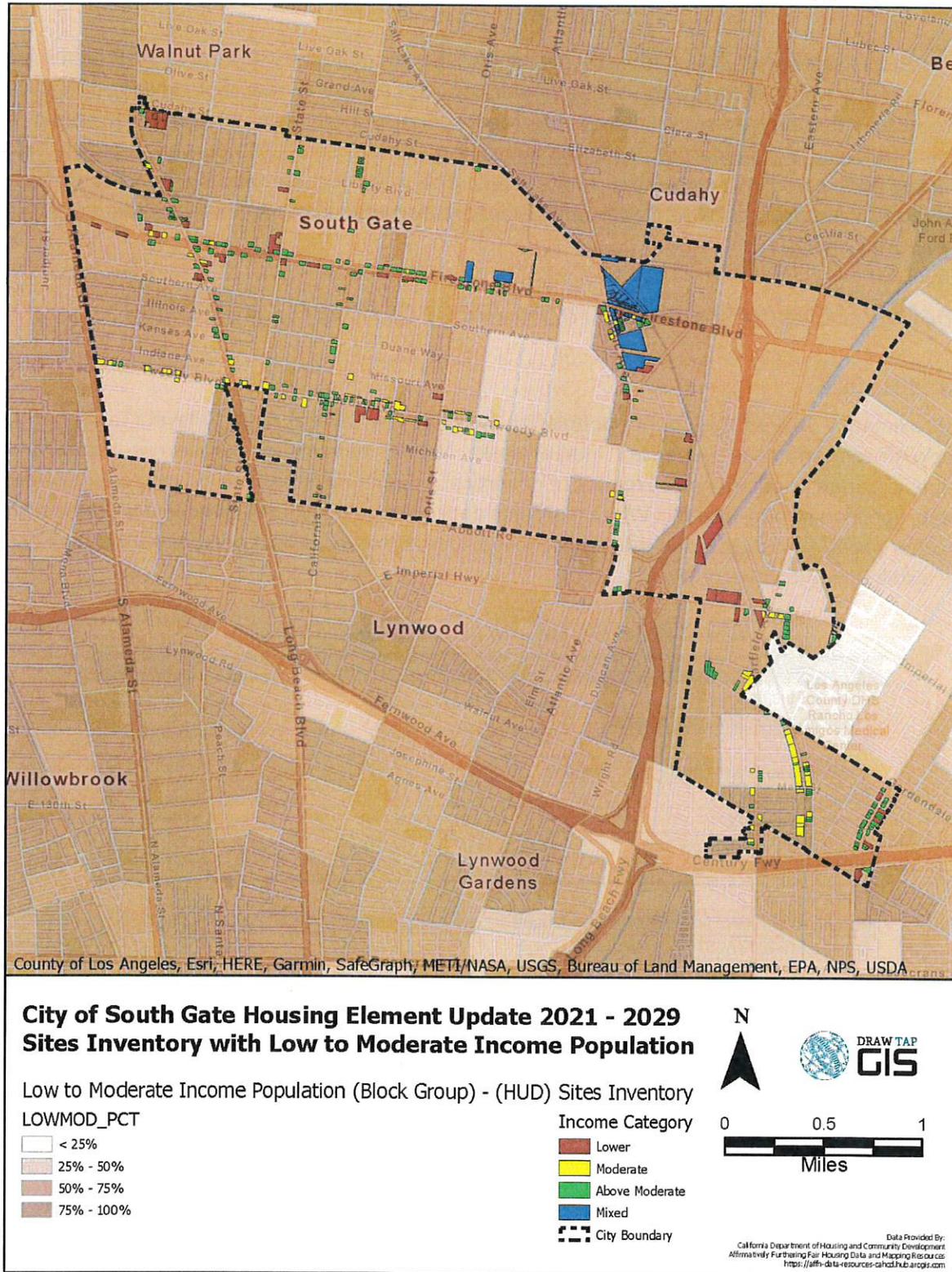
Figure D-13: Regional Concentration of LMI Households by Tract (2020)



Source: HCD AFFH Data Viewer, HUD 2020, 2021.

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Figure D-14: Concentration of LMI Households by Block Group and Sites Inventory (2020)



Source: HCD AFFH Data Viewer, HUD 2020, 2021.

Racially or Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps include identifying areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in Section 4 of this fair housing analysis.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Regional Trend

Approximately 15% of the County population is below the federal poverty level ([Table D-12](#)). Black/African American, American Indian/Alaska Native, persons of a race not listed, and Hispanic/Latino populations all experience poverty at a higher rate than the average countywide. The proportion of non-Hispanic White residents under the poverty level is the lowest compared to other racial/ethnic groups in the County. Over Approximately 21% of persons with disabilities are also below the poverty level.

Table D-12: Poverty Status by Race/Ethnicity and Disability

	South Gate	Los Angeles County
Black or African American	13.6%	20.8%
American Indian and Alaska Native	28.5%	18.1%
Asian	7.0%	11.1%
Native Hawaiian and Other Pacific Islander	37.7%	11.5%
Some other race	17.9%	19.2%
Two or more races	8.7%	11.7%
Hispanic or Latino (of any race)	17.3%	18.1%
White alone, not Hispanic or Latino	12.2%	9.6%
With a disability	20.8%	21.2%
Population for whom poverty status is determined	17.2%	14.9%

Source: 2015-2019 ACS (5-Year Estimates).

[Figure D-15](#) shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles. Areas of high segregation and poverty have also been identified in tracts south and north of Gardena in Torrance, Hawthorne, and Inglewood. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

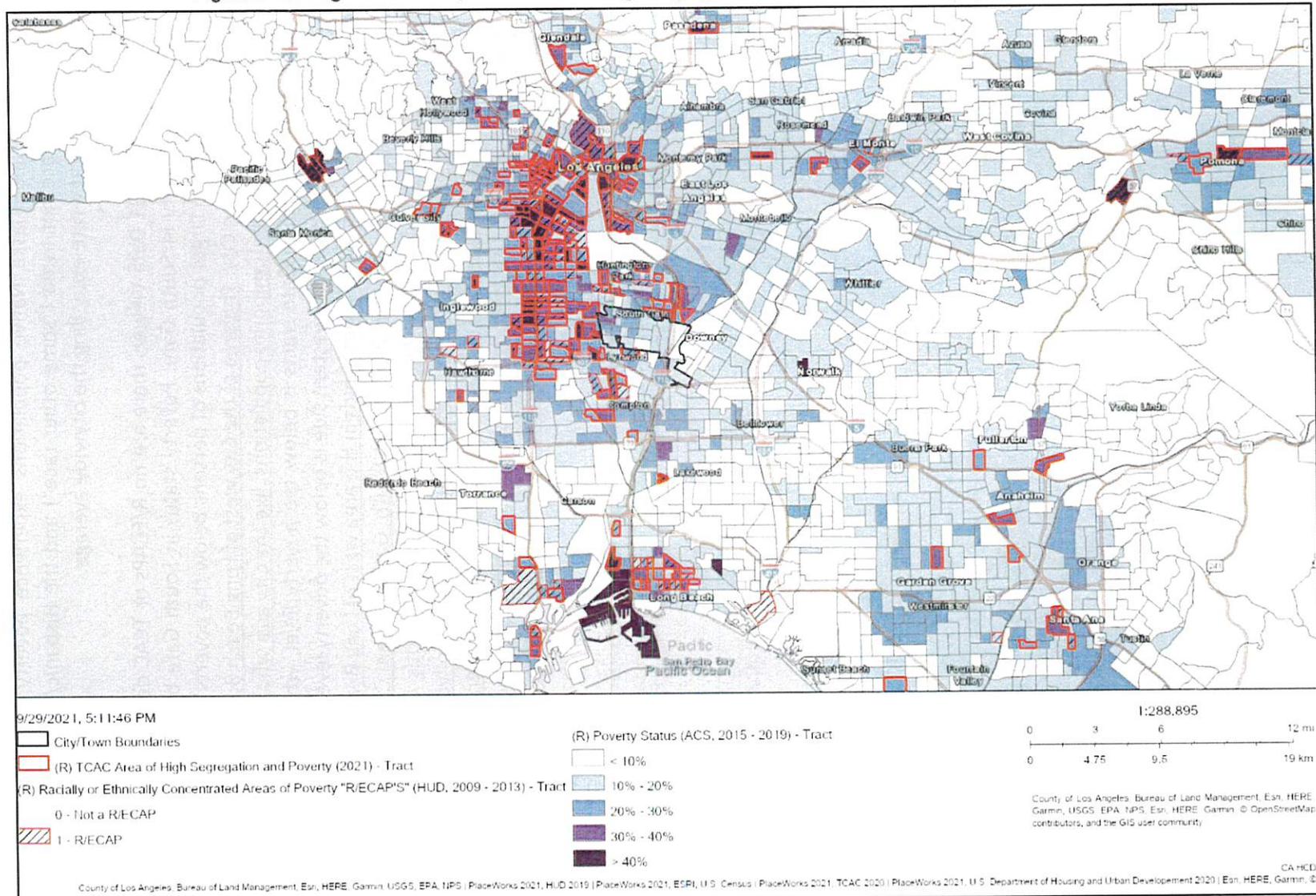
Local Trend

As shown in [Table D-12](#) above, 17.2% of the South Gate population is below the poverty level, a larger proportion than the County as a whole. The Native Hawaiian and Pacific Islander and

American Indian and Alaska Native populations experience poverty at the highest rates. Populations of a race not listed (“some other race”) and the Hispanic/Latino population also experience poverty at a rate exceeding the citywide average.

According to HCD’s 2021 Data Viewer, there are no R/ECAPs or TCAC designated areas of high segregation and poverty in South Gate. Poverty status in South Gate by tract is presented in [Figure D-16](#). Tracts with larger populations of persons below the poverty level are concentrated on the western side of the City. The area of the City west of Long Beach Boulevard also has a high concentration of racial/ethnic minority populations, like the City as a whole. Less than 20% of the population in eastern South Gate tracts is below the poverty level, while 20% to 40% of the population of several tracts on the western side is below the poverty level. There is also a higher concentration of renter-occupied households in the area west of Long Beach Boulevard. Further, there are five subsidized housing projects in South Gate: Calden Court Apartments (214 affordable units), Pennsylvania Square (75 affordable units), South Gate Senior Villas (30 affordable units), PATH Villas South Gate (59 affordable units), and Hollydale Senior Apartments (100 affordable units). The largest subsidized housing project, Calden Court Apartments, is located along the western City boundary, adjacent to Firestone Boulevard and Alameda Street. The Calden Court Apartments likely contribute to the concentration of persons below the poverty level in this part of the City.

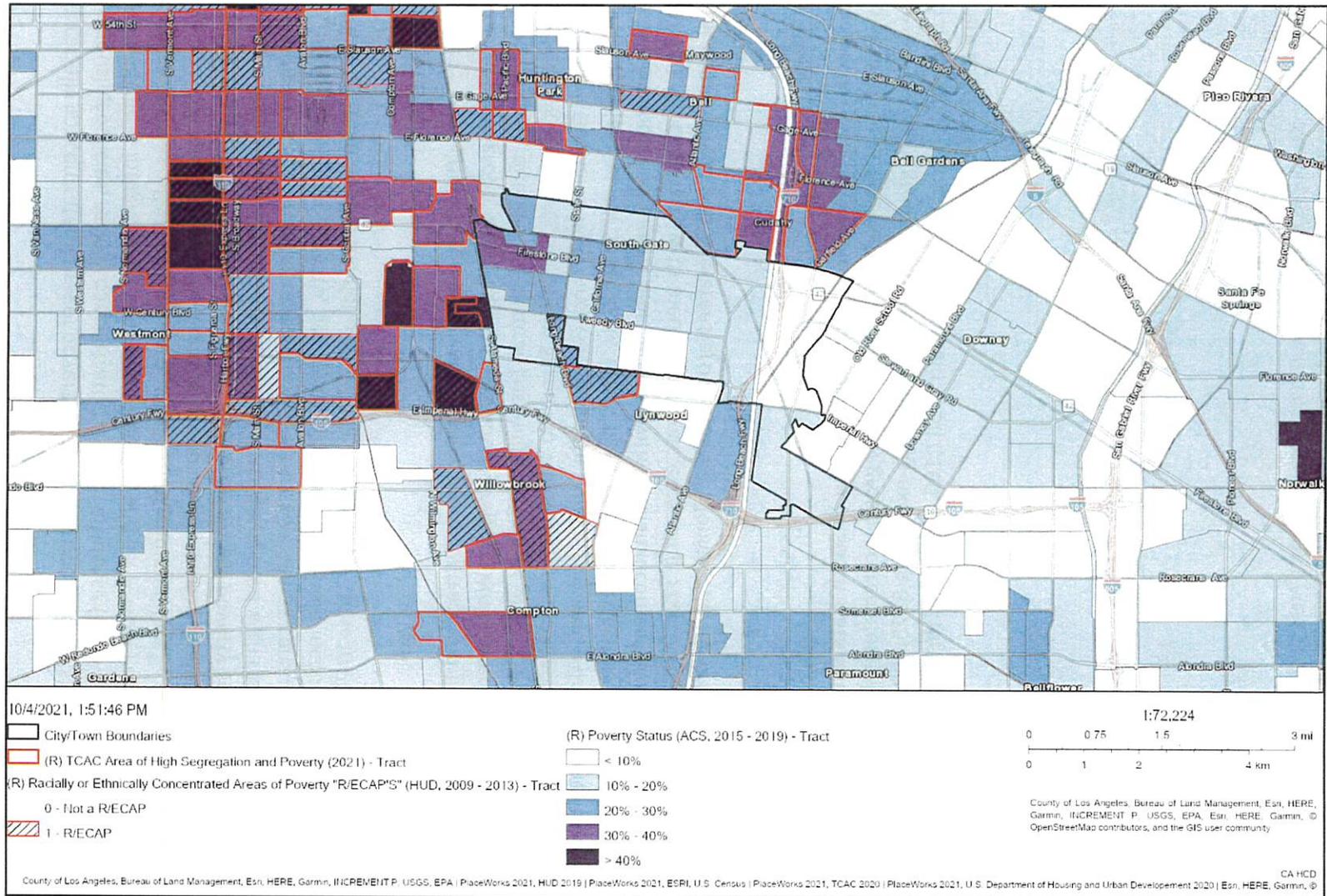
Figure D-15: Regional R/ECAP, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer (HUD 2020, 2015-2019 ACS, TCAC 2021), 2021.

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Figure D-16: R/ECAPs, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer (HUD 2020, 2015-2019 ACS, TCAC 2021), 2021.

Racially/Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.¹ According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trend

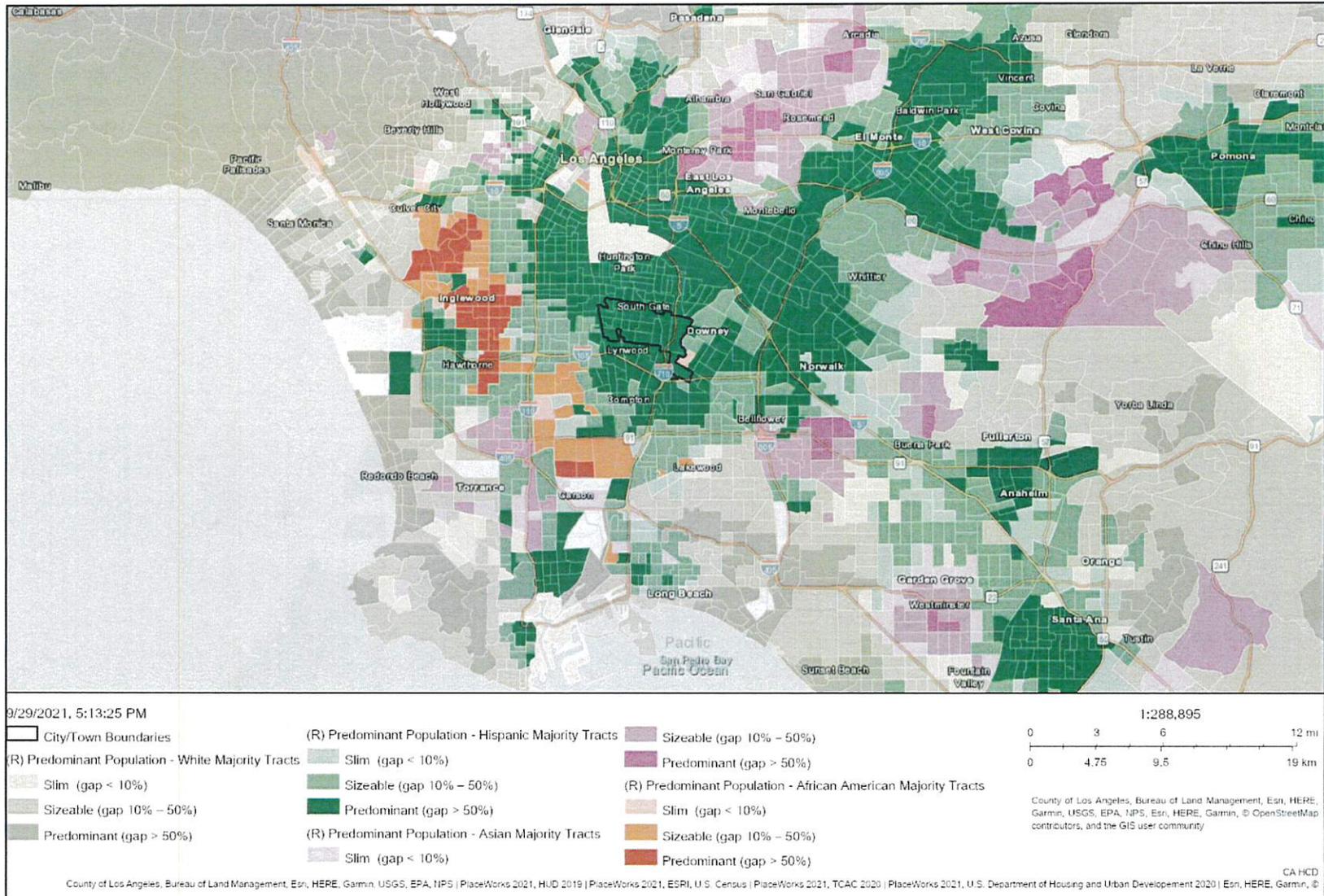
[Figure D-17](#) shows the predominant racial/ethnic group by tract and [Figure D-18](#) shows median income by block group in the Los Angeles County region. White predominant populations are generally located outside the central Los Angeles County area. The coastal South Bay cities, Westside cities, and parts of the San Fernando Valley are predominantly White. The central Los Angeles, San Gabriel Valley, and Gateway cities have Hispanic, African American, or Asian majority populations. All South Gate tracts have Hispanic majorities. The central Los Angeles areas are composed of mostly block groups with median incomes below the 2020 State median of \$87,100. Block groups with median incomes exceeding \$125,000 are more concentrated in coastal communities and the areas around Santa Monica and Beverly Hills, and Burbank and Pasadena.

Local Trend

As shown in [Figure D-19](#), there is one block group in South Gate where less than 80% of the population belongs to a racial or ethnic minority group located along the eastern City boundary. There are no block groups with median incomes exceeding \$125,000; most block groups have median incomes below the State median of \$87,100. Therefore, there are no areas in South Gate that are considered RCAAs.

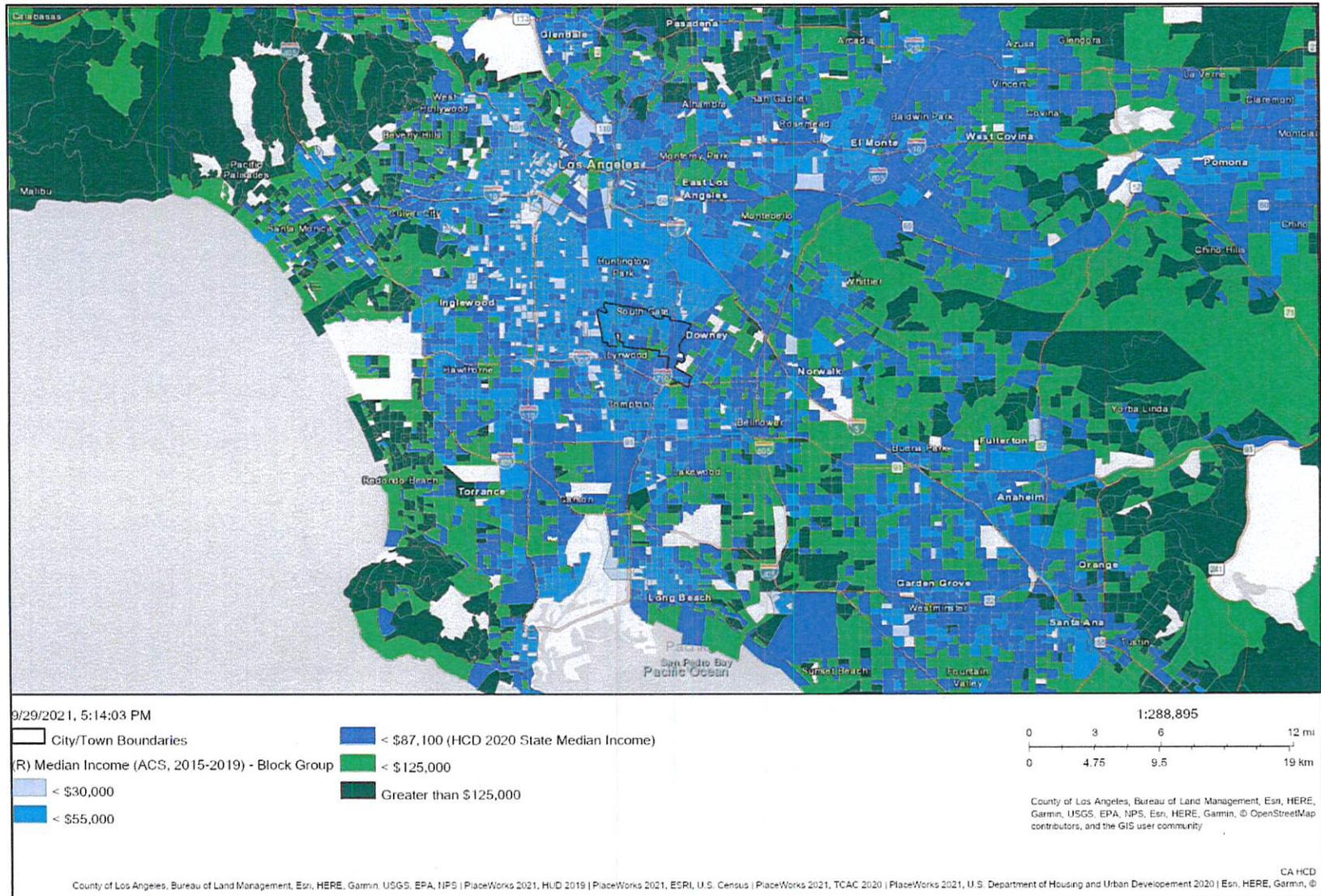
¹ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure D-17: Regional Predominant Racial/Ethnic Population (2021)



Source: HCD AFFH Data Viewer, 2021.

Figure D-18: Regional Median Income by Block Group (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

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Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. [Table D-14](#) and [Table D-15](#) show index scores for are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. [Table D-13](#) shows the full list of indicators.

Table D-13: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty
	Adult education
	Employment
	Job proximity
	Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency
	Reading proficiency
	High School graduation rates
	Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line
	Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, 2021.

Regional Trend

HUD Opportunity Indicator scores for Los Angeles County are shown in [Table D-14](#). The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table D-14: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Source: HUD AFFH Database (AFFH-T), 2020.

As shown in [Figure D-20](#), the central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are most concentrated in coastal communities from Rolling Hills/Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Local Trend

According to HUD Opportunity Indicators presented in [Table D-15](#), in South Gate, Black residents are mostly likely to be impacted by poverty and be located closer to less proficient schools. Hispanic residents received the lowest scores in labor market participation and jobs proximity, while Asian or Pacific Islander communities were most likely to be exposed to adverse environmental conditions. Conversely, White communities scored the highest in low poverty, and Asian or Pacific Islander communities scored the highest in school proficiency, labor market participation, and jobs proximity. Native American communities were the most likely to utilize public transit and Black communities had the lowest transportation costs.

Compared to the County, South Gate residents were more likely to be exposed to poverty, poorer schools, and worse environmental conditions. South Gate communities also had lower labor market participation and less access to employment opportunities than residents countywide.

Table D-15: HUD Opportunity Indicators by Race/Ethnicity – South Gate

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
Total Population							
White, non-Hispanic	33.69	36.67	23.06	90.20	79.05	17.31	4.80
Black, non-Hispanic	27.66	28.00	20.59	89.99	79.70	15.51	4.92
Hispanic	30.72	28.81	18.94	90.89	79.69	11.25	5.24
Asian or Pacific Islander, non-Hispanic	32.99	38.83	24.12	90.09	79.19	18.93	4.71
Native American, non-Hispanic	32.66	34.93	21.02	91.08	79.55	14.50	4.87
Population below federal poverty line							
White, non-Hispanic	32.76	24.28	23.16	85.57	78.15	11.63	4.88
Black, non-Hispanic	21.33	18.12	14.15	91.73	80.64	13.17	5.25
Hispanic	29.19	26.45	18.35	91.55	80.28	9.57	5.37
Asian or Pacific Islander, non-Hispanic	56.68	49.21	27.84	90.00	77.81	25.68	5.00
Native American, non-Hispanic	19.00	31.94	6.00	94.00	84.00	4.48	6.00

Source: HUD AFFH Database (AFFH-T), 2020.

Opportunity map scores for South Gate census tracts are presented in Figure D-21 along with the City’s sites inventory. Of the tracts in South Gate 50% (10 tracts) are characterized as Low Resource, 45% (9 tracts) Moderate Resource, and 5% (one tract) Moderate Resource (Rapidly Changing). Opportunity map categorization and domain scores for South Gate census tracts are

shown in Table D-16. There are no tracts in the City that are classified as areas of high segregation and poverty. The northwestern corner and most of the eastern areas of the City are low resource.

Table D-16: TCAC Opportunity Map Scores for South Gate Tracts

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037535501	0.18	0.41	0.224	-0.431	Low Resource
6037535502	0.27	0.678	0.278	-0.285	Low Resource
6037535503	0.521	0.812	0.426	-0.036	Moderate Resource (Rapidly Changing)
6037535603	0.21	0.058	0.395	-0.457	Low Resource
6037535604	0.297	0.248	0.346	-0.331	Low Resource
6037535605	0.452	0.715	0.337	-0.158	Moderate Resource
6037535606	0.402	0.271	0.345	-0.28	Low Resource
6037535607	0.408	0.512	0.347	-0.219	Moderate Resource
6037535701	0.409	0.67	0.233	-0.256	Moderate Resource
6037535702	0.229	0.719	0.36	-0.245	Moderate Resource
6037535802	0.215	0.822	0.352	-0.23	Moderate Resource
6037535803	0.392	0.819	0.392	-0.116	Moderate Resource
6037535804	0.265	0.824	0.33	-0.216	Moderate Resource
6037535901	0.277	0.441	0.385	-0.265	Low Resource
6037535902	0.542	0.69	0.459	-0.039	Moderate Resource
6037536000	0.356	0.076	0.432	-0.335	Low Resource
6037536102	0.502	0.011	0.293	-0.547	Low Resource
6037536103	0.511	0.034	0.375	-0.378	Low Resource
6037536104	0.275	0.009	0.365	-0.655	Low Resource
6037536200	0.314	0.238	0.473	-0.239	Moderate Resource

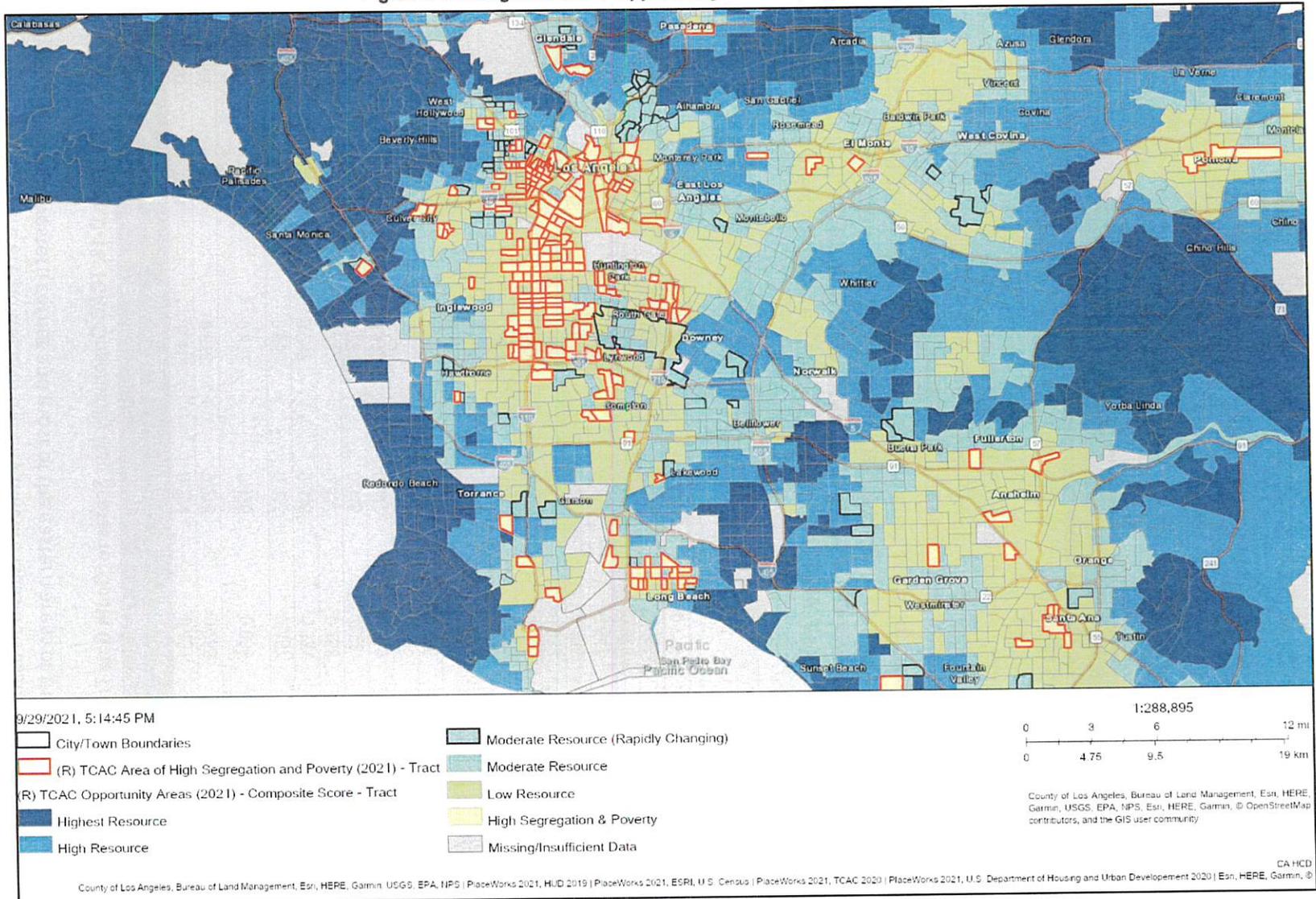
Sites Inventory

Most units used to meet South Gate’s 2021-2029 RHNA are in low resource tracts (68.6% of units) (Table D-17). Of the 3,313 lower income RHNA units, 77.9% are in low resource tracts and 22.1% are in moderate resource tracts, including rapidly changing. In comparison, 60.7% of moderate income units and 63.1% of above moderate income units are in low resource tracts. While the City’s RHNA strategy does promote a variety of housing types, including lower, moderate, and above moderate income units, in low resource tracts, larger proportion of lower income units are in low resource tracts compared to moderate and above moderate income units.

Table D-17: Distribution of RHNA Units by TCAC Opportunity Area Categorization

TCAC Opportunity Area Category (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
Low Resource	2,581	77.9%	743	60.7%	2,478	63.1%	5,802	68.6%
Moderate Resource	571	17.2%	482	39.3%	1,285	32.7%	2,338	27.6%
Moderate Resource (Rapidly Changing)	161	4.9%	0	0.0%	161	4.1%	322	3.8%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

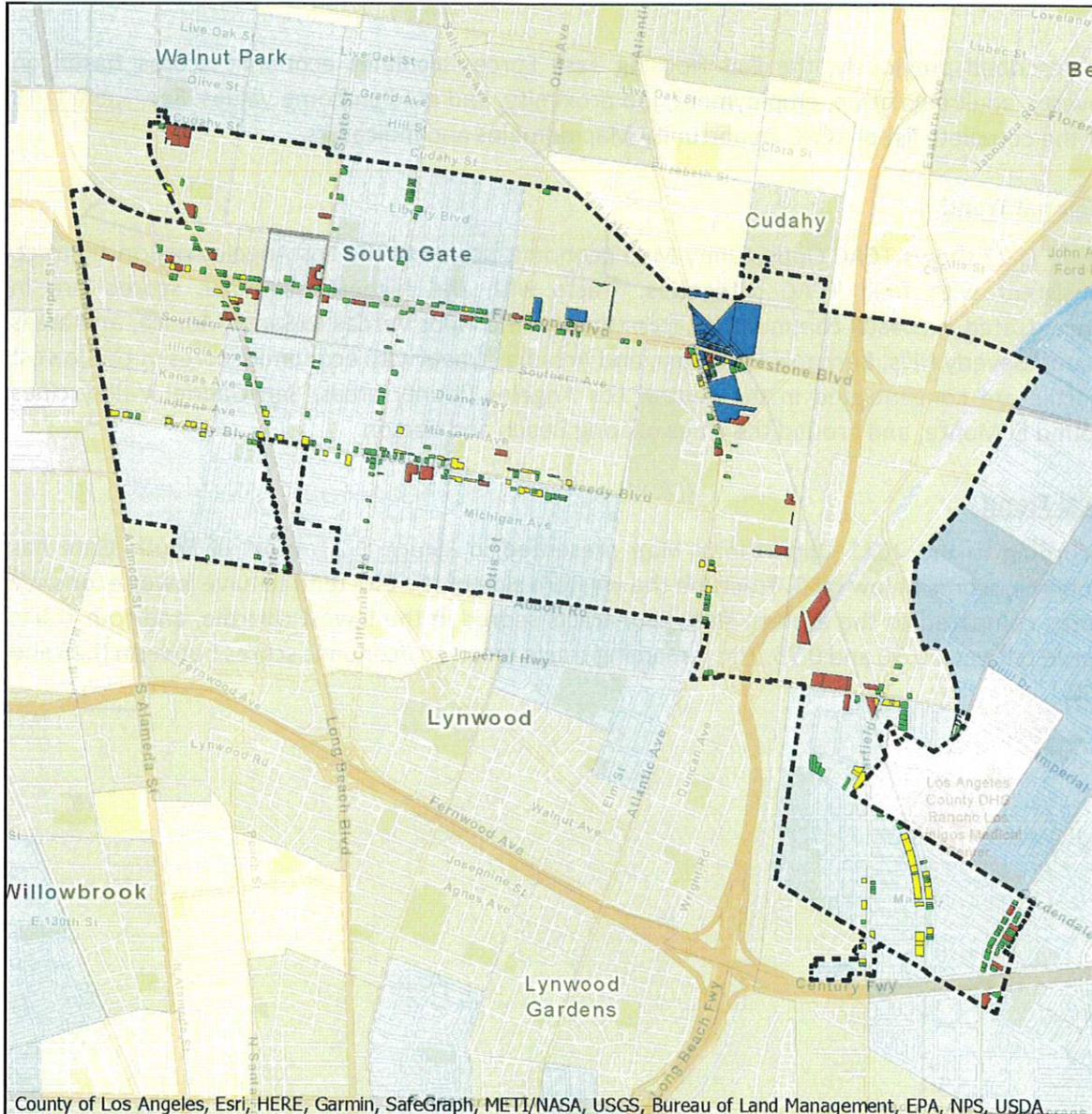
Figure D-20: Regional TCAC Opportunity Area Map by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

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Figure D-21: TCAC Opportunity Map by Tract and Sites Inventory (2021)



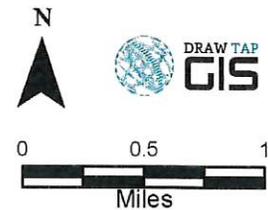
County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with TCAC Opportunity Areas 2021**

TCAC Opportunity Areas 2021 - Composite Score (Tract) Sites Inventory

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

- Income Category**
- Lower
 - Moderate
 - Above Moderate
 - Mixed
 - City Boundary



California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<http://affh-data-resources-lahcd.hudarcgis.com>

Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See [Table D-13](#) for the complete list of TCAC Opportunity Map domains and indicators.

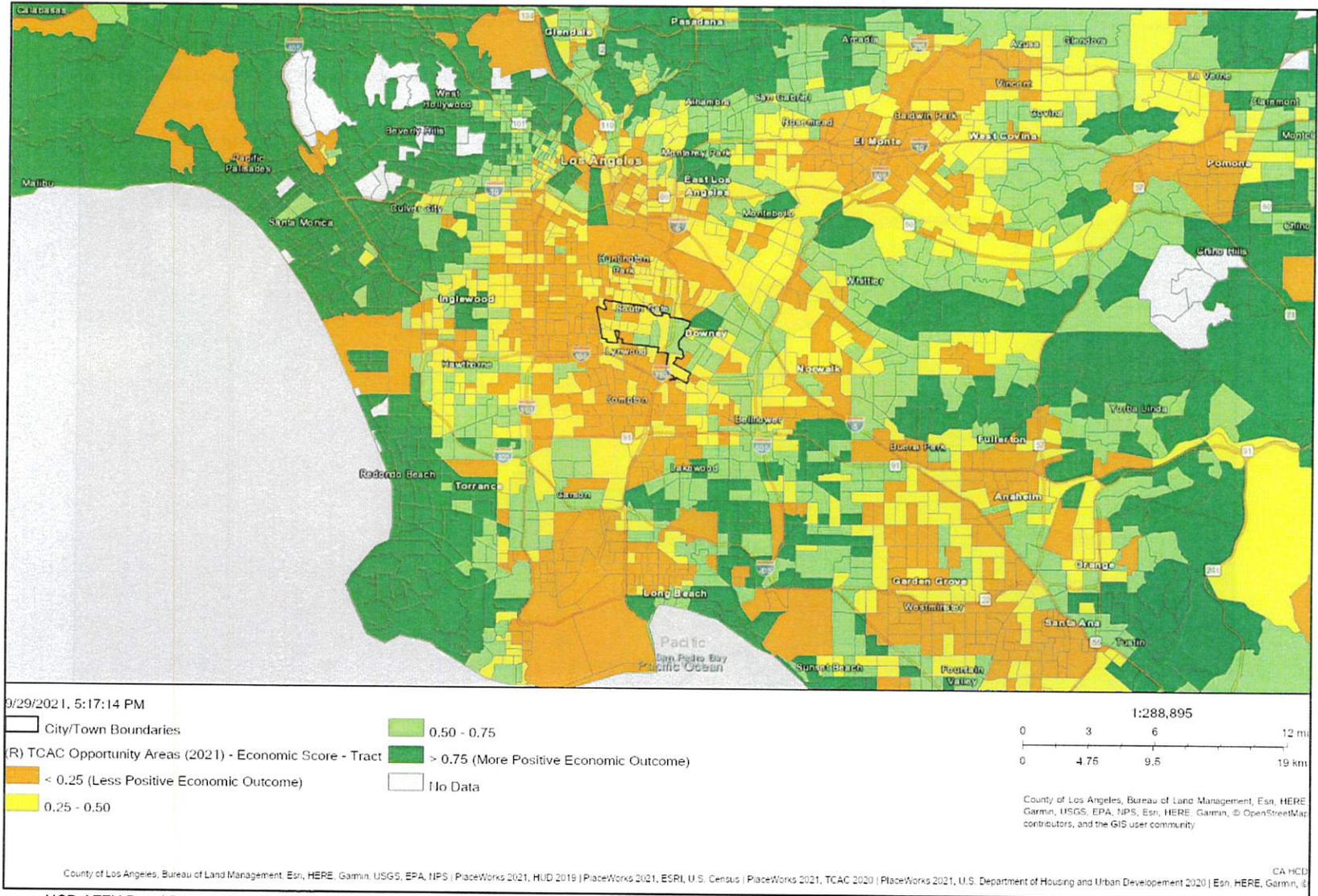
Regional Trend

[Figure D-22](#) shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Burbank, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

Local Trend

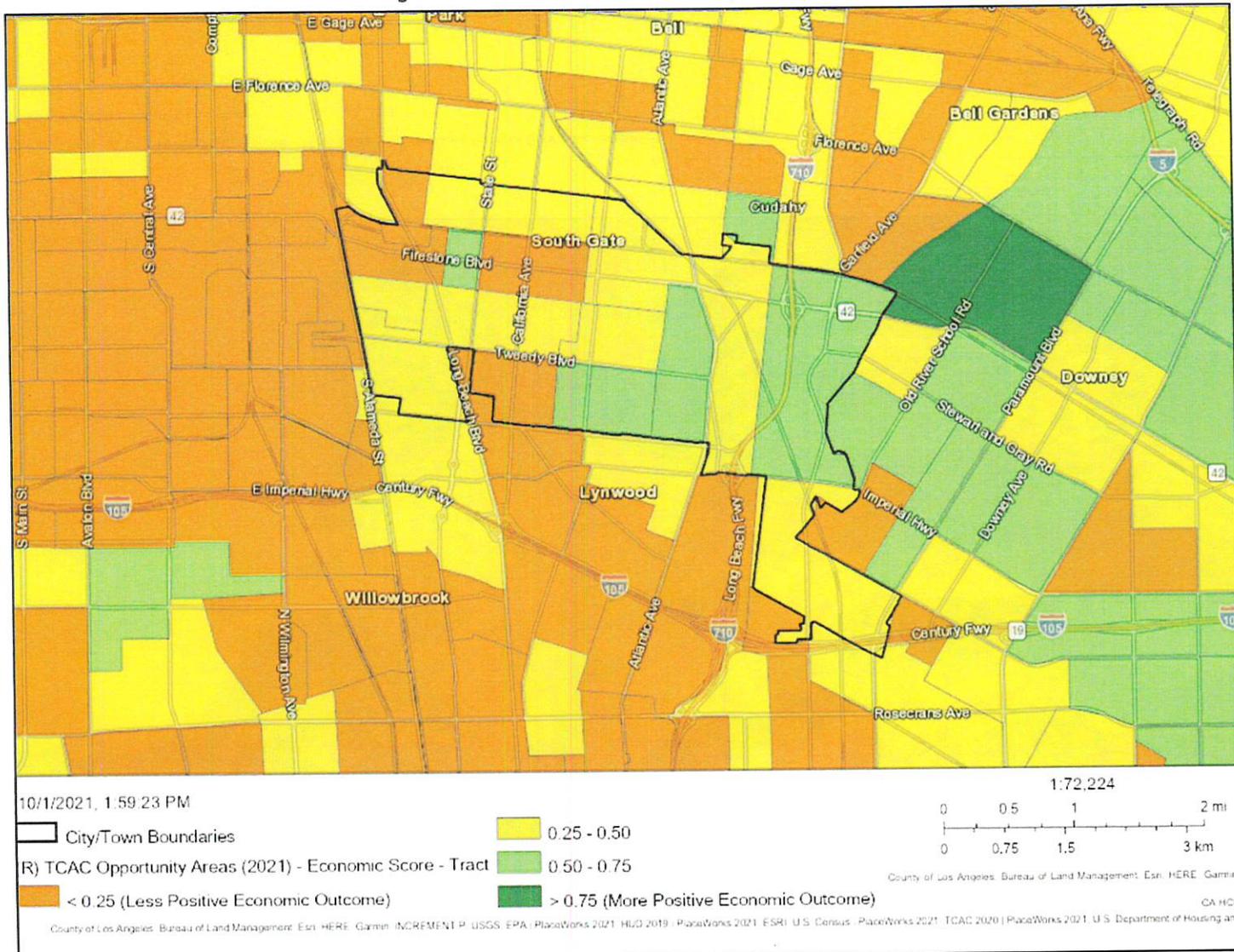
According to the 2021 Opportunity Map presented in [Figure D-23](#), most of South Gate has economic scores below 0.50. Tracts on the western side of the City tend to have lower economic scores compared to the eastern side. Four tracts scored in the lowest quartile, and four tracts scored between 0.50 and 0.75. The remaining tracts received economic scores between 0.25 and 0.50.

Figure D-22: Regional TCAC Economic Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure D-23: TCAC Economic Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See [Table D-13](#) for the complete list of TCAC Opportunity Map domains and indicators.

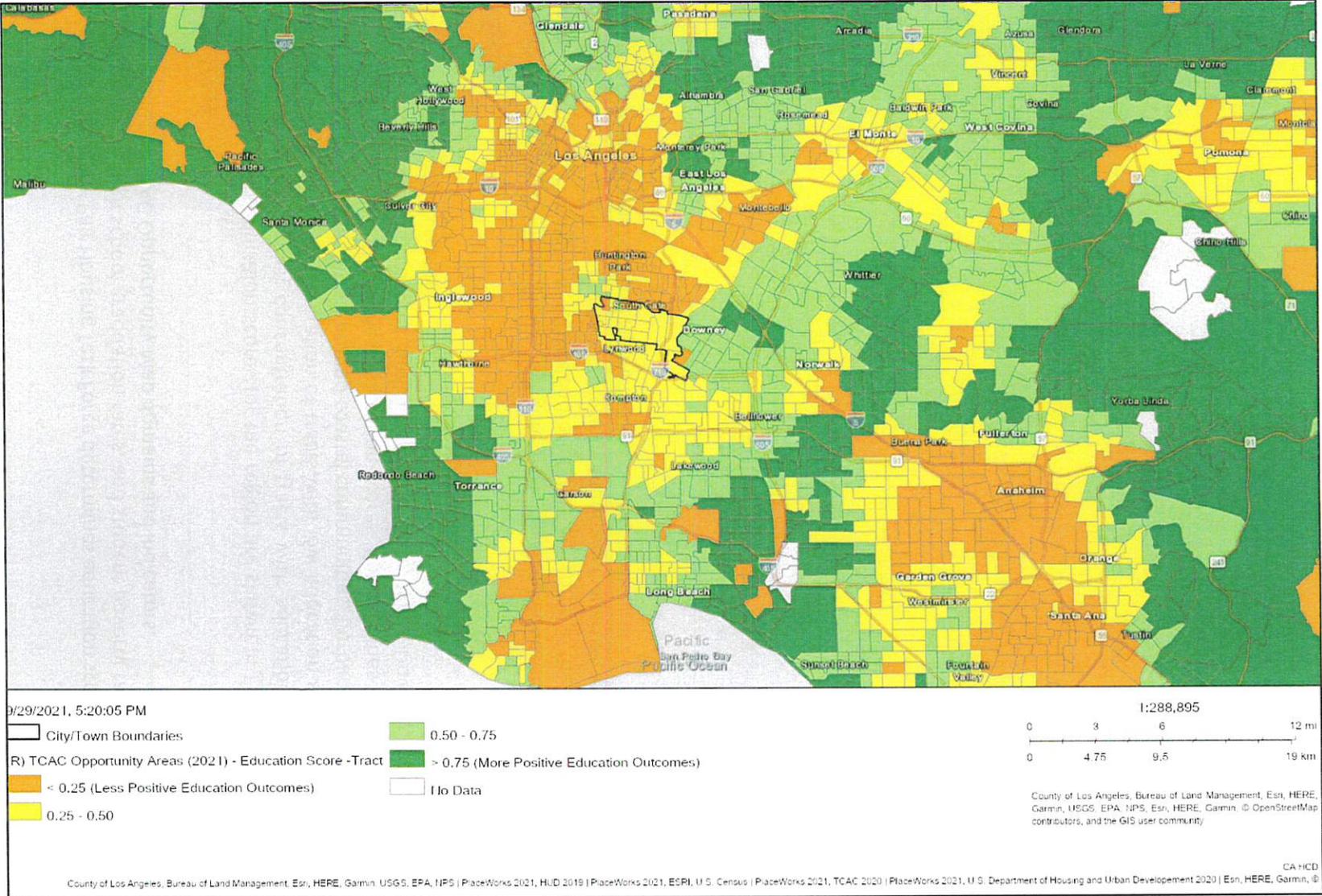
Regional Trend

TCAC Opportunity Map education scores for the region are shown in [Figure D-24](#). The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores in San Fernando Valley cities east of Burbank. Areas around coastal communities, Burbank/La Cañada Flintridge, Arcadia, and Whittier have the highest education scores. Communities north, south, and west generally received education scores similar to South Gate, while Downey, east of the City, received higher education scores.

Local Trend

Nearly all tracts in South Gate, shown in [Figure D-25](#), received education scores between 0.25 and 0.50. Two tracts in the northwestern corner of the City scored in the lowest quartile. One of these tracts also received an economic score in the lowest quartile and is considered a low resource tract (see [Figure D-21](#) and [Figure D-23](#)).

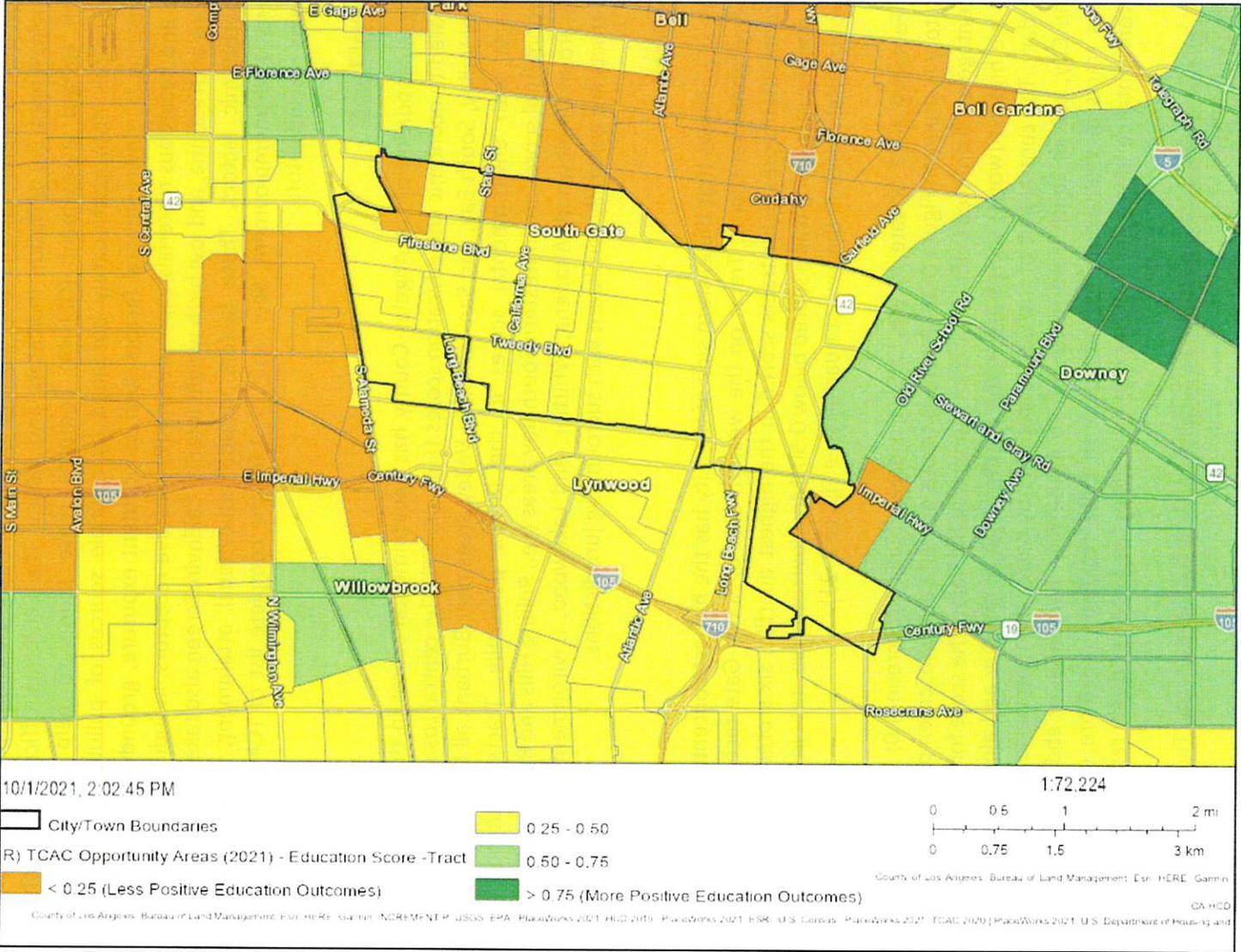
Figure D-24: Regional TCAC Education Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

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Figure D-25: TCAC Education Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. See [Table D-13](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend

A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores ([Figure D-26](#)). The central Los Angeles County, San Gabriel Valley, South Bay, and San Fernando Valley areas near Burbank all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, and Lakewood. Environmental scores for South Gate tracts are generally consistent with surrounding jurisdictions.

Local Trend

[Figure D-27](#) shows that the eastern side of the City has the highest concentration of tracts with low environmental scores. Tracts on the western side of South Gate received highly variable environmental scores. Four tracts scored in the highest quartile, six scored between 0.50 and 0.75, and the remaining tracts scored below 0.50. Most low resource areas in South Gate received environmental scores in the lowest quartile (see [Figure D-21](#)).

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in [Figure D-28](#). A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the eastern area of the City and along the western City boundary. The central part of the City scored slightly better than the western and eastern ends of the City, but all South Gate tracts scored in the 70th percentile or above relative to other census tracts in the region, indicating South Gate residents are more exposed to adverse environmental conditions at a higher rate than other Los Angeles County residents.

[Parks and open space should also be an accessible resource for residents. The following parks are located in the City:](#)

- [Cesar Chavez Park](#)

- [Circle Park](#)
- [Gardendale Tot Lot](#)
- [Hollydale Community Park](#)
- [Hollydale Regional Park](#)
- [South Gate Park](#)
- [Stanford Park](#)
- [South Gate Dog Park](#)
- [Triangle Park](#)
- [State Street Park](#)

Parks are generally concentrated in the northern and eastern areas of the City. There are no City parks in tracts along the southern City boundary. The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions.² According to the HPI, tracts along the southern City boundary scored in the lowest quartile for access to parks and open space, while most of the remaining areas of the City scored in the highest quartile.

Sites Inventory

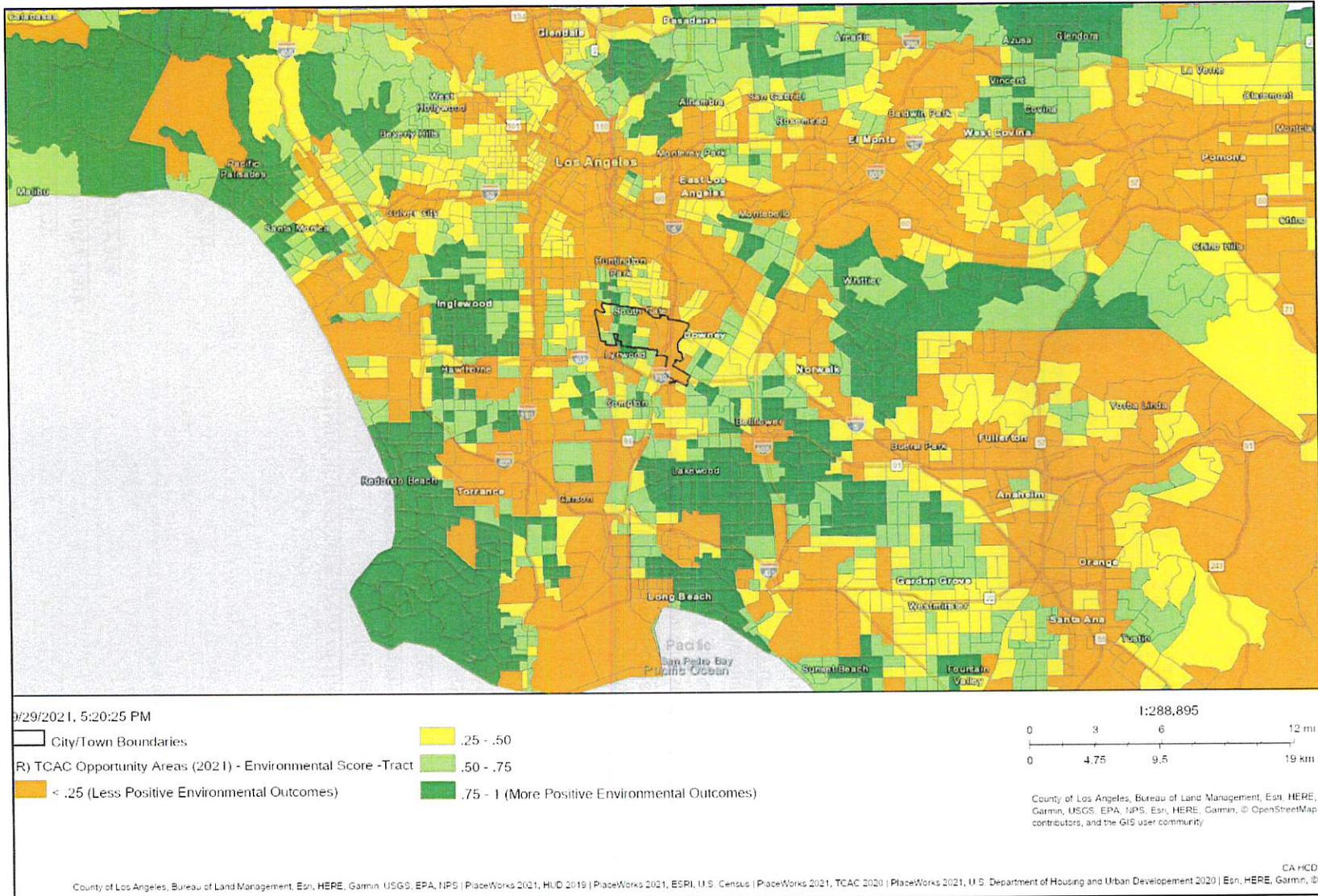
The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City’s sites inventory is shown in Figure D-28. A census tract’s overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The distribution of RHNA units by CalEnviroScreen 4.0 score is presented in Table D-18. Approximately 78% of all RHNA units are in tracts that fall within the highest (worst) percentile score range (91st to 100th percentile), including 82.7% of lower income units, 88.5% of moderate income units, and 71.5% of above moderate income units. Approximately 22% of units scored between the 70th and 90th percentile, including 17.3% of lower income units, 11.5% of moderate income units, and 28.5% of above moderate income units. There are more lower and moderate income units in tracts with worse environmental conditions compared to above moderate income units. It is important to note that environmental conditions Citywide tend to be less desirable, all scoring in the 71st percentile or higher.

Table D-18: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score

CalEnviroScreen 4.0 Percentile Score (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
71-80%	377	11.4%	81	6.6%	500	12.7%	958	11.3%
81-90%	197	5.9%	60	4.9%	617	15.7%	874	10.3%
91-100%	2,739	82.7%	1,084	88.5%	2,807	71.5%	6,630	78.4%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

² Public Health Alliance of Southern California, California Healthy Places Index. Accessed April 2022. <https://www.healthyplacesindex.org/>.

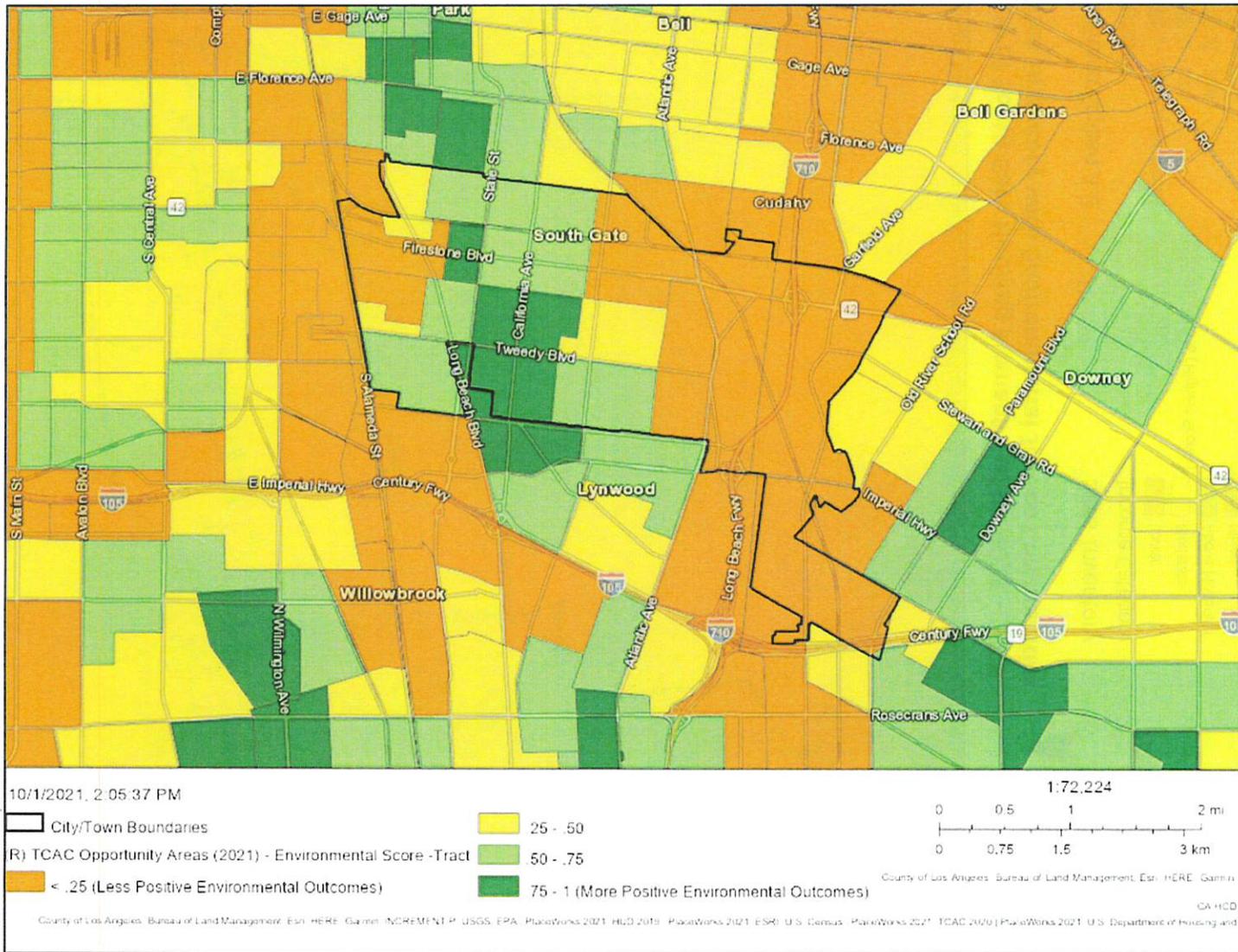
Figure D-26: Regional TCAC Environmental Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

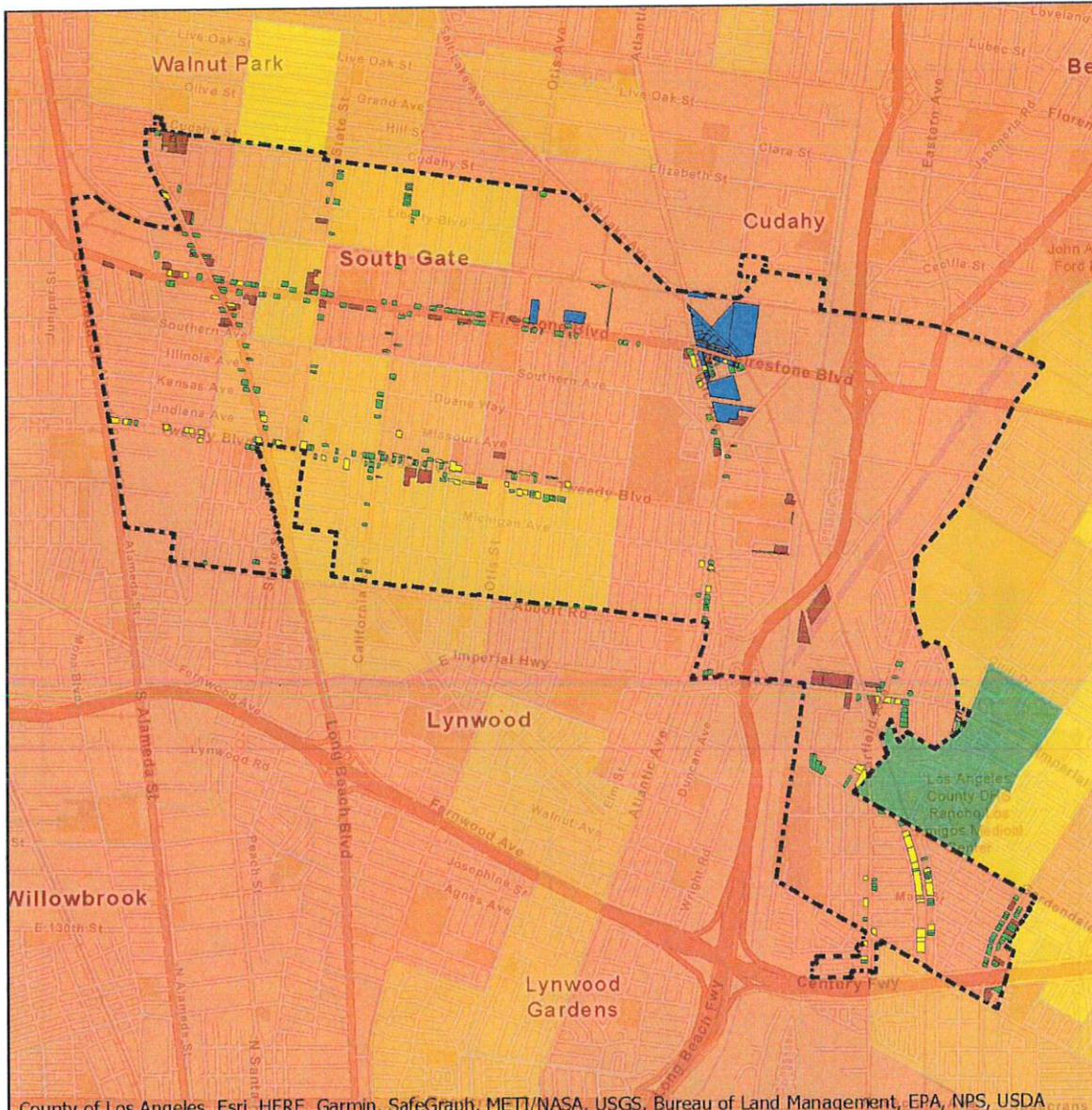
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Figure D-27: TCAC Environmental Score by Tract (2021)



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure D-28: CalEnviroScreen 4.0 Percentile Score by Tract and Sites Inventory (2021)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with Environmental Justice Communities**

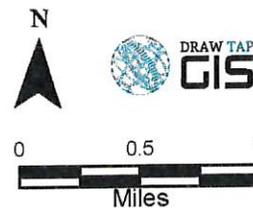
CalEnviroScreen 4.0
CIScoreP

- 1 - 10% (Lowest Scores)
- 11 - 20%
- 21 - 30%
- 31 - 40%
- 41 - 50%

- 51 - 60%
- 61 - 70%
- 71 - 80%
- 81 - 90%
- 91 - 100% (Highest Scores)

Sites Inventory
Income Category

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://afh-data-resources-cahd.hud-arcs.com>

Source: HCD AFFH Data Viewer, 2021 CalEnviroScreen 4.0, 2021.

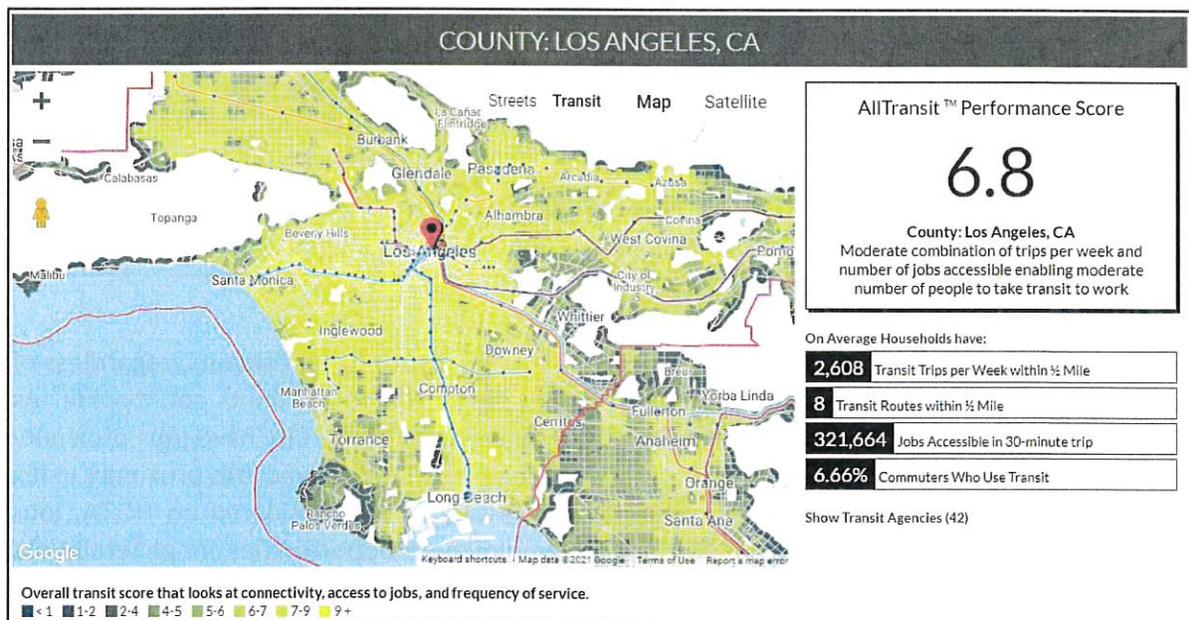
Transportation

HUD’s Job Proximity Index, shown in [Table D-14](#) and [Table D-15](#) previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and South Gate.

Regional Trend

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.³ South Gate’s All Transit Performance score of 7.3 is higher than the neighboring cities of Bell Gardens (6.3), Cudahy (6.8), Downey (6.9), Paramount (6.8), and the County (6.8), but lower than Huntington Park (7.9) and Lynwood (7.7). Los Angeles County All Transit metrics are shown in [Figure D-29](#). The County’s All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 93.9% of jobs and 90.1% of workers are located within ½ a mile from transit.

Figure D-29: Los Angeles County All Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

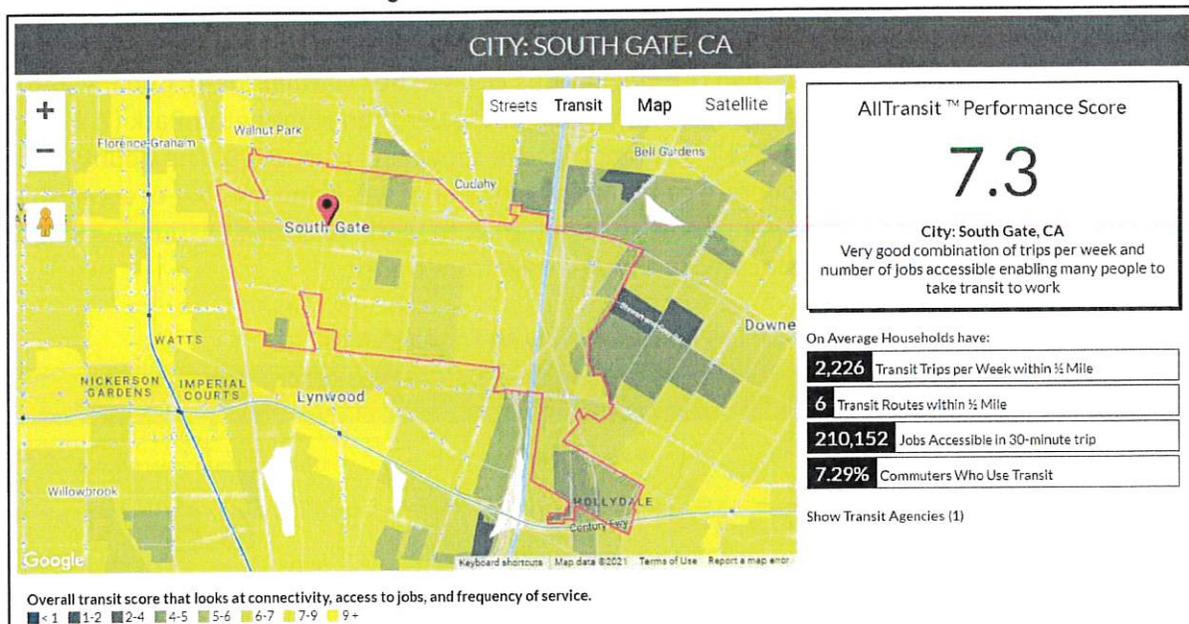
³ AllTransit. 2019 Metrics: AllTransit Performance Score. <https://alltransit.cnt.org/>. Accessed October 2021.

As shown in [Figure D-31](#), block groups around Santa Monica/Beverly Hills, Glendale/Burbank, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of San Fernando Valley have the lowest jobs proximity index scores. Most of the central County areas and San Fernando Valley are considered HQTAs.

Local Trend

All Transit metrics for South Gate are shown in [Figure D-30](#). South Gate received an All Transit Performance Score of 7.3, indicating a good combination of trips per week and number of jobs accessible by transit. All Transit estimates that 100% of jobs and workers in South Gate are located within ½ a mile from transit.

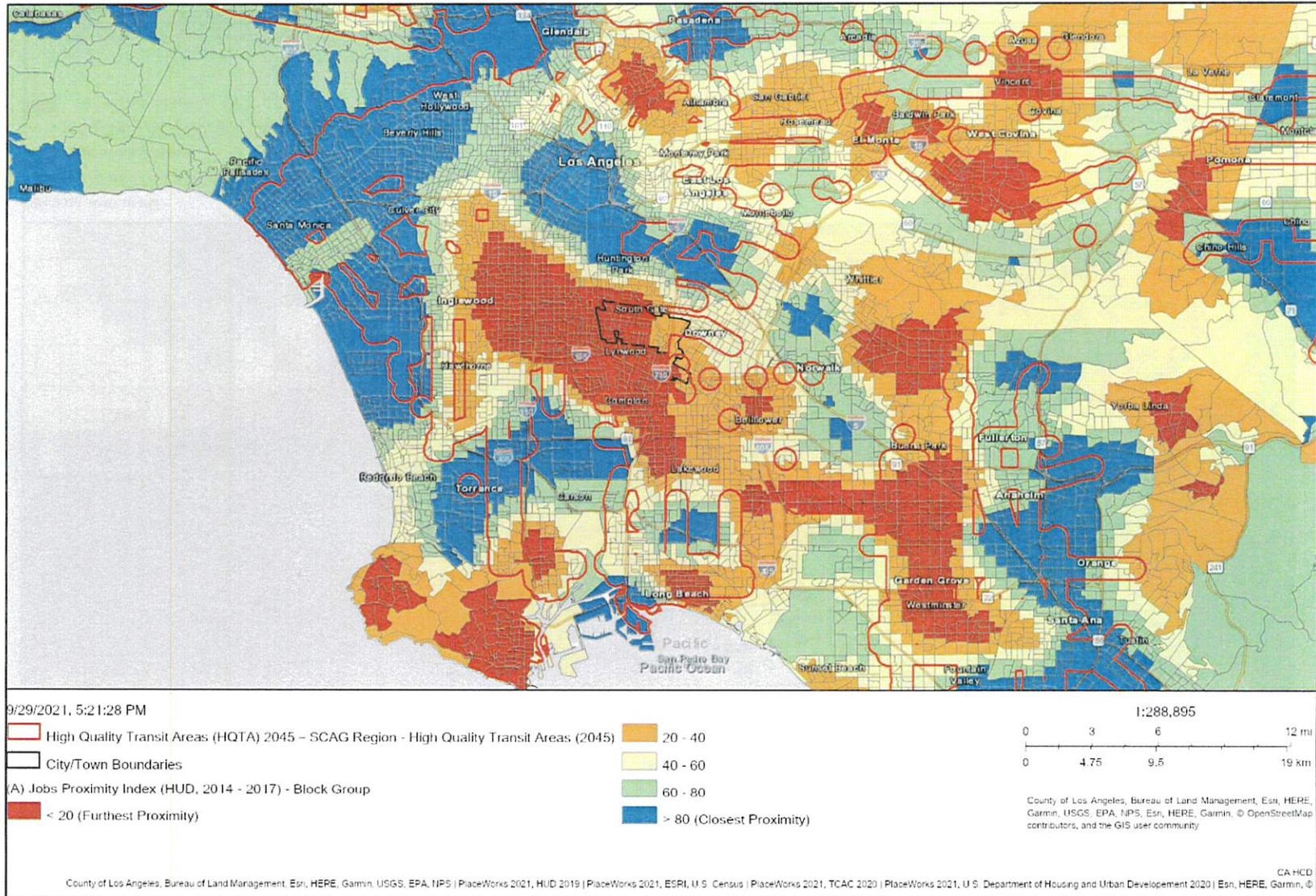
Figure D-30: South Gate All Transit Metrics



Source: All Transit Metrics: All Transit Performance Score – South Gate, 2019.

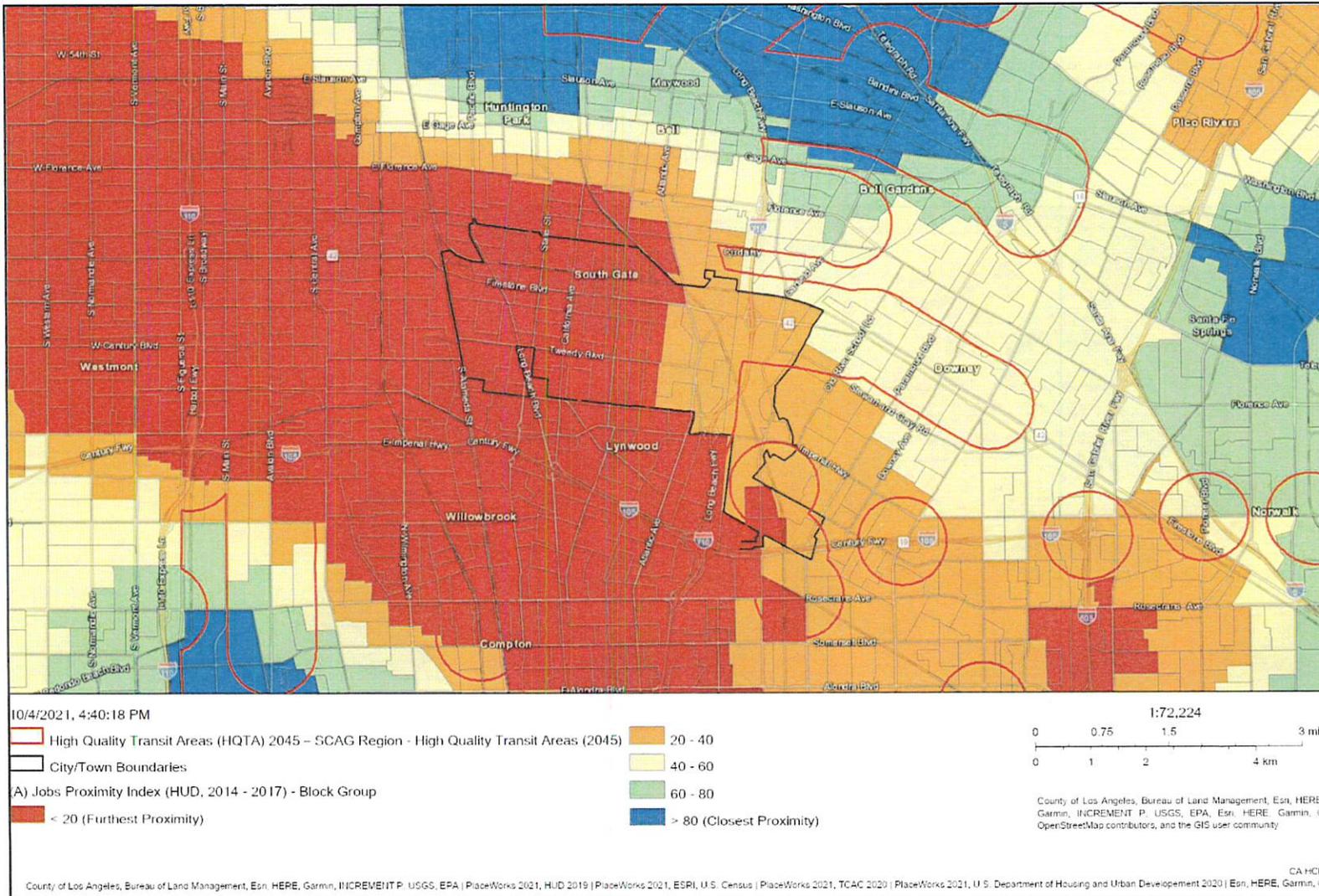
Based on HUD Opportunity Indicators shown in [Table D-15](#), South Gate residents, regardless of race, have less access to employment opportunities compared to residents countywide. As shown in [Figure D-32](#), census block groups on the western side of the City have jobs proximity scores below 20, while block groups on the eastern side of the City received jobs proximity index scores between 20 and 40. Despite a majority of the City being considered an HQTA, jobs proximity index scores throughout the City indicate employment opportunities are generally less accessible to South Gate communities. According to HUD’s low transportation cost index, South Gate residents pay less in transportation costs compared to the average countywide.

Figure D-31: Regional HUD Jobs Proximity Index by Block Group and HQTAs (2020, 2021)



Source: HCD AFFH Data Viewer (HUD 2020, SCAG HQTA 2021), 2021.

Figure D-32: HUD Jobs Proximity Index by Block Group and HQTAs (2020, 2021)



Source: HCD AFFH Data Viewer (HUD 2020, SCAG HQTA 2021), 2021.

Disproportionate Housing Needs

Housing problems for Gardena were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. [Table D-19](#) breaks down households by race and ethnicity and presence of housing problems for South Gate and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (measured by incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In South Gate, 51.7% of owner-occupied households and 72.6% of renter-occupied households have one or more housing problems. The City has a larger proportion of households with a housing problem compared to the County, where only 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In South Gate, Pacific Islander renter-households experience housing problems at the highest rate (100%). Black, American Indian, and Hispanic renter households also experience housing problems at a higher rate than the City average. Additionally, 54.2% of Hispanic owner-occupied households, a larger proportion than the citywide average.

Table D-19: Housing Problems by Race/Ethnicity

Race/Ethnicity	South Gate		Los Angeles County	
	Owner	Renter	Owner	Renter
White	36.0%	40.0%	32.1%	52.6%
Black	7.3%	85.7%	41.5%	63.7%
Asian	3.5%	64.0%	38.3%	56.3%
American Indian	0.0%	95.0%	39.7%	56.4%
Pacific Islander	0.0%	100.0%	39.7%	55.5%
Hispanic	54.2%	73.6%	48.2%	71.1%
Other	--	57.1%	36.5%	55.7%
All	51.7%	72.6%	38.9%	62.3%

Source: HUD CHAS data, 2013-2017 ACS, 2020.

Cost Burden

Households are considered cost burdened if housing costs exceed 30% of their gross income for housing, and severely cost burdened if housing costs exceed 50% of their gross income. Cost burden in South and Los Angeles County is assessed using 2020 HUD CHAS data (based on 2013-2017 ACS estimates) and the HCD Data Viewer (based on 2010-2014 and 2015-2019 ACS estimates).

Regional Trend

Cost burden by tenure and race/ethnicity for Los Angeles County is shown in [Table D-20](#). Approximately 45% of Los Angeles County households are cost burdened, including 35% of

owner-occupied households and 54.2% of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6% and 58.3%, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1% and 33.3%, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

Table D-20: Cost Burden by Race/Ethnicity and Tenure – Los Angeles County

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
American Indian, non-Hispanic	36.9%	16.3%	3,215
Pacific Islander, non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
Renter-Occupied			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
American Indian, non-Hispanic	48.8%	26.8%	4,420
Pacific Islander, non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210

Source: HUD CHAS data, 2013-2017 ACS, 2020.

As presented in [Figure D-33](#) and [Figure D-34](#), cost burdened households are generally more concentrated in the central County areas; however, most of the region has a high concentration of cost burdened owners and renters. Cost burdened renters are more prevalent than cost burdened owners in almost all tracts in the region. Coastal cities with lower concentrations of racial/ethnic minority populations, persons with disabilities, children in female-headed households, and LMI households generally have fewer cost burdened households (see [Figure D-3](#), [Figure D-6](#), [Figure D-10](#), and [Figure D-13](#)).

Local Trend

Cost burden by tenure based on HUD CHAS data is shown in [Table D-21](#). Pacific Islander and Black renter-occupied households have the highest rate of cost burden in South Gate (100% and 73.8%, respectively). There are no cost burdened owner-occupied American Indian or Pacific Islander households in the City, and only 3.5% of Asian owner households and 7.3% of Black owner occupied households are cost burdened. For all racial and ethnic groups, cost burden is more prevalent amongst renter-occupied households. Overall, 51.3% of South Gate households are cost burdened, and 24% are severely cost burdened. Nearly 60% of renters in South Gate pay more than 30% of their income in housing, compared to 40.2% of owners. A larger proportion of households in South Gate are cost burdened compared to the County.

Table D-21: Cost Burden by Race/Ethnicity and Tenure – South Gate

Race/Ethnicity	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	33.1%	19.7%	890
Black, non-Hispanic	7.3%	7.3%	55
Asian, non-Hispanic	3.5%	0.0%	115
American Indian, non-Hispanic	0.0%	0.0%	4
Pacific Islander, non-Hispanic	0.0%	0.0%	25
Hispanic	41.7%	17.1%	9,170
Other	--	--	0
Renter-Occupied			
White, non-Hispanic	40.0%	23.8%	400
Black, non-Hispanic	73.8%	35.7%	210
Asian, non-Hispanic	60.0%	30.0%	100
American Indian, non-Hispanic	20.0%	20.0%	20
Pacific Islander, non-Hispanic	100.0%	0.0%	4
Hispanic	60.5%	29.7%	12,490
Other	28.6%	0.0%	70

Source: HUD CHAS data, 2013-2017 ACS, 2020.

Figure D-35 and Figure D-36 show cost burden by tenure in South Gate using the 2015-2019 ACS. The HCD AFFH Data Viewer also includes tract level cost burden data using 2010-2014 ACS estimates. Since 2014, the proportion of cost burdened owners has decreased in nearly all South Gate tracts. Currently, between 40% and 60% of owner households are cost burdened in a majority of tracts. In two tracts in the center of the City and on tract along the eastern City boundary, more than 60% of owner households with mortgages spend 30% or more of their income on housing.

Like owner-occupied households, since 2014 the proportion of cost burdened renters has decreased in most tracts. Between 60% and 80% of renter-occupied households in most South Gate tracts overpay for housing. In six tracts, mostly concentrated on the western side of the City, more than 80% of renters are cost burdened.

Sites Inventory

Figure D-35 and Figure D-36 also include the sites inventory used to meet the City’s 2021-2029 RHNA. As presented in Table D-22 and Table D-23, most RHNA units are located in tracts where 20% to 40% of owner-occupied households are cost burdened and 40% to 60% of renter-occupied households are cost burdened. Nearly 26% of lower income units are in tracts where more than 60% of owner households overpay for housing and 21% are in tracts where more than 60% of renter households overpay for housing. In comparison, only 1.8% of moderate income units and 16.1% of above moderate income units are in tracts where more than 60% of owners are cost burdened. It is important to note that only 61.6% of owners overpay for housing in the tracts with the highest rate of cost burdened owners. Additionally, only 5% of moderate income units and 17% of above moderate income units are in tracts where more than 60% of renters are cost burdened. While the City’s RHNA strategy does place more lower income units in areas where cost burden is more prevalent, lower and moderate income units can better serve the existing

cost burdened communities. Further, the City's RHNA strategy generally distributes units of all income levels throughout the City, ensuring a variety of housing types are offered to cost burdened households.

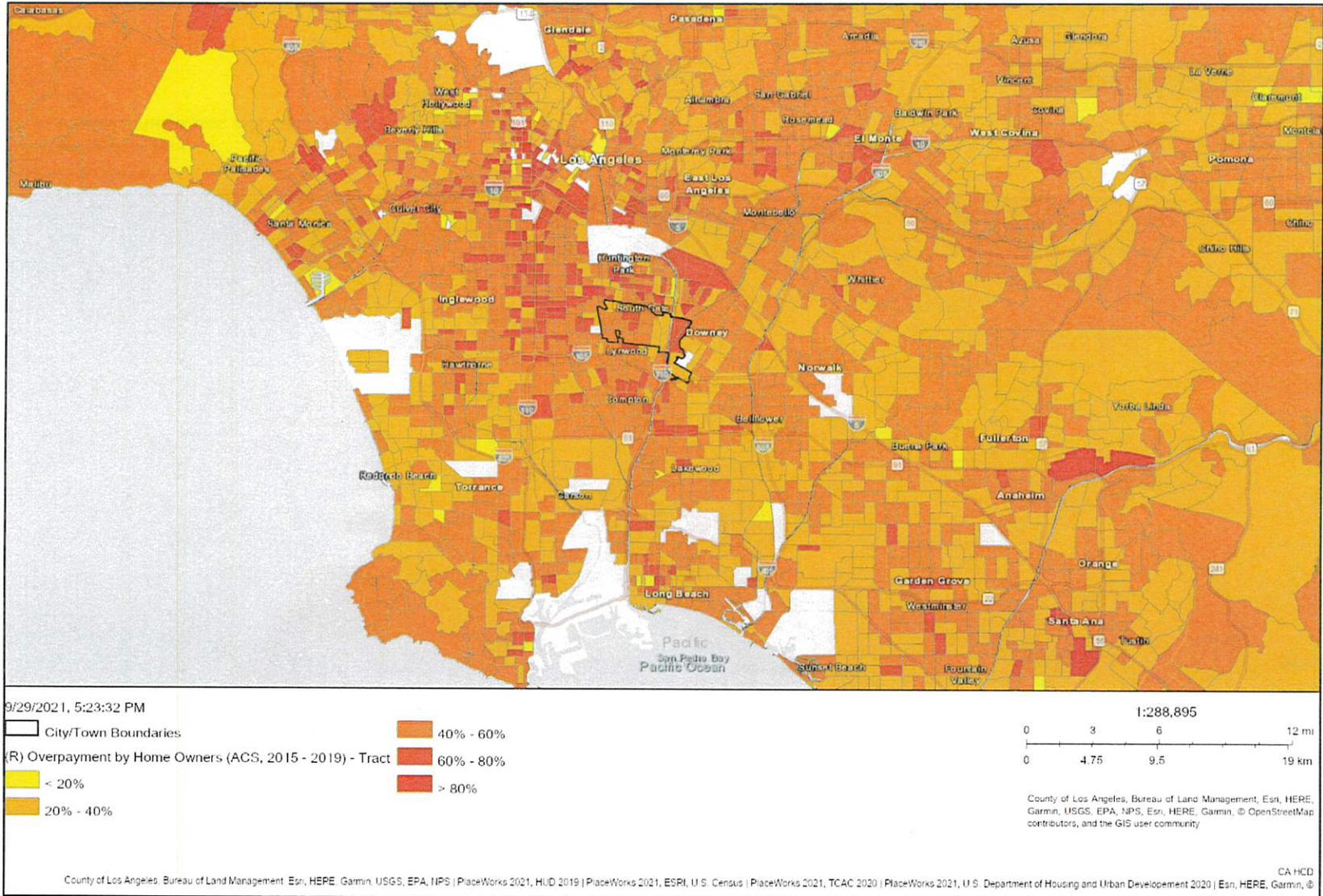
Table D-22: Distribution of RHNA Units by Percent of Cost Burdened Owner Households

Percent of Overpaying Owners (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
20-40%	1,754	52.9%	917	74.9%	2,094	53.4%	4,765	56.3%
40-60%	710	21.4%	286	23.3%	1,198	30.5%	2,194	25.9%
60-80%	849	25.6%	22	1.8%	632	16.1%	1,503	17.8%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Table D-23: Distribution of RHNA Units by Percent of Cost Burdened Renter Households

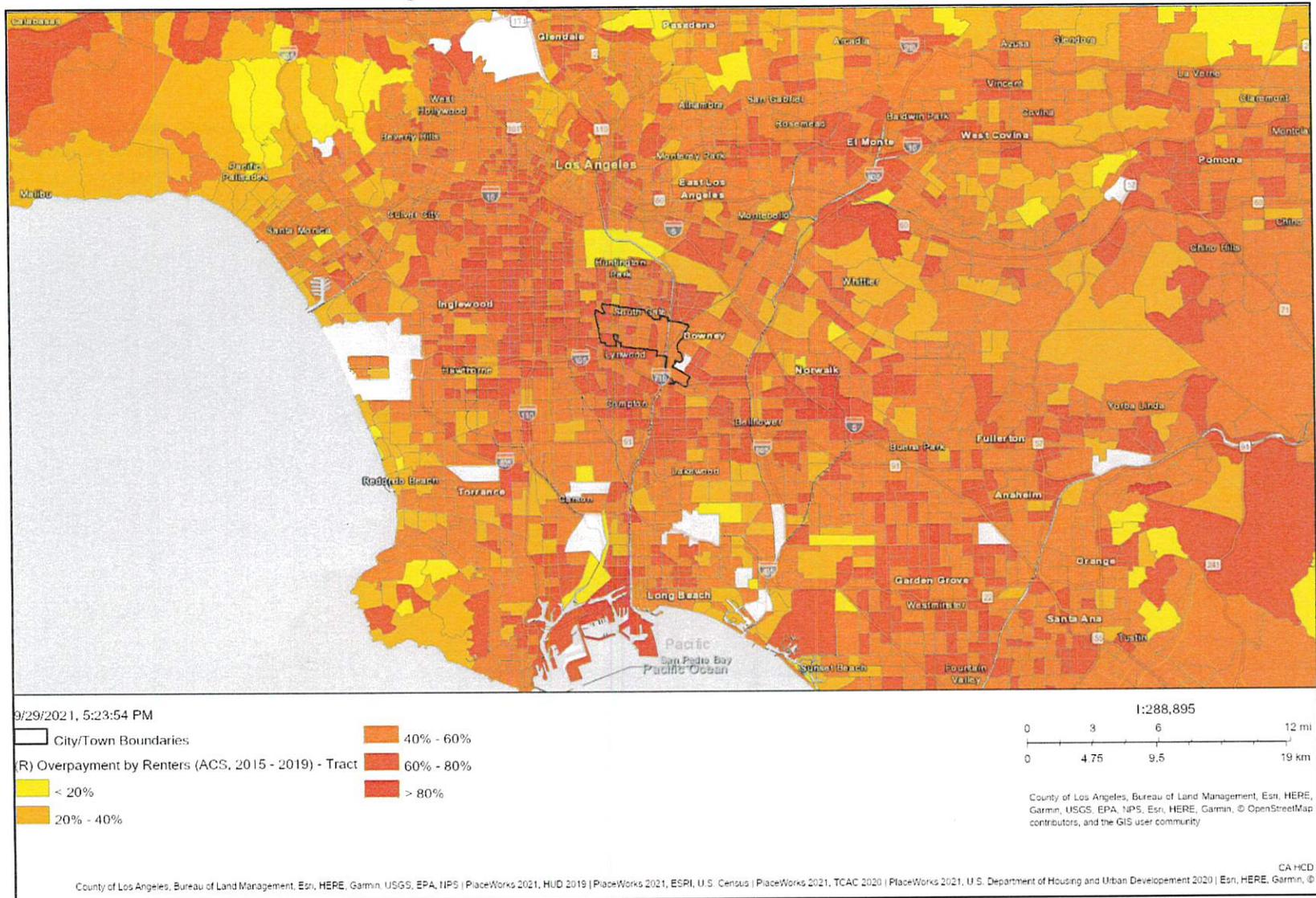
Percent of Overpaying Renters (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
40-60%	2,615	78.9%	1,165	95.1%	3,256	83.0%	7,036	83.1%
60-80%	698	21.1%	60	4.9%	668	17.0%	1,426	16.9%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Figure D-33: Regional Cost Burdened Owners by Tract (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

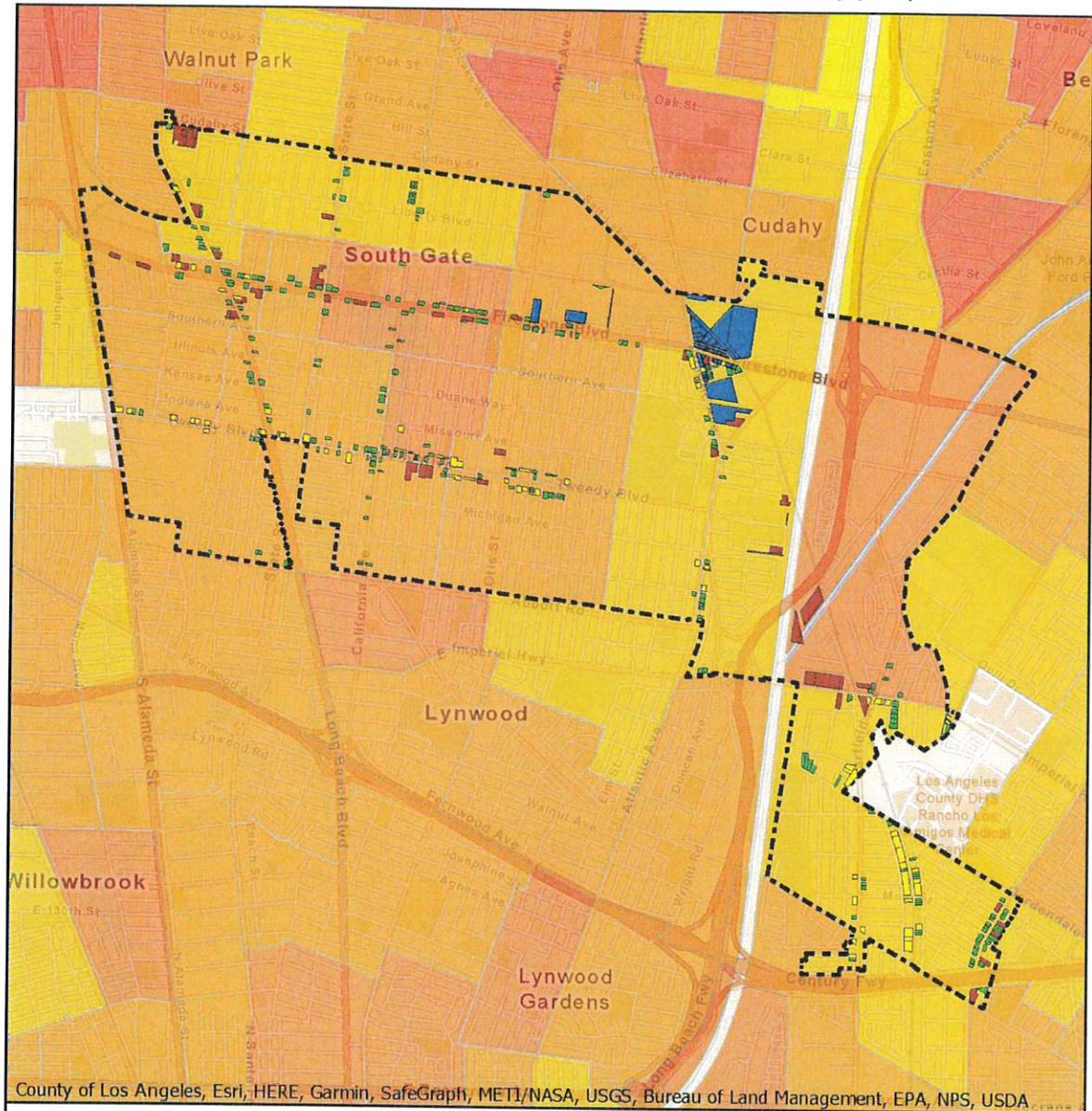
Figure D-34: Regional Cost Burdened Renters by Tract (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

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Figure D-35: Cost Burdened Owners by Tract and Sites Inventory (2019)



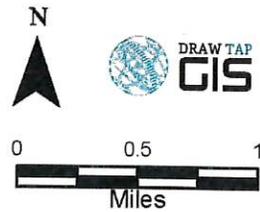
County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with Cost Burden 2019 - Owners**

Overpayment by Home Owners (2015-2019) - ACS Tract Level Sites Inventory
B25091_calc_pctMortGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

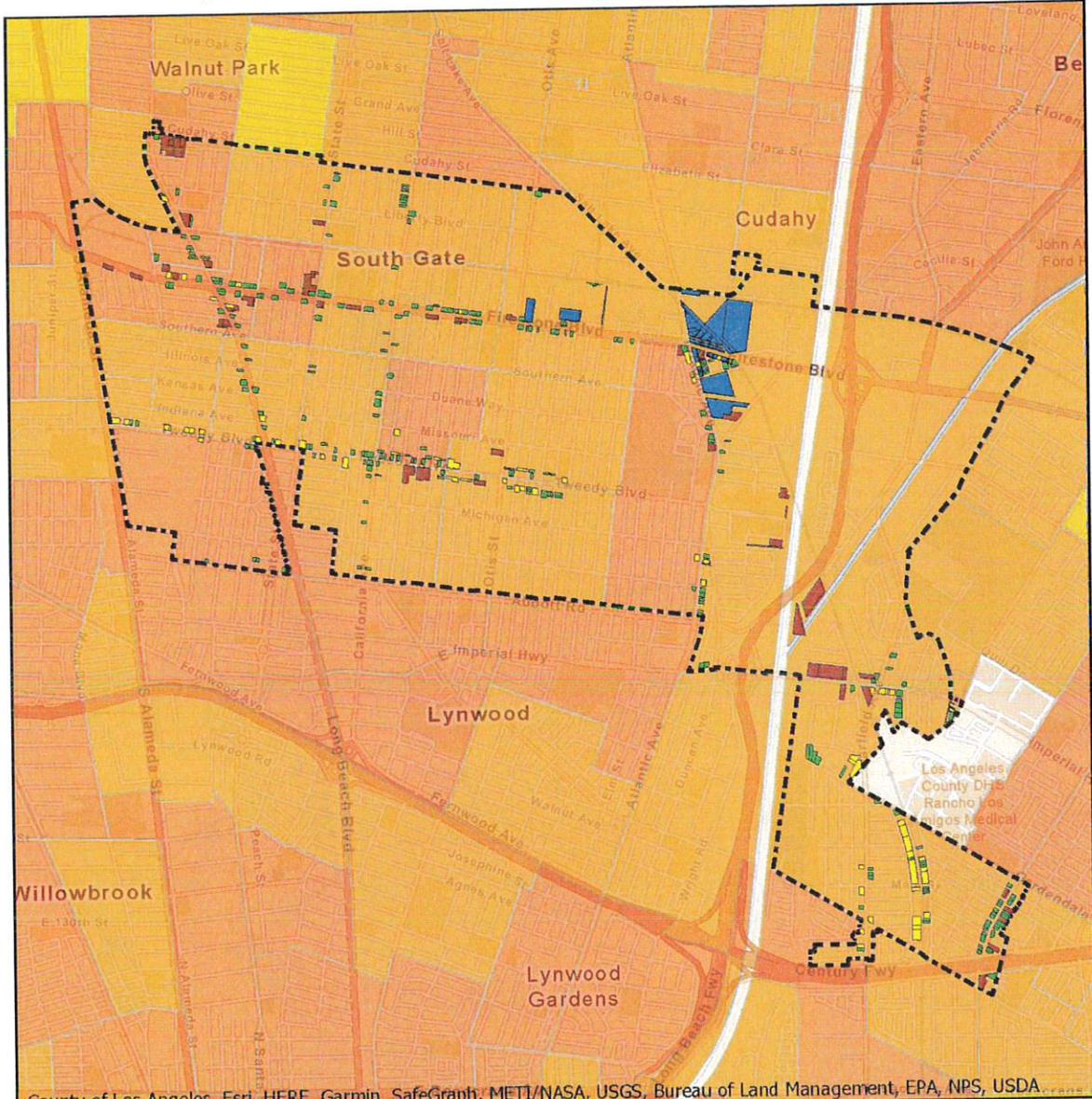
- Income Category**
- Lower
 - Moderate
 - Above Moderate
 - Mixed
 - City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-portal.hud.ca.gov>

Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure D-36: Cost Burdened Renters by Tract and Sites Inventory (2019)



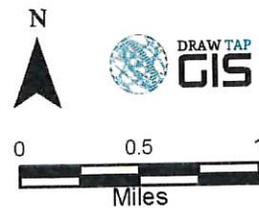
County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with Cost Burden 2019 - Renters**

Overpayment by Renters (2015-2019) - ACS Tract Level Sites Inventory
B25070_calc_pctGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Alternately: Fair Housing Data and Mapping Resources
<https://affh-data-resources.ca/hot.hub.arcgis.com>

Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS and the HCD AFFH Data Viewer (2015-2019 ACS) is used to show overcrowding in South Gate and Los Angeles County.

Regional Trend

As shown in [Table D-24](#), 5.7% of owner-occupied households and 16.7% of renter-occupied households in the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. Over one percent of owner households and 7.6% of renter households are severely overcrowded.

[Figure D-37](#) shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of the San Fernando Valley. Coastal communities, from the South Bay to Malibu, have significantly fewer overcrowded households in comparison.

Table D-24: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 persons per room)		Total Households
	Households	Percent	Households	Percent	
South Gate					
Owner-Occupied	1,695	16.5%	450	4.4%	10,255
Renter-Occupied	4,095	30.8%	1,530	11.5%	13,305
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835

Source: HUD CHAS data, 2013-2017 ACS, 2020.

Local Trend

[Table D-24](#), above, shows that 16.5% of owner-occupied households and 30.8% of renter-occupied households in South Gate are overcrowded. Significantly more households are overcrowded in South Gate than in the County. A significant proportion of South Gate households are also severely overcrowded with more than 1.5 persons per room. Approximately 4% of owner-occupied households and 11.5% of renter-occupied households are severely overcrowded in the City.

[Figure D-38](#) shows the concentration of overcrowded households in South Gate by census tract. More than 20% of households in most South Gate tracts experience overcrowding. In most tracts, less than 20% of households are severely overcrowded; however, the tract along the eastern City boundary has a concentration of severely overcrowded households exceeding 65% ([Figure D-39](#)). More than 80% of owners and between 40% to 60% of renters in this tract are also cost burdened.

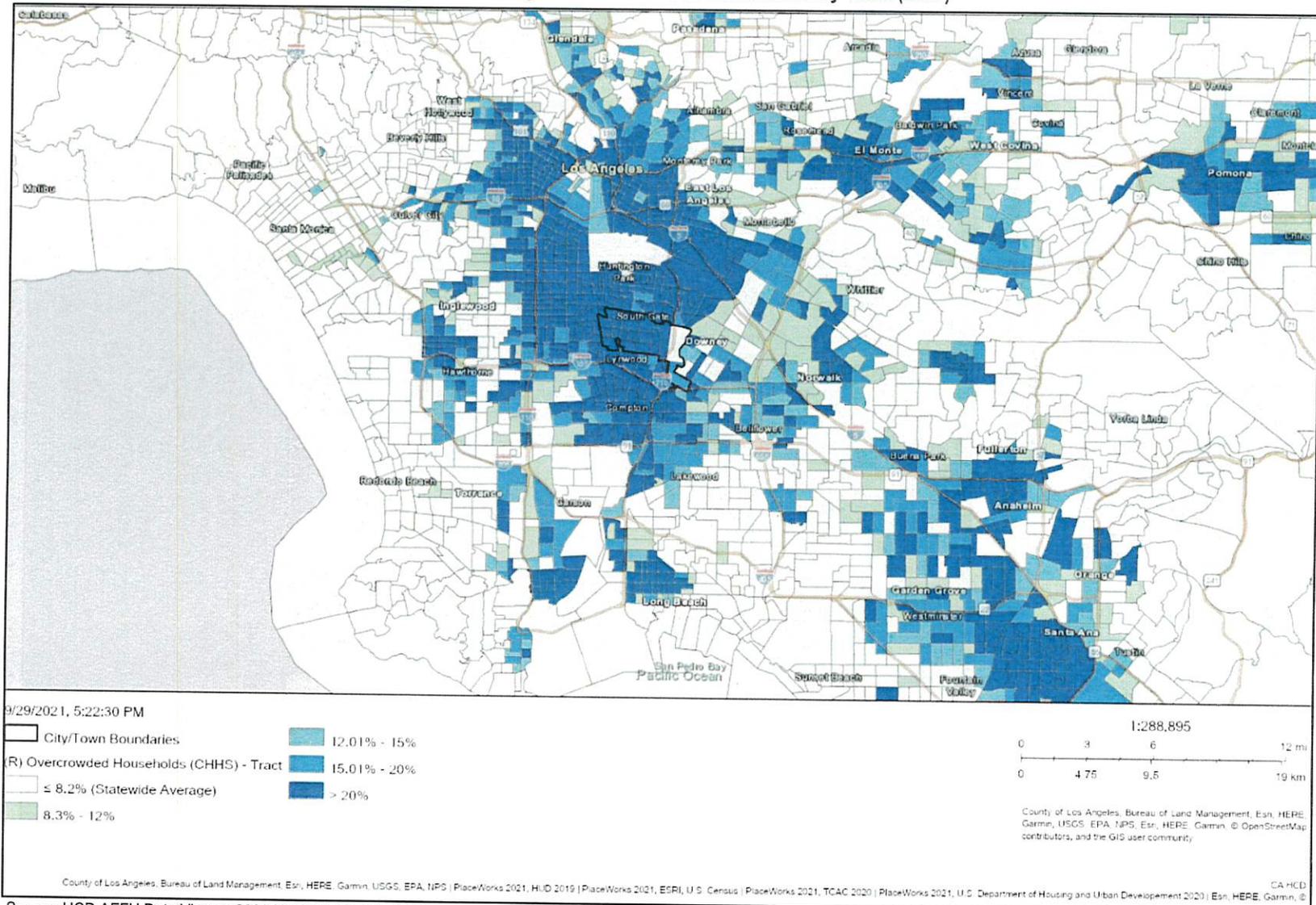
Sites Inventory

As presented in Table D-25, 80.1% of the units selected to meet the 2021-2029 RHNA are in tracts where more than 20% of households are overcrowded. A larger share of lower income RHNA units are in tracts where less than 8.2% of households are overcrowded compared to moderate and above moderate income units. Only 74.8% of lower income units and 72.2% of moderate income units are in tracts where more than 20% of households are overcrowded compared to 87.2% of above moderate income units. As discussed previously, the distribution of RHNA units by overcrowded households follows the trend Citywide, where all but two tracts have proportions of overcrowded households exceeding 20%. The City's RHNA strategy does not disproportionately place lower income units in tracts where more than 20% of households are overcrowded. Further, the City's RHNA strategy offers a variety of housing types in tracts where overcrowding is prevalent.

Table D-25: Distribution of RHNA Units by Concentration of Overcrowded Households

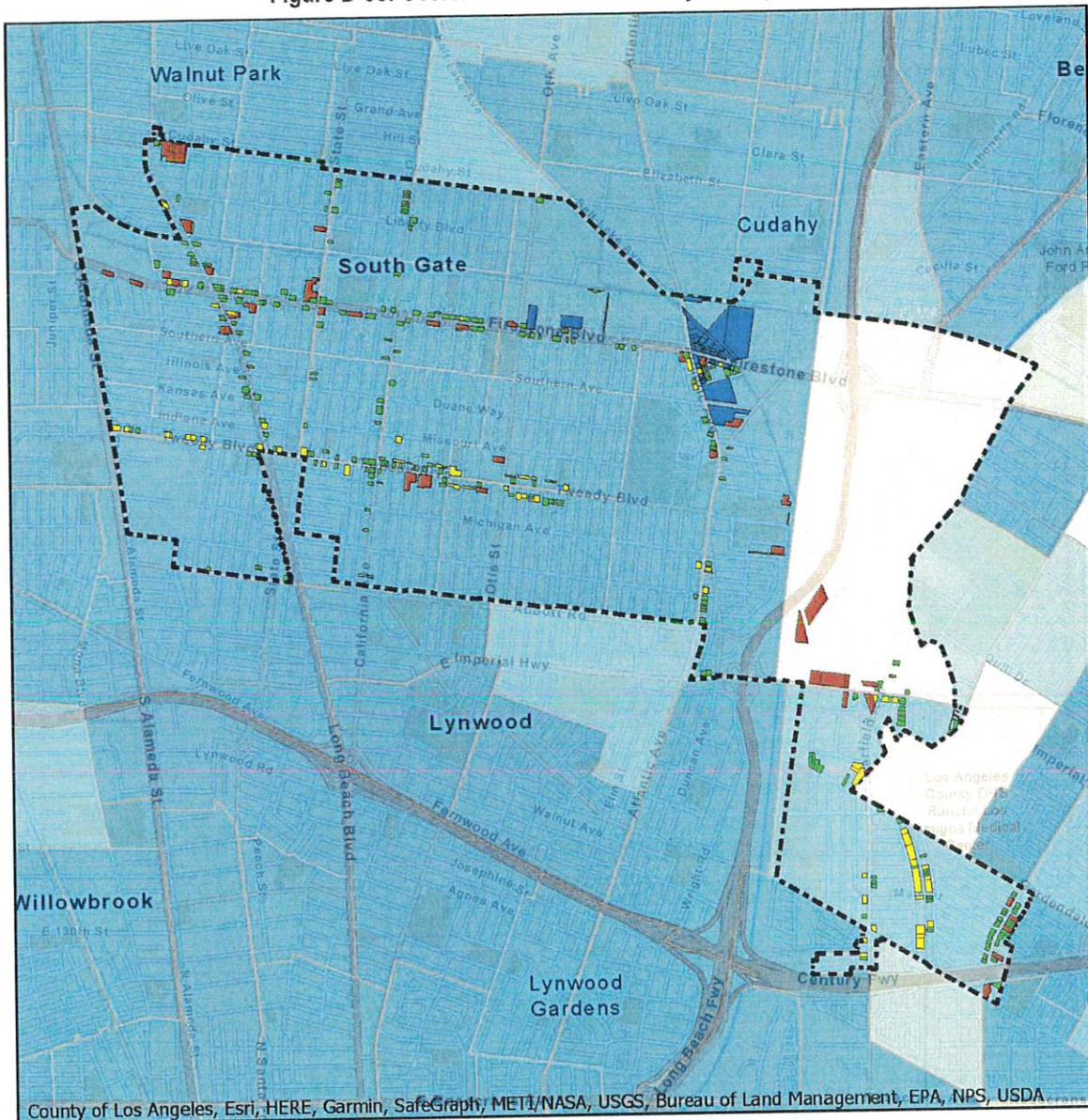
Percent Overcrowded Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
<8.2%	652	19.7%	0	0.0%	142	3.6%	794	9.4%
15.01-20%	184	5.6%	341	27.8%	361	9.2%	886	10.5%
>20%	2,477	74.8%	884	72.2%	3,421	87.2%	6,782	80.1%
Total	3,313	100.0%	1,225	100.0%	3,924	100.0%	8,462	100.0%

Figure D-37: Regional Overcrowded Households by Tract (2020)



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

Figure D-38: Overcrowded Households by Tract (2020)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**City of South Gate Housing Element Update 2021 - 2029
Sites Inventory with Overcrowded Housing**

Overcrowded Households Data - CHHS - (Tract) Sites Inventory

PCT_overcr	Income Category
<ul style="list-style-type: none"> ≤8.2 (Statewide Average) ≤12 ≤15 ≤20 ≤70 	<ul style="list-style-type: none"> Lower Moderate Above Moderate Mixed City Boundary

N

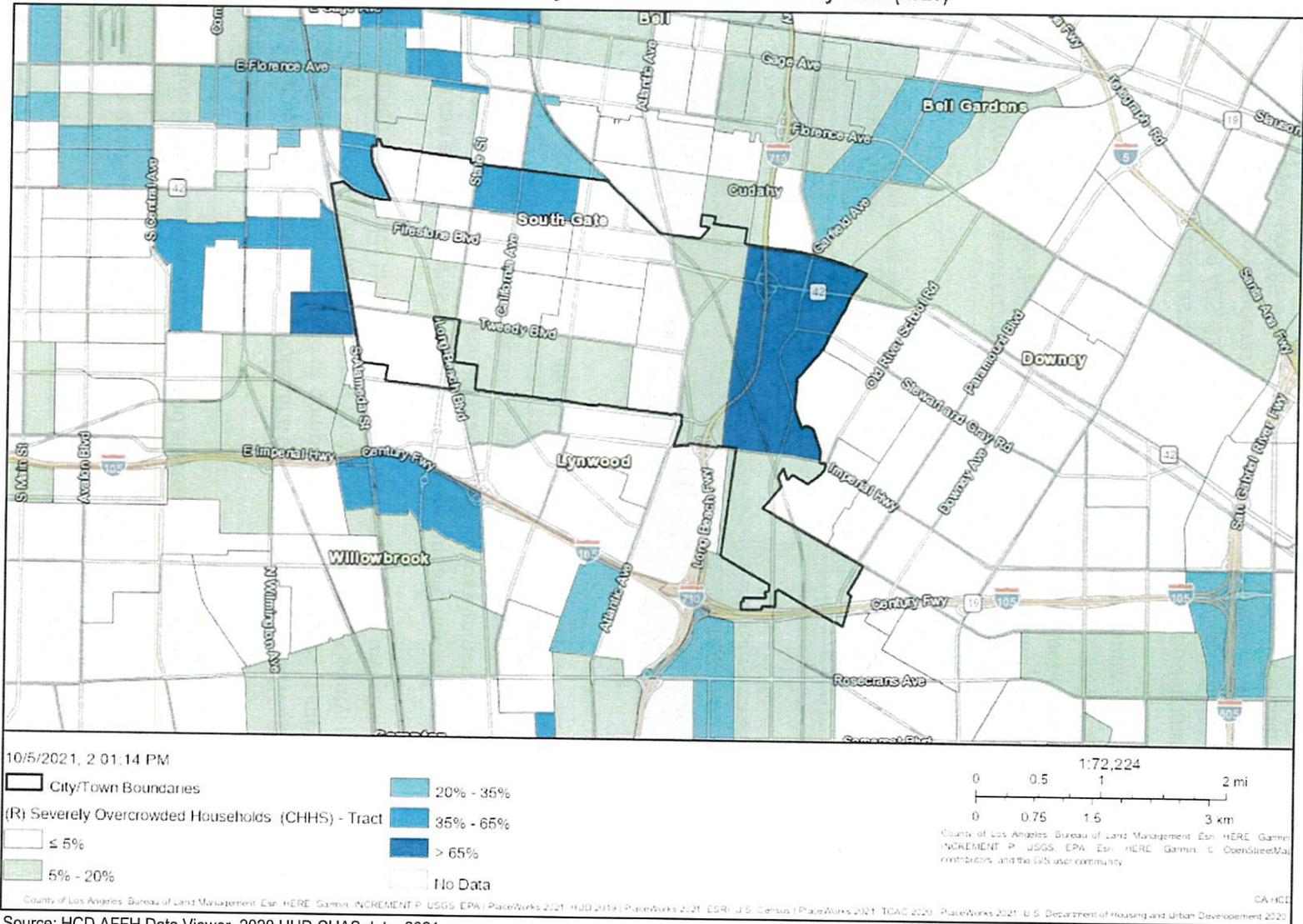
0 0.5 1

Miles

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<http://affh-data-resources-ca-hat.hudarcgis.com>

Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

Figure D-39: Severely Overcrowded Households by Tract (2020)



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing unit age are estimated using 2015-2019 ACS estimates. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend

Only 0.2% of owner-occupied households and 0.6% of renter-occupied households lack complete plumbing facilities countywide. Lack of complete kitchen facilities is more common; 0.4% of owners and 2.5% of renters lack complete kitchen facilities in the County. A larger proportion of renter-occupied households lack complete facilities compared to owner-occupied households.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86% of the housing stock was built prior to 1990, including 60.5% built prior to 1970 ([Table D-27](#)).

Table D-26: Lack of Complete Facilities by Tenure

	Lacking complete plumbing facilities		Lacking complete kitchen facilities		Total Households
	Households	Percent	Households	Percent	
South Gate					
Owner-Occupied	52	0.5%	102	1.0%	10,315
Renter-Occupied	32	0.2%	91	0.7%	13,756
Los Angeles County					
Owner-Occupied	3,672	0.2%	5,823	0.4%	1,519,516
Renter-Occupied	11,410	0.6%	44,441	2.5%	1,797,279

Source: 2015-2019 ACS (5-Year Estimates).

Local Trend

In South Gate, more owner-occupied households than renter-occupied households lack complete facilities. Of owners, 0.5% lack complete plumbing facilities and one percent lack complete kitchen facilities. In comparison, only 0.2% of renter households lack complete plumbing facilities and 0.7% lack complete kitchen facilities. A smaller proportion of renters but a larger proportion of owners lack plumbing or kitchen facilities compared to the County.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. According to the 2015-2019 ACS, 91% of the housing stock in South Gate was built prior to 1990 and may be susceptible to deterioration and 76% was built before 1970 and may require major repairs. In comparison, only 85.9% of housing units Countywide were built in 1989 or earlier and 60.5% were built prior to 1970 ([Table D-27](#)). All housing units in tract 5353.06 were built prior to

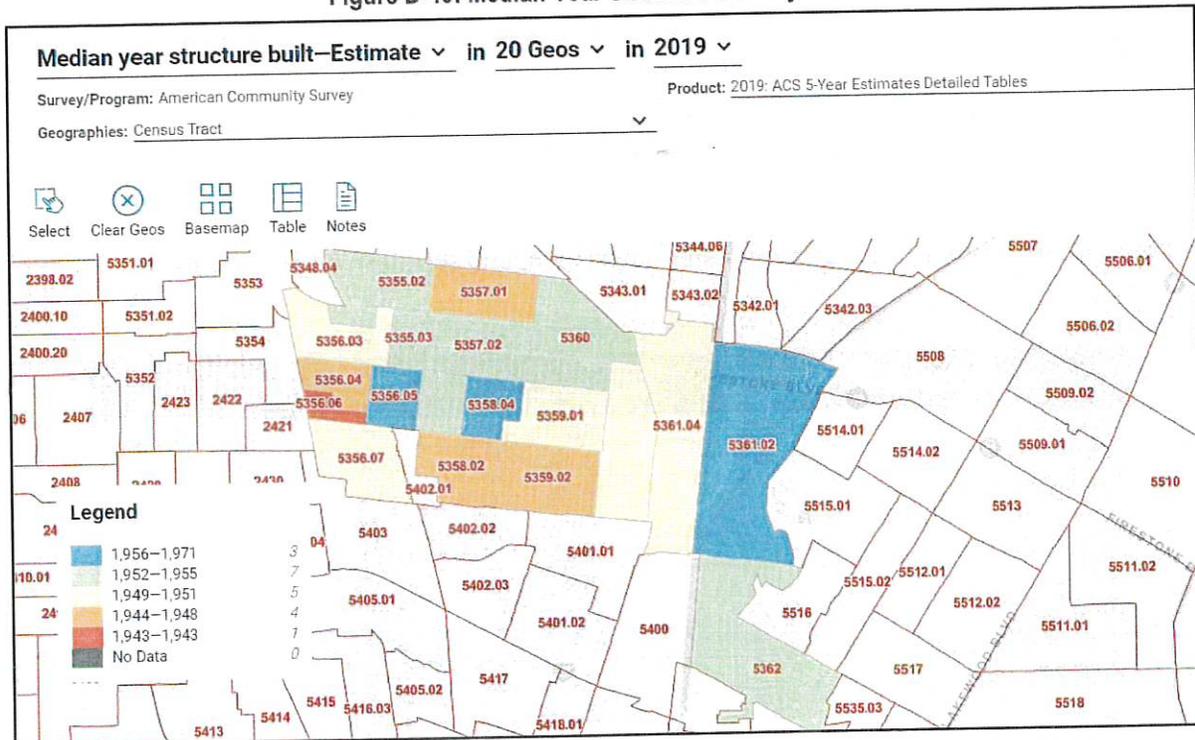
1990. In addition to tract 5353.06, tracts 5358.03, 5359.02, and 5356.04 have the largest proportion of housing units built prior to 1990. These tracts are generally located on the western side of the City along the western and southern City boundaries. Tracts with the oldest median housing unit age, located west of Long Beach Boulevard, also have higher concentrations of renters, including cost burdened renters, and less access to environmental opportunities. Tracts 5356.03, 5361.02, and 5357.02 have the most new housing built in 1990 or later. Figure D-40 shows the median year built for housing structures by tract. Tracts where the median year built is 1948 or earlier are located on the western, northern, and southern City boundaries.

Table D-27: Housing Unit Age by Tract/Jurisdiction

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1979-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Households
Tract 5355.01	72.9%	14.6%	12.5%	1,041
Tract 5355.02	77.9%	13.7%	8.4%	1,263
Tract 5355.03	74.5%	18.0%	7.5%	643
Tract 5356.03	75.1%	7.9%	17.0%	1,048
Tract 5356.04	85.3%	12.2%	2.5%	1,038
Tract 5356.05	62.0%	25.9%	12.0%	1,122
Tract 5356.06	92.7%	7.3%	0.0%	481
Tract 5356.07	83.6%	4.2%	12.2%	1,090
Tract 5357.01	81.1%	13.4%	5.5%	1,505
Tract 5357.02	69.9%	14.8%	15.3%	1,459
Tract 5358.02	81.0%	11.3%	7.7%	1,651
Tract 5358.03	73.0%	26.1%	0.9%	1,121
Tract 5358.04	60.7%	30.8%	8.5%	1,388
Tract 5359.01	76.7%	12.8%	10.5%	1,469
Tract 5359.02	89.2%	8.5%	2.3%	1,598
Tract 5360	83.3%	8.9%	7.8%	1,030
Tract 5361.02	48.3%	34.9%	16.8%	1,077
Tract 5361.03	82.3%	9.5%	8.2%	1,492
Tract 5361.04	77.5%	15.8%	6.8%	1,078
Tract 5362	75.9%	13.3%	10.9%	2,007
South Gate	76.0%	15.1%	8.9%	24,601
Los Angeles County	60.5%	25.4%	14.1%	3,542,800

Source: 2015-2019 ACS (5-Year Estimates).

Figure D-40: Median Year Structure Built by Tract



Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households that are severely rent burdened households is above the county median,
 - The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Regional Trend

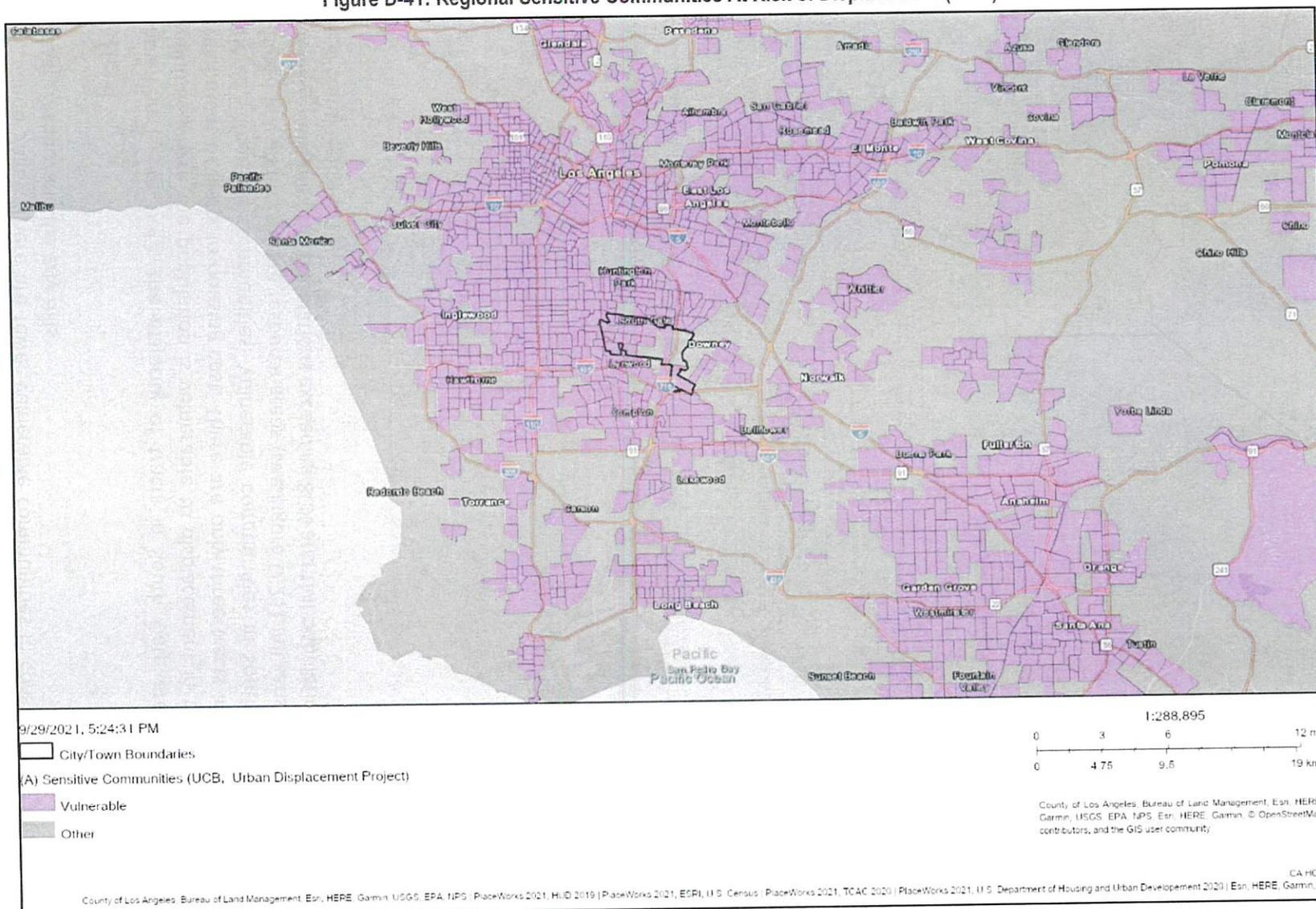
Figure D-41 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley and

San Fernando Valley. There are fewer vulnerable communities in coastal areas and between Calabasas, Malibu, and Beverly Hills.

Local Trend

As shown in [Figure D-42](#), the majority of tracts in South Gate are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. There are only three tracts in the City that are not considered vulnerable communities. Vulnerable communities in South Gate are also TCAC-designated low and moderate resource areas (see Figure D-21). All sensitive communities also have racial/ethnic minority populations exceeding 80% and LMI populations exceeding 50% (see Figure D-5 and Figure D-14).

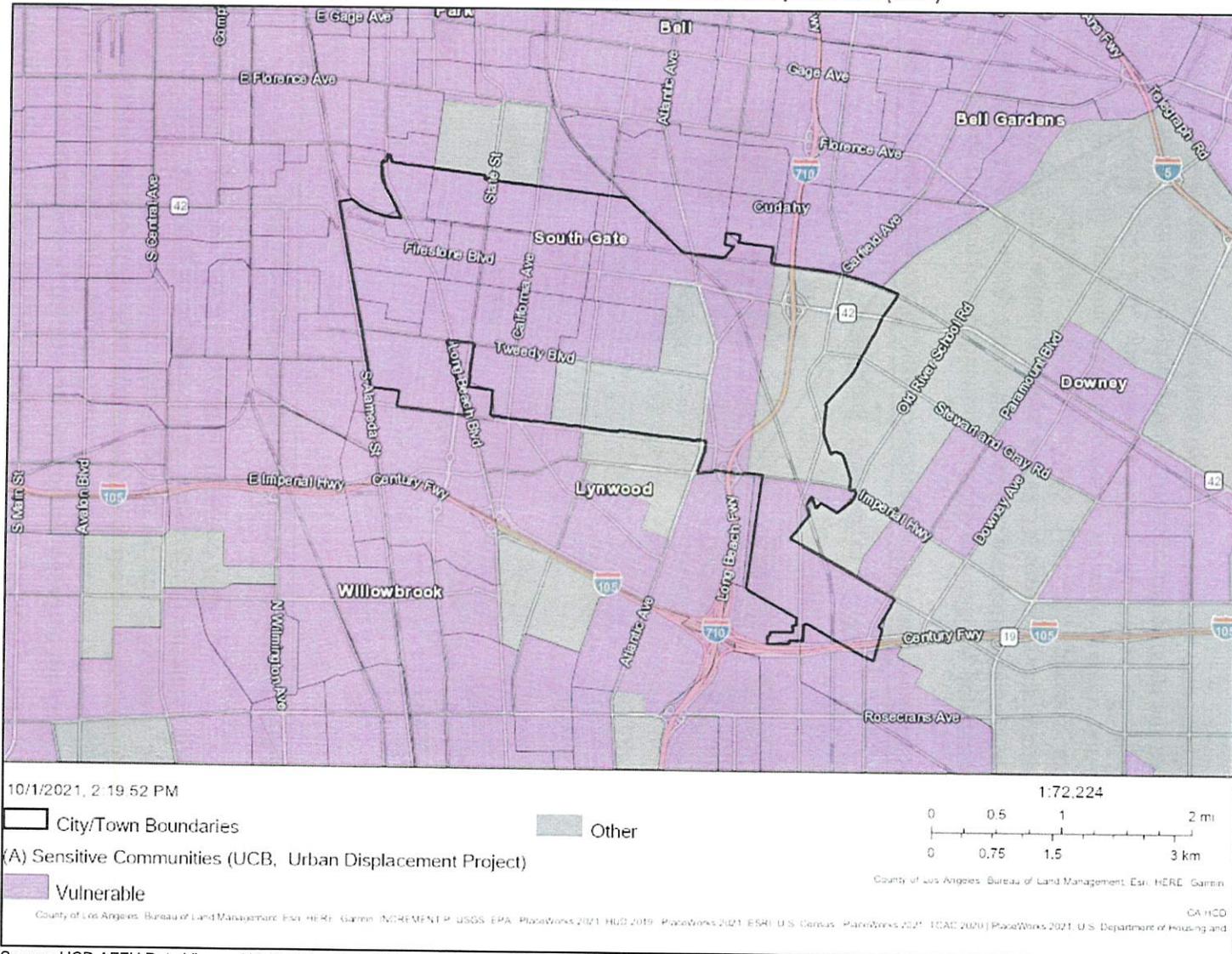
Figure D-41: Regional Sensitive Communities At Risk of Displacement (2021)



Source: HCD AFFH Data Viewer, UC Berkeley Urban Displacement Project 2021, 2021.

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Figure D-42: Sensitive Communities At Risk of Displacement (2021)



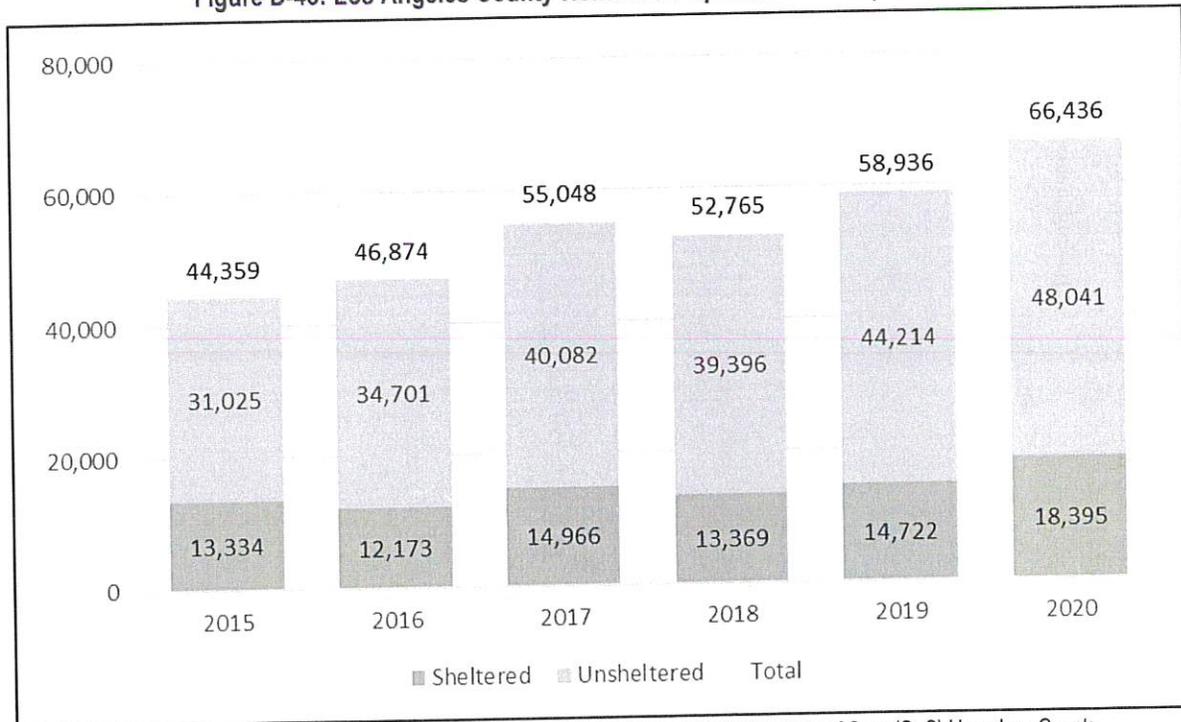
Source: HCD AFFH Data Viewer, UC Berkeley Urban Displacement Project 2021, 2021.

Homelessness

Regional Trend

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure D-43 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and 28% is sheltered. The homeless population has increased by nearly 50% since 2015, and 12.7% since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5% between 2015 and 2020.

Figure D-43: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Table D-28 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19% of the homeless population belongs to a family with one or more child, 38.4% are chronically homeless, and 22.3% have a serious mental illness. Since 2019, the population of homeless family members (+45.7%), persons experiencing chronic homelessness (+54.2%), persons fleeing domestic violence (+40%), non-binary/gender non-conforming persons (+325.5%), and persons with a substance use disorder (+104%) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 % and 4.7%, respectively.

Table D-28: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--

* Members of families with at least one child under 18.

** Indicators are not mutually exclusive.

Source: Los Angeles County Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20% of the homeless population are members of families with one or more child under the age of 18, 9.9% are elderly persons aged 62 and older, 17% have a physical disability, and 8.3% have a developmental disability. Only 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. However, most families (76.3%) are sheltered (Table D-29).

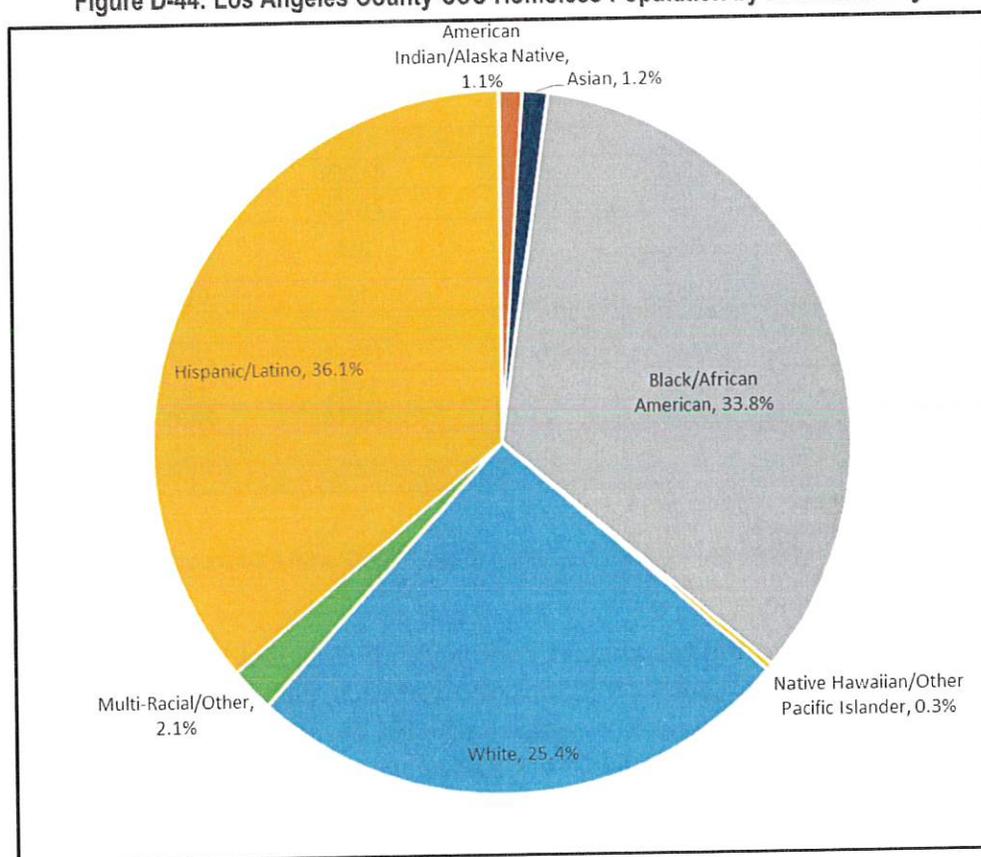
Table D-29: Homeless Populations and Special Needs Groups

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
Aged 62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Counts.

Figure D-44 shows the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34% of homeless persons are Black or African American, compared to only 7.8% of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2% of the County population, but 1.1% of the homeless population.

Figure D-44: Los Angeles County CoC Homeless Population by Race/Ethnicity

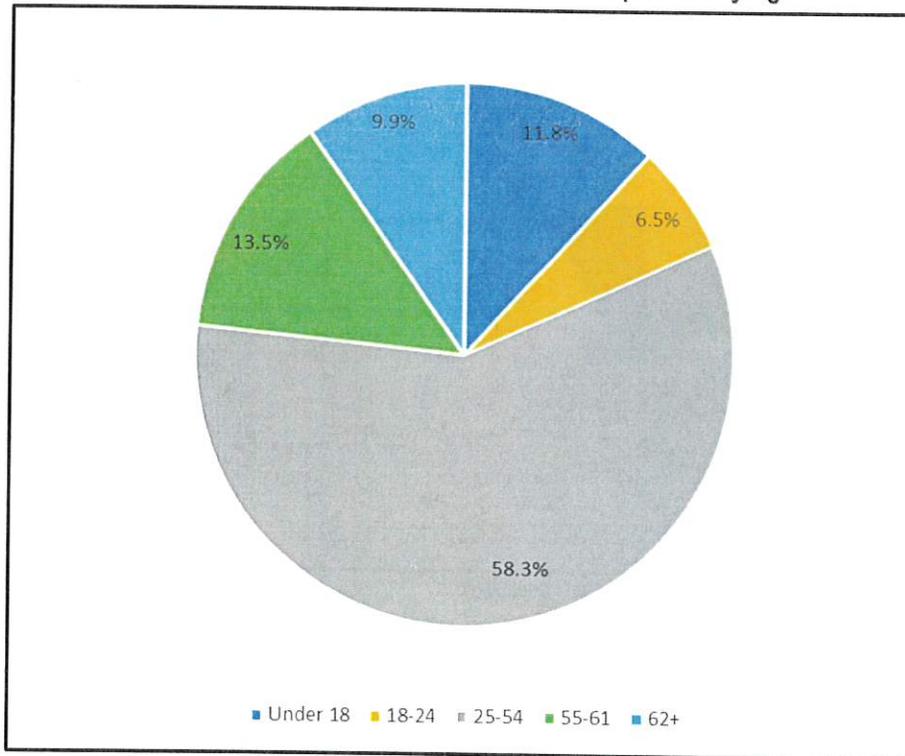


Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure D-45 shows the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8% of the homeless population and seniors (age 62+) account for 9.9% of the population; 6.6% of the homeless population is transitional aged youths between the ages of 18 and 24.

Figure D-45: Los Angeles CoC Homeless Population by Age



Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%

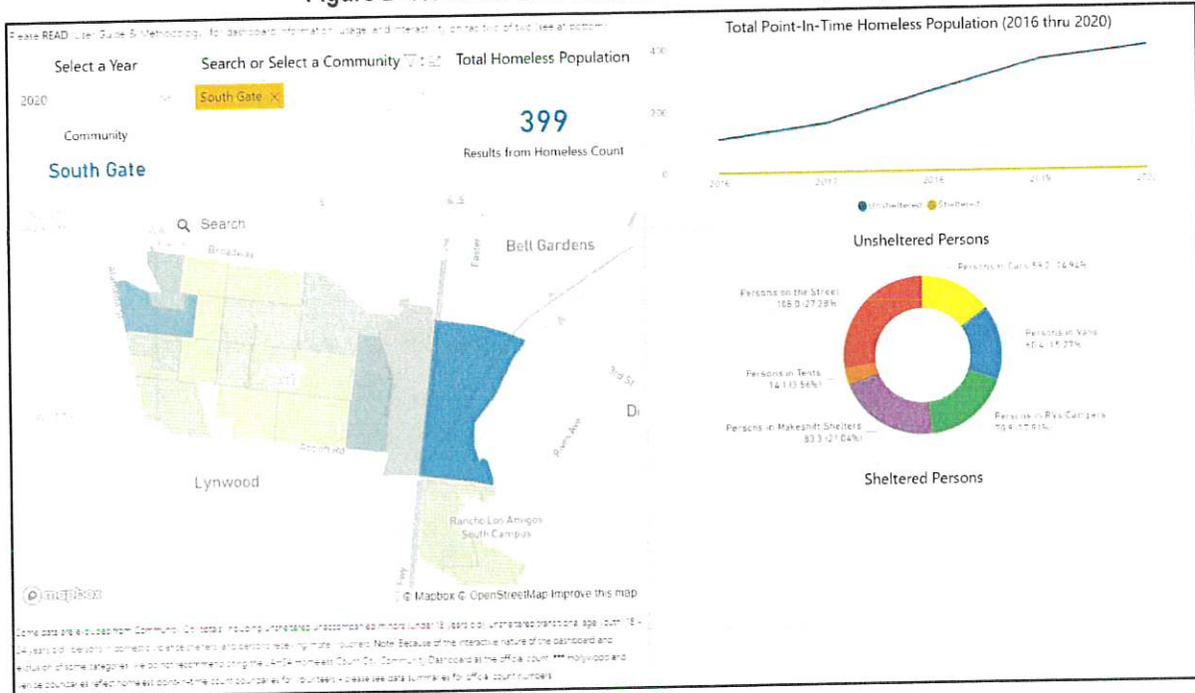
Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Local Trend

Figure D-46 shows the homeless population trend in South Gate from 2016 to 2020. As of 2020, there are 399 persons experiencing homelessness in South Gate, all of which are unsheltered. Of the homeless persons in South Gate, 27.3% were on the street, 21% were in makeshift shelters, 17.9% were in RVs or campers, 15.3% were in vans, 14.9% were in cars, and 3.6% were in tents. The population of persons experiencing homelessness in South Gate has increased from 108

persons in 2016, or nearly 270%. The population of persons experiencing homelessness is most concentrated in tracts in the northwestern corner of the City and on the eastern side of the City.

Figure D-46: South Gate Homelessness Trends (2020)



Source: LAHSA 2020 Homeless County by Community/City – South Gate.

The Los Angeles County Coordinated Entry System (LA County CES) assesses individuals to match them with available housing resources and programs. From July to December 2020, 100 individuals in South Gate were assessed through CES, including five youths, 23 families, three veterans, and three persons aged 62 or older. South Gate is a part of Service Planning Area (SPA) 7, serving East Los Angeles communities including Artesia, Bell, Bellflower, Bell Gardens, Cerritos, City of Commerce, City Terrace, Cudahy, Downey, East Los Angeles, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Los Nietos, Maywood, Montebello, Norwalk, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Walnut Park, Whittier, and others. South Gate and SPA 7 CES assessments and services are presented in Table D-30.

Table D-30: Cumulative CES Statistics (July 2020 – December 2020)

	South Gate	SPA 7	City Share of SPA 7
CES Assessment			
Total Persons	100	2,458	4%
Individuals	72	1,508	5%
Youth	5	161	3%
Families	23	819	3%
Veterans	3	178	2%
Persons Aged 62+	3	173	2%
Types of Services Provided			
Interim Housing	20	722	3%
Rapid Re-Housing	18	934	2%
Street Outreach (Contacts)	35	433	8%
Street Outreach (Engagements)	24	266	9%
Other (Non-Permanent)	14	438	3%
Placed into Permanent Housing*	4	427	1%

* Includes persons that have moved into permanent housing during the reporting period (through either rapid re-housing, permanent supportive housing, or other permanent destinations).

Note: For households with more than one person (including families), the assessment of the head of household is applied to all members.

Source: LAHSA Homelessness Statistics by City (July 1, 2020 – December 31, 2020), March 2021.

Sites Inventory

The City's sites strategy to meet the 2021-2029 RHNA is comprised of the following:

- Gateway District Specific Plan (GDSP)
- Hollydale Village Specific Plan
- Tweedy Boulevard Specific Plan
- Non-specific plan sites
- City-owned sites

The City's sites inventory by tract and AFFH variable is presented in Table D-31. Sites used to meet South Gates RHNA are distributed throughout the City and are located in all but one tract (tract 5402.01, small tract located in the southwestern corner of the City. The Gateway District Specific Plan is located in tract 5361.04 on the eastern side of the City, generally bound by Patata Street to the north, Atlantic Avenue to the west, and Imperial Highway to the south. The Hollydale Specific Plan is located in tract 5362 in the southeast corner of the City, generally bound by Gardendale Street and Imperial Highway to the north, Century Boulevard to the south, and Ruther Avenue to the east. Tweedy Specific Plan sites, non-Specific Plan sites, and City-owned sites are distributed throughout multiple South Gate tracts. The sites inventory by site type and AFFH variables are discussed further below.

Table D-31: Sites Inventory by Tract and AFFH Variable

Tract	# of HHs in Tract	Total Units	Income Distribution (Units)			% Non-White	% LMI HHs	TCAC Opp. Category	% Owner Cost Burden	% Renter Cost Burden	% Over-crowded HHs	At Risk of Displacement?
			Lower	Moderate	Above Moderate							
Gateway District Specific Plan												
5361.04	1032	1533	606	312	615	94.70%	89.20%	Low	37.90%	58.60%	31.90%	Yes
Hollydale Specific Plan												
5362	1945	737	153	341	243	89.9%-94.5%	50.0%-77.3%	Moderate	39.70%	59.40%	19.40%	Yes
Tweedy Specific Plan												
5356.05	1122	24	0	14	10	98.50%	69.10%	Moderate	57.40%	50.30%	35.60%	Yes
5356.06	451	53	0	46	7	99.00%	85.30%	Low	52.70%	55.20%	38.10%	Yes
5356.07	1090	16	0	6	10	98.4%-99.0%	44.0%-78.6%	Moderate	57.70%	71.30%	26.30%	Yes
5358.02	1609	189	120	19	50	98.20%	68.7%-84.1%	Moderate	51.10%	51.50%	26.80%	Yes
5358.03	1121	87	31	13	43	97.40%	85.90%	Moderate	43.20%	55.40%	22.80%	Yes
5358.04	1346	78	0	22	56	98.50%	70.20%	Moderate	60.10%	71.50%	35.10%	Yes
5359.01	1448	101	24	39	38	97.0%-98.1%	37.1%-85.2%	Low	51.50%	58.40%	27.00%	Yes
5359.02	1578	117	18	49	50	95.2%-97.4%	35.1%-82.8%	Moderate	47.30%	52.40%	24.50%	No
5361.03	1481	4	0	0	4	96.00%	44.60%	Low	35.90%	61.80%	25.60%	No
5361.04	1032	107	80	19	8	94.7%-97.7%	74.6%-89.2%	Low	37.90%	58.60%	31.90%	Yes
Outside Specific Plan Areas												
5355.01	1017	472	320	32	120	98.2%-95.0%	75.3%-83.8%	Low	38.4%	66.00%	28.00%	Yes
5355.02	1246	58	26	0	32	98.50%	60.70%	Low	39.90%	55.90%	38.10%	Yes
5355.03	643	322	161	0	161	98.80%	84.10%	Moderate (Rap. Changing)	57.80%	73.30%	27.60%	Yes
5356.03	1019	386	172	0	214	97.9%-99.0%	68.5%-69.8%	Low	54.20%	71.40%	39.40%	Yes
5356.04	1020	24	24	0	0	98.80%	78.70%	Low	55.30%	52.40%	30.00%	Yes
5356.05	1122	109	0	18	91	98.4%-98.5%	69.1%-86.7%	Moderate	57.40%	50.30%	35.60%	Yes

Tract	# of HHs in Tract	Total Units	Income Distribution (Units)			% Non-White	% LMI HHs	TCAC Opp. Category	% Owner Cost Burden	% Renter Cost Burden	% Overcrowded HHs	At Risk of Displacement?
			Lower	Moderate	Above Moderate							
5356.07	1090	16	0	0	16	98.5%-99.0%	63.5%-71.8%	Moderate	57.70%	71.30%	26.30%	Yes
5357.01	1420	130	21	0	109	98.2%-99.0%	64.8%-64.9%	Moderate	34.60%	55.50%	26.30%	Yes
5357.02	1439	617	197	0	420	97.6%-98.5%	64.8%-86.5%	Moderate	60.80%	54.80%	20.80%	Yes
5358.02	1609	15	0	0	15	97.70%	84.40%	Moderate	51.10%	51.50%	26.80%	Yes
5358.03	1121	40	0	0	40	97.40%	85.90%	Moderate	43.20%	55.40%	22.80%	Yes
5358.04	1346	14	0	0	14	98.50%	70.20%	Moderate	60.10%	71.50%	35.10%	Yes
5360	1008	693	160	80	453	97.8%-98.4%	68.8%-73.9%	Low	43.10%	50.20%	27.20%	Yes
5361.02	1036	533	391	0	142	72.9%-92.8%	47.2%-64.5%	Low	61.60%	55.40%	6.90%	No
5361.03	1481	118	45	0	73	96.00%	44.60%	Low	35.90%	61.80%	25.60%	No
5361.04	1032	1454	472	210	772	94.7%-97.7%	74.6%-89.2%	Low	37.90%	58.60%	31.90%	Yes
5362	1945	149	31	0	118	89.90%	55.30%	Moderate	39.70%	59.40%	19.40%	Yes
City-Owned												
5356.06	451	2	0	2	0	99.00%	85.30%	Low	52.70%	55.20%	38.10%	Yes
5361.02	1036	261	261	0	0	72.9%-92.8%	47.2%-64.5%	Low	61.60%	55.40%	6.90%	No
5361.04	1032	3	0	3	0	94.7%-97.7%	74.6%-89.2%	Low	37.90%	58.60%	31.90%	Yes

Gateway District Specific Plan (GDSP)

The City is in the process of preparing the Gateway District Specific Plan (GDSP). The proposed GDSP was developed in preparation for the future Light Rail Transit (LRT) Station and to implement the Transit Village vision for the area, as established by the General Plan. The GDSP is generally located in the northeastern corner of the City and is approximately 59 acres, bound by Atlantic Avenue to the west, Patata Street to the north, and Firestone Boulevard to the south.

The GDSP is located in a tract with a small population of persons with disabilities, children in female-headed households, cost burdened renters, and cost burdened owners. Like much of the City, this area is comprised of block groups with non-White populations exceeding 81%. As shown in Table D-31, above, the GDSP is in a block group where 94.7% of the population belongs to a racial/ethnic minority group. Tract 5361.04, where the GDSP is located, is considered a low resource tract, where 89.2% of households are low or moderate income and 31.9% of households are overcrowded. Though the City's RHNA strategy concentrates units in this area, the GDSP aims to encourage transit-oriented development near existing transit and the future LRT Station, improve quality of life through open space and public realm improvements, and provide healthy community development strategies, expanded residential and non-residential opportunities, and potential jobs. The proposed GDSP will ensure RHNA units located in the Plan area have ample access to a variety of opportunities and resources. Further, a majority of RHNA sites in the GDSP are mixed-income sites and do not concentrate a single-income category in the Plan area, encouraging mixed-income communities and a variety of housing opportunities.

Hollydale Village Specific Plan

The Hollydale Village Specific Plan was adopted in 2017. The Hollydale area is located in the southeastern corner of the City, separated by the I-710 freeway and Los Angeles River. As presented below, Hollydale is composed of moderate resource tracts with high concentrations of racial/ethnic minorities, LMI households, and overcrowded households. The Hollydale area also has moderate concentrations of persons with disabilities and children in female-headed households.

The Specific Plan aims to facilitate residential and mixed-use retail development adjacent to the Gardendale Eco-Rapid Transit Station. The Eco-Rapid Transit line is scheduled to be built by 2027 and includes two stations in the vicinity of Hollydale. The Hollydale SP is located in tract 5362 and is considered a moderate resource area with racial/ethnic minority populations ranging from 89.9% to 94.5% and LMI populations ranging from 50.0% to 94.5%. Overcrowding is less prevalent in this tract compared to other areas of the City, however 19.4% of households still experience overcrowding. Approximately 59% of renters are also cost burdened in this tract. Though RHNA sites in the Hollydale Specific Plan are concentrated in areas with some special needs groups and disproportionate housing needs, the Plan intends to revitalize the Hollydale community through improved transportation and additional housing and neighborhood-serving retail opportunities. The Hollydale SP allocates units to a variety of income-levels, including 153 lower income units, 341 moderate income units, and 243 above moderate income units. The array of housing types

will promote a mixed-income community and serve households of diverse income-levels and housing needs.

Tweedy Boulevard Specific Plan

The Tweedy Boulevard Specific Plan was finalized in March 2019. The Plan area is approximately 622 acres and is located along southern South Gate along Tweedy Boulevard. RHNA units in the Plan area are all located in block groups with non-White populations ranging from 94.7% to 99%, consistent with the Citywide trend where most of the population belongs to a racial or ethnic minority group. The Tweedy SP is located throughout ten tracts, six of which are moderate resource areas and four of which are low resource areas. As discussed previously, South Gate is comprised of only moderate and low resource tracts. Tracts 5328.02 (189 lower income units) and 5361.04 (80 lower income units) have the largest allocation of lower income RHNA units. Tract 5328.02 is a moderate resource tract and 5361.04 is a low resource tract. More than 50% of renters in both tracts are cost burdened and more than 26% of households in both tracts are overcrowded. Both tracts are comprised of block groups that are considered LMI areas where more than 50% of households are low or moderate income. Lower income units allocated in these tracts can serve existing LMI and cost burdened populations. Further, 38 moderate income units and 58 above moderate income units are allocated in these tracts ensuring a variety of housing opportunities are available.

In addition to facilitating new residential development and expanded housing choice in the Plan area, the Tweedy Boulevard Specific Plan aims to improve transportation, access to regional open space resource, and pedestrian-oriented retail. RHNA units located in the Plan area are not exposed to adverse fair housing conditions compared to the remainder of the City. Further, through the City's revitalization efforts, the Tweedy Boulevard Specific Plan will expand housing choice, increase economic and transportation opportunities, and bolster resources in the area.

Non-Specific Plan Sites

In general, the remainder of the City's sites inventory is reflective of the trends and patterns Citywide. Consistent with the trend Citywide, non-Specific Plan sites are located in either low or moderate resource tracts with higher concentrations of racial/ethnic minority groups, LMI households, and overcrowded households. Non-Specific Plan sites are distributed throughout 17 tracts, ensuring housing opportunities are available throughout South Gate. Of the 17 tracts, 9 are moderate resource areas and 8 are low resource areas. The City has allocated 5,150 units towards the RHNA using non-Specific Plan sites, including 2,020 lower income units, 340 moderate income units, and 2,790 above moderate income units. The variety and distribution of housing units allocated will promote mixed-income communities and encourage a variety of housing opportunities for existing and future residents.

As shown in the sites inventory maps presented previously, all sites are generally evenly distributed throughout the City and reflect the characteristics of South Gate as a whole. Larger non-Specific Plan sites are categorized as mixed-income sites (30% lower income, 20% moderate income, and 50% above moderate income) and do not concentrate a single income-level in one

area of the City. The non-Specific Plan sites selected to meet the RHNA will no exacerbate exiting fair housing conditions and will promote an even distribution of housing opportunities throughout the City.

City-Owned Sites

The City has identified four City-owned sites suitable for residential development. Two are smaller sites; one located in tract 5356.06 on the western side of the City (two moderate income units) and one located in tract 5361.04 on the eastern side of the City (three moderate income units). There are two City-owned sites are in tract 5361.02, one with an allocation of 71 lower income units and one with an allocation of 190 lower income units. Tract 5361.02 is located along the eastern City boundary and encompasses much of the Interstate 710 (Long Beach Freeway) that runs through the City. Though this tract is considered a low resource area, there are generally smaller concentrations of special needs groups and fewer housing problems. Only 6.9% of households in this tract are overcrowded. Block groups in this tract have non-White populations ranging from 72.9% to 92.8% and LMI household populations ranging from 47.2% and 64.5%, generally lower than other areas of the City. Approximately 62% of owners and 55% of renters residing in this tract are cost burdened. Though lower income units are concentrated in this area, additional housing opportunities may help reduce cost burden amongst existing households. As mentioned previously, there are lower concentration of LMI households in this tract compared to the rest of South Gate. Lower income units in this area can increase mobility throughout the City by increasing opportunities for lower income households in this part of South Gate and further promote mixed-income communities in the City.

Identification and Prioritization of Contributing Factors

Fair Housing Enforcement and Outreach

There has been no fair housing testing conducted in South Gate over the past four fiscal years. In 2020, 130 discrimination cases were opened in Los Angeles County, mostly on the basis of disability (66%) and race (21%). HUD reported 26 fair housing inquiries in Gardena between 2013 and 2021. Since August 2010, 12 complaints were filed through HUD's FHEO; over the past four fiscal years, 48 fair housing inquiries/allegations were filed through FHF in South Gate. Further, the City lacks adequate fair housing outreach programs including community workshops, surveys, and dissemination of fair housing information.

Contributing Factors:

- Lack of monitoring
- Lack of outreach towards special needs groups
- Lack of fair housing testing

Concentration of Special Needs Groups

The entire City has is highly concentrated with LMI households and racial/ethnic minority populations. There are also some areas in the City with higher concentrations of persons with disabilities and children in female-headed households. Many of these tracts were also identified as low resource areas or as sensitive communities at risk of displacement. While these patterns reflect patterns Citywide, tracts in the central western areas of the City tend to have the most overlapping fair housing issues including concentrations of non-White residents, cost burdened households, overcrowded households, and sensitive communities at-risk of displacement.

Contributing Factors

- Lack of private investment
- Location and type of affordable housing
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure

Substandard Housing Conditions

South Gate has an aging housing stock. In the City, 76% of housing units were built prior to 1970. In comparison, only 60.5% of the housing stock countywide was built in 1969 or earlier. In general, aging housing units are more concentrated on the western side of the City. South Gate also has a higher concentration of owner-occupied households lacking complete kitchen or plumbing facilities compared to the County. Tracts with higher concentrations of aging housing units also tend to have larger populations of cost burdened and overcrowded households. Areas west of Long Beach boulevard also have worse environmental conditions and all of southern South Gate has less access to parks to parks and open space. However, these fair housing issues are present Citywide.

Contributing Factors

- Age of housing stock
- Cost of repairs of rehabilitation

Displacement Risk of Low Income Residents Due to Economic Pressures

Most of the City is considered a sensitive community at-risk of displacement. Sensitive communities at risk of displacement are generally more concentrated on the western side of the City. More than 60% of owners and renters overpay for housing in more sensitive tracts. These areas also have high concentrations of racial/ethnic minority populations and LMI households. The homeless population has increased from 108 individuals in 2016 to 399 individuals in 2020.

Contributing Factors

- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing
- Increasing population of homeless individuals